



AGENDA MEMORANDUM

First Reading for the City Council meeting of 3/22/22
Second Reading for the City Council Meeting of 3/29/22

DATE: March 17, 2022
TO: Peter Zaroni, City Manager
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<p>Amendment to the Corpus Christi Code to authorize the Building Official to Disconnect Utility Services for Revocation of Certificate of Occupancy or to Remedy a Code Violation</p>

CAPTION:

Ordinance amending Corpus Christi Code to add section 55-40 to authorize the Building Official to disconnect utility services for revocation of certificate of occupancy or for failure to remedy a violation of code resulting in a danger to the life, health, or safety of the public or the occupants of a building; and providing for publication.

SUMMARY:

This Ordinance amends the Corpus Christi Code to add section 55-40 to authorize the Building Official to disconnect utility services to a multifamily, commercial, institutional, or industrial building or structure for revocation of certificate of occupancy or for failure to remedy a violation of a national model code resulting in a danger to the life, health, or safety of the public or the occupants of a building.

BACKGROUND:

Currently the City may disconnect water and wastewater utilities resulting from delinquent payment; however, there is no provision in the City Code for disconnection to address the revocation of Certificates of Occupancy or to remedy code violations resulting in a danger to life, health, or safety of the public or the occupant of a building.

The Building Official also has authority to authorize disconnection of utility services as provided by a national model code adopted in the City. Under the International Building Code, the Building Official's authority is limited to emergencies where the utility disconnection is necessary to eliminate an immediate hazard to life and property. This would expand authority to address national model code violations.

The ordinance will authorize the Building official to disconnect service utilities to a

multifamily, commercial, institutional, or industrial building or structure regulated by a national model code adopted by the City when:

- (1) A utility connection has been made without the required authorization;
- (2) The Building Official has revoked a certificate of occupancy for the building or structure; or
- (3) The Building Official finds (a) the building or structure is in violation to a national model code adopted by the City and (b) the violation is a danger to the life, health, or safety of the public or the occupants of the building.

Prior to disconnection, the Building Official shall:

- (1) Place visible notice on the front door of building/structure of the intent to disconnect utilities;
- (2) Attempt to notify the owner of the building/structure of the decision to disconnect utilities;
- (3) Give the owner at least 72 hours to remedy the deficiency; and
- (4) Give the owner at least 72 hours to request a hearing before the Building Official and present evidence at the hearing.

ALTERNATIVES:

Denial of an Ordinance amending the Corpus Christi Code to authorize the Building Official to disconnect utility services for revocation of certificate of occupancy or to remedy a code violation.

FISCAL IMPACT: There are no fiscal impacts associated with this item.

RECOMMENDATION:

Staff recommends approval of the amendment.

LIST OF SUPPORTING DOCUMENTS:

Ordinance
Presentation