



**City of Rowlett**  
**Official Copy**

4000 Main Street  
Rowlett, TX 75088  
www.rowlett.com

**Ordinance: ORD-023-17**

**AN ORDINANCE OF THE CITY OF ROWLETT, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF ROWLETT, TEXAS, BY AMENDING ARTICLE II, "BUILDING REGULATIONS," OF CHAPTER 78, "BUILDINGS AND BUILDING REGULATIONS," TO ADD A NEW DIVISION 6, "INTERNATIONAL PROPERTY MAINTENANCE CODE," ADOPTING THE PROVISIONS OF THE INTERNATIONAL PROPERTY MAINTENANCE CODE, 2015 EDITION; PROVIDING A REPEALING CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.**

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROWLETT, TEXAS:

**SECTION 1:** That Article II, "Building Regulations," of Chapter 78, "Buildings and Building Regulations," of the Code of Ordinances, City of Rowlett, Texas, be and is hereby amended to add a new Division 6, to be entitled "International Property Maintenance Code," and a new Section 78-120, to read in their entirety as follows:

**"CHAPTER 78**

**BUILDING AND BUILDING REGULATIONS**

...

**ARTICLE II**

**BUILDING REGULATIONS**

...

**DIVISION 6. INTERNATIONAL PROPERTY MAINTENANCE CODE**

**Sec. 78-120. Adopted.**

There is hereby adopted the International Property Maintenance Code, 2015 Edition, and made a part of this division and article for all purposes, the same as if fully copied in full in this section, with the exception of such sections listed in this division, which are hereby deleted, modified or amended.

**Sec. 78-121. Amendments to the Code.**

The International Property Maintenance Code, as adopted herein, be and is hereby amended such that:

- 1) all references therein to the International Building Code, the International Residential Code, the International Energy Conservation Code, the International Mechanical Code, the International Plumbing Code, the International Fuel Gas Code, the International Fire Code, and NFPA 70 shall refer to the most recent edition of the international building and construction codes adopted by the City and made a part of the Code of Ordinances;
- 2) all references therein to a Department of Property Maintenance Inspection shall refer to the City's Code Enforcement Division or such other department or division of the City as may be determined by the City Manager;
- 3) all references therein to Code Official shall refer to the City employee designated as the Code Official by the City Manager or his designee, or to the person designated as the Director of the Code Enforcement Division, and section 103.3 of the IPMC shall not apply; and;
- 4) all references therein to Board of Appeals shall refer to the Board of Adjustment, presiding as a Board of Appeals, whereby a quorum and any formal action shall be by a simple majority of the members, and the provisions in the Code of Ordinances pertaining to qualifications and membership of members of the Board of Adjustment shall prevail over the IPMC to the extent of any conflict.

**Secs. 78-112—78-140. - Reserved.”**

**SECTION 2:** That the International Property Maintenance Code, 2015 edition, (hereinafter “IPMC”), adopted herein is the City's code for establishing minimum requirements and standards applicable to all existing residential and nonresidential structures and all existing premises, constituting minimum requirements and standards for premises, structures, equipment and facilities for light, ventilation, space, heating, sanitation, protection from the elements, a reasonable level of safety from fire and other hazards, and for a reasonable level of sanitary maintenance; the responsibility of owners, an owner's authorized agent, operators and occupants; the occupancy of existing structures and premises, and for administration, enforcement and penalties. Any and all fees charged, assessed or collected by the City pursuant to the International Property Maintenance Code, 2015 edition, shall be in the amounts and rates set forth in the City's Master Fee Schedule.

**SECTION 3:** That all the regulations, provisions, conditions and terms of the IPMC, all of which shall be maintained on file in the offices of the city secretary and building official, are referred to, adopted and made a part of this ordinance as if fully set out in this ordinance.

**SECTION 4:** It is unlawful for any person to own, occupy or maintain an existing residential or nonresidential structure or any existing premises, structures, equipment or facilities in violation of any of the requirements or standards adopted herein. Any person, firm or corporation violating any of the provisions or terms of this ordinance shall be deemed guilty of a misdemeanor and subject to a penalty as provided for in this ordinance, and upon conviction shall be punished by

fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense, and each and every day such violation shall continue shall constitute a separate offense.

**SECTION 5:** That all ordinances of the City of Rowlett in conflict with the provisions of this ordinance be and the same are hereby repealed and all other ordinances of the City of Rowlett not in conflict with the provisions of this ordinance shall remain in full force and effect.

**SECTION 6:** That an offense committed before the effective date of this ordinance is governed by the prior law and the provisions of the Code of Ordinances and ordinances of the City, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

**SECTION 7:** If any section, paragraph, sentence, subdivision, clause, phrase or provision of this ordinance be adjudged or held to be unconstitutional, illegal, or invalid, the same shall not affect the validity of this ordinance as a whole or any part or provision hereof other than the part so decided to be unconstitutional, illegal, or invalid and shall not affect the validity of the remainder of this ordinance or any other provision of the ordinances of the City of Rowlett.

**SECTION 8:** That this ordinance shall take effect immediately from and after its passage and the publication of the caption as the law in such cases provides.

At a meeting of the City Council on June 20, 2017 this Resolution be adopted. The motion carried by the following vote:

**Ayes: 6** Mayor Pro Tem Dana-Bashian, Deputy Mayor Pro Tem Bobbitt, Councilmember van Bloemendaal, Councilmember Hargrave, Councilmember Bell, and Councilmember Brown.

**Absent: 1** Mayor Gottel

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Approved by Tommy News-Bashian  
Mayor Pro Tem

Date June 20, 2017

Approved to form by [Signature]  
City Attorney

Date June 20, 2017



Saura Hallmark  
City Secretary

Date June 20, 2017

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