

## Chapter 122 - CONSTRUCTION REGULATIONS<sup>11</sup>

### ARTICLE I. - IN GENERAL

#### Sec. 122-38. - International Property Maintenance Code adopted.

The city council hereby adopts the 2012 edition of the International Property Maintenance Code, and amendments thereto as enumerated in [section 122-39](#). The chief building official, or his authorized representative, is hereby authorized and directed to enforce all provisions of the International Property Maintenance Code, as adopted herein and as amended.

(Code 1982, § 34-24; Ord. No. 2002-02-013, § 1, 2-19-2002; Ord. No. 2005-04-034, § 7, 4-5-2005; Ord. No. 2015-001-003, § 2, 1-6-2015)

#### Sec. 122-39. - Amendments to property maintenance code.

The city council hereby adopts the following amendments to the property maintenance code adopted in [section 122-38](#).

##### Section 101. General.

*Section 101.1. Title.* These regulations shall be known as the Property Maintenance Code of the city, hereinafter referred to as "this code."

*Section 101.2. Scope.* The provisions of this code shall apply to all existing Multi-Family Residential Group R-2 occupancy structures, all existing Hotel/Motel Residential Group R-1 occupancy structures, inns, rooming houses and other similar 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. In accordance with [section 104](#) of this code, the exterior of each building and property will be inspected annually. The interior of any multi-family dwelling unit will be inspected only upon the request of the owner or resident, and in accordance with [section 104](#) of this code.

*Section 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 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 herein.

##### Section 103. Department of property maintenance inspection.

*Section 103.5. Fees.* ~~The fees for activities and services performed by the department in carrying out its responsibilities under this code shall be \$47.00 for any re-inspection, after a failed inspection, within the annual time period. There shall be no fee for a license and no license is required.~~

**Commented [RH1]:** CHANGE Section 103.5. Fees The fees for activities and services performed by the department in carrying out its responsibilities under this code shall be as listed in Appendix A – schedule of fees

*Section 202. General definitions.* The following definitions are added:

*Hotel/Motel Residential Group R-1.* Residential occupancies containing sleeping units where the occupants are primarily transient in nature.

*Multi-Family Residential Group R-2.* Residential occupancies containing sleeping units or more than two dwelling units where the occupants are primarily permanent or non-transient in nature.

*Transient.* Occupancy of a dwelling unit or sleeping unit for not more than 30 days.

*Non-Transient.* Occupancy of a dwelling unit or sleeping unit for more than 30 days.

*Section 111. Means of Appeal.*

This section is hereby deleted, and appeals under this code shall be handled in accordance with the procedures set forth in the McKinney Code of Ordinances, [Chapter 126](#), Article II, Division 2, the Building and Standards Commission, which provisions are found in city code sections [126-40](#) through [126-44](#), as amended. Whenever the phrase "appeals board" or "board of appeals" or similar reference appears in this code, the term means "Building and Standards Commission."

(Code 1982, § 34-25; Ord. No. 2002-02-013, § 2, 2-19-2002; Ord. No. 2015-001-003, § 3, 1-6-2015)