

Exhibit "K"
2015 International Property Maintenance Code
Local Amendments

The following sections, paragraphs, and sentences of the *2015 International Property Maintenance Code* are hereby amended as follows: Standard type is text from the IPMC. Underlined type is text inserted. Lined through type is deleted text from IPMC. A double asterisk (**) at the beginning of a section identifies an amendment carried over from the 2012 edition of the code and a triple asterisk (***) identifies a new or revised amendment with the 2015 code.

Section 101.1 Title, is amended to insert the Department Name:

101.1 Title. These regulations shall be known as the Property Maintenance Code of The City of Kaufman, TX, hereinafter referred to as "this code".

****Section 101.3, Intent, is amended to read as follows:**

101.3 Intent. This code shall be construed to secure its expressed intent, which is to ensure public health, safety and welfare insofar as they are affected by the continued occupancy and maintenance of the structures and premises. Existing structures and premises that do not comply with these provisions shall be altered or repaired to provide a minimum level of health and safety as required. Repairs, alterations, additions to, and change of occupancy, in existing buildings shall comply with the Building Codes as adopted by the City of Kaufman.

****Section 102.3, Application of other codes, is amended to read as follows:**

102.3 Application of other codes. Repairs, additions or alternations 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, International Plumbing Code* and NFPA 70. Nothing in the Code shall be construed to cancel, modify or set aside any provision of the ~~*International Zoning Code*~~ City of Kaufman Zoning Ordinance as adopted.

Section 104.1, General, is amended to read as follows:

104.1 General. The code official, or the City Manager's designee(s), is hereby authorized and directed to enforce the provisions of this code. The code official shall have the authority to render interpretations of this code and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures shall be in compliance with the intent and purpose of this code. Such policies and procedures shall not have the effect of waiving requirement specifically provided for in this code.

Section 107.3, Method of service shall be amended to read as follows:

107.3 Method of service. Such notice shall be deemed to be properly served if a copy thereof is:

1. Delivered personally; or

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2. Post a notice of violation in a conspicuous place in or about the structure, or if the property contains no building, post a placard attached to a stake driven into the ground on the property to which the violation relates, or
3. Sent by certified or first-class mail addressed to the last known address; or
4. If the notice is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice.

Section 108.1.1, Unsafe structures, is changed to read as follows:

108.1.1 Unsafe structures. An unsafe structure is one that is found to be dangerous to the life, limb, health, property, safety or welfare of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible. Notwithstanding anything in this Section to the contrary, the City expressly retains all statutory powers and right to address unsafe structures.

Section 110.1, General, is amended to read as follows:

110.1 General. The code official, building official, or Building Standard Commission, shall order the owner or owner's authorized agent of any premises upon which is located any structure, which in the code official's or owner's authorized agent judgement after review is so deteriorated or dilapidated or has become so out of repair as to be dangerous, unsafe, insanitary or otherwise unfit for human habitation or occupancy, and such that it is unreasonable to repair the structure, to demolish and remove such structure; or if such structure is capable of being made safe by repairs, to repair and make safe and sanitary, or to board up and hold for future repair or to demolish and remove at the owner's option; or where there has been a cessation of normal construction of any structure for a period of more than two years, the code official, building official, or Building Standards Commission, shall order the owner or owner's authorized agent to demolish and remove such structure, or board up until future repair. Boarding the building up for future repair shall not extend beyond one year, unless approved by the building official, or Building Standards Commission. Notwithstanding anything in this Section to the contrary, the City and its Building Standards Commission expressly retain all statutory powers and rights to pursue demolition.

Section 111.1, Application for appeal, is amended to read as follows:

111.1, Application for appeal. Any person directly affected by a decision of the code official or a notice, or order issued under this code, shall have the right to appeal to the ~~board of appeals~~ Building Standards Commission, provided that a written application for appeal is filed within twenty (20) days after the day the decision, notice, or order was served. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted, thereunder have been incorrectly interpreted, the provision of this code do not fully apply or the requirements of this code are adequately satisfied by other means. A person's exercise of an appeal does not preclude or abate criminal enforcement for a violation of this code.

Sections 111.2, Membership of board through Section 111.8, Stays of enforcement are deleted and shall make reference to Chapter 22, "Building and Building Regulations", Section 22, Article XI. "Unsafe Buildings" of the Code of Ordinances.

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Section 202, General Definitions, is amended as follows:

GARBAGE. The animal or vegetable waste resulting from the handling, preparation, cooking and consumption of food and all decayable waste or rubbish.

NOXIOUS WEED. Any plant designated by a Federal, State or county government as injurious to public health, agriculture, recreation, wildlife or property.

Section 302.4 Weeds, is amended as follows:

302.4 Weeds. All premises and exterior property shall be maintained free from weeds or plant growth in excess of nine inches (9") in height. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens. Dead trees, shrubs, or ground cover must be removed and replaced as required. Landscaping shall be maintained to minimize property damage and eliminate public safety hazards.

Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice violation, they shall be subject to prosecution in accordance with Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds, growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property.

Add Section 302.10 Trees, shrubs and plants to read as follows:

302.10 Trees, shrubs and plants. Trees, shrubs, and plants shall not obstruct the access to or from any door or window of any structure that is used, or is required by city code and ordinances to be used, for ingress or egress. Trees, shrubs, or plants that are dead and/or which are hazardous to persons or property shall be removed. Foliage of hedges, trees, and shrubs in public rights-of-way shall be maintained by the property owner adjacent to the right-of-way, such that the minimum overhang above a sidewalk shall be seven (7) feet. The minimum overhang above a street, alley, or public driveway shall be fourteen (14) feet.

Add Section 302.11 Erosion control to read as follows:

Section 302.11 Erosion control. The unpaved areas of the property shall be maintained with grass, ground cover, or other type of landscaping to such an extent that the soil, when wet, will not be picked up and spread to sidewalks or adjacent private or public property and is not subject to erosion during rains.

Section 602.4, Occupiable work spaces, is changed to insert the following dates:

602.4 Occupiable work spaces. Indoor occupiable work spaces shall be supplied with heat during the period from October 1 to May 1 to maintain a minimum temperature of 65° F (18°C) during the period the spaces are occupied.

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Exceptions:

- a. Processing, storage and operation areas that require cooling or special temperature conditions.
- b. Areas in which persons are primarily engaged in vigorous physical activities.

Section 604.2 Service is amended as follows:

604.2 Service. The size and usage of appliances and equipment shall serve as a basis for determining the need for additional facilities in accordance with the NFPA 70 and National Electrical Code (NEC) as adopted. Dwelling units shall be served by a three-wire, 120/240 volt, single-phase electrical service having a rating of not less than 60 amperes.

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