



AGENDA MEMORANDUM

First Reading Ordinance for the City Council Meeting of August 30, 2016
Second Reading Ordinance for the City Council Meeting of September 13, 2016

DATE: August 9, 2016

TO: Margie C. Rose, City Manager

FROM: Anthony Sanders, Captain - Neighborhood Services/K9, Police Department
(AnthonyS@cctexas.com) (361.826.2691)
Tracey K. Cantu, Administrator – Code Enforcement Division, Police Department
(TraceyC@cctexas.com) (361.826.3170)

Adoption of the 2015 International Property Maintenance Code (IPMC)

CAPTION:

Ordinance amending the Corpus Christi Code of Ordinances Chapter 13, Article II to repeal the Corpus Christi Property Maintenance Code, and to adopt the International Property Maintenance Code, 2015 Edition; providing for severance; providing for penalties; providing for publication; and providing for effective date.

PURPOSE:

The provisions of the International Property Maintenance Code shall apply to all existing residential and nonresidential structures and all existing premises and constitute minimum requirements and standards for premises, structures, equipment and facilities for light, ventilation, space, heating, sanitation, protection from the elements, life safety, safety from fire and other hazards, and for safe and sanitary maintenance; the responsibility of owners, operators and occupants; the occupancy of existing structures and premises, and for administration, enforcement and penalties.

BACKGROUND AND FINDINGS:

The code is intended to provide requirements addressing the public health, safety and welfare as they relate to the use and maintenance of existing structures and premises. The code requirements are intended to represent the minimum acceptable level of public health and safety.

Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of the International Building Code, International Existing Building Code, International Energy Conservation Code, International Fire Code, International Fuel Gas Code, International Mechanical Code, International Residential Code, and International Plumbing Code.

The adoption of the 2015 IMPC is part of the commitment to stay current and consistent with all the 2015 International Codes in addition to the forthcoming adoption of the 2015 edition of the Unified Development Code.

This code provides short, concise statements outlining its requirements in language that is understandable and easy to apply. Since the city currently uses various modern adopted codes it would be suffice to implement a user friendly property maintenance ordinance that will have an accessible format that will be incorporated with other City codes. Adoption of the International Property Maintenance Code will strengthen and clarify existing minimum property maintenance requirements intended to continually ensure the public health, safety and welfare of our community.

ALTERNATIVES:

Denial or alteration of the proposed property maintenance code.

OTHER CONSIDERATIONS:

Not applicable

CONFORMITY TO CITY POLICY:

The proposed property maintenance code conforms to City policy.

EMERGENCY / NON-EMERGENCY:

Non-Emergency; Ordinance requires two readings; 14-day delay between 1st and 2nd readings.

DEPARTMENTAL CLEARANCES:

Police Department
Legal

FINANCIAL IMPACT:

☐ Operating ☐ Revenue ☐ Capital X Not applicable

Fiscal Year: 2015-2016	Project to Date Expenditures (CIP only)	Current Year	Future Years	TOTALS
Line Item Budget				
Encumbered / Expended Amount				
This item				
BALANCE				

RECOMMENDATION:

Code Enforcement Staff recommends approval of the proposed property maintenance code.

LIST OF SUPPORTING DOCUMENTS:

Ordinance adopting the International Property Maintenance Code, 2015 Edition with amendments.

Please access the link below to view the proposed International Property Maintenance Code:
<http://archive.cctexas.com/forms/2015IPMC.cfm>