Amendment to the Corpus Christi Code to add section 55-40 to authorize the Building Official to Disconnect Utility Services for Revocation of Certificate of Occupancy or to Remedy a Code Violation

City Council
March 22, 2022

Background

Current City Code provides for utility disconnection:

- Delinquent payment of water and wastewater fees
- Under the *International Building Code*, limited to emergencies where the utility disconnection is necessary to eliminate an immediate hazard to life and property

Proposed amendment will expand Building Official's authority to disconnect utility services to a multifamily, commercial, institutional, or industrial building or structure for:

- Revocation of Certificate of Occupancy
- To remedy a code violation resulting in a danger to the life, health and safety of the public or the occupants of building.

City Code Amendment

Authorizes 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:

- A utility connection has been made without the required authorization;
- The Building Official has revoked a certificate of occupancy for the building or structure; or
- The Building Official finds:

(a) the building or structure is in violation of 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.

City Code Amendment

Prior to disconnection, the Building Official shall:

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

Staff Recommendation

<u>Approval</u> of the proposed amendment