

DIVISION 2. - INTERNATIONAL PROPERTY MAINTENANCE CODE

Sec. 5-302. - International Property Maintenance Code—Adopted.

The International Property Maintenance Code, 2021 Edition as published by the International Code Council, Inc., a copy of which is on file in the office of the city secretary, as amended by [section 5-303](#), administered and enforced by the office of the building official is hereby adopted by reference and designated as the property maintenance code of the city as though such code were copied at length in this article.

Sec. 5-303. - Same—Deletions and amendments.

The property maintenance code adopted in this article is hereby amended and changed in the following respects:

PART 1 – SCOPE AND APPLICATION

Section 101.1 Amend to read as follows:

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

PART 2- ADMINISTRATION AND ENFORCEMENT

Section 103 Code Compliance Agency, amend to read as follows:

103.1 Creation of agencies. The Building Inspection Department and Code Compliance Department are hereby created and the official in charge thereof shall be known as the Building Official. The function of the agencies shall be the implementation, administration, interpretation, and enforcement of the provisions of this code.

Section 104, amend to read as follows:

Section 104.1 Fees. The fees for activities and services performed by the departments in carrying out its responsibilities under this code shall be set by the city manager from time to time.

Section 104.2 amend to read as follows:

Section 104.2 Refunds. The Building Official is authorized to establish a refund policy.

Section 107; Delete entire section and insert the following:

SECTION 107 MEANS OF APPEAL

107.1 Application for appeal. Any person shall have the right to appeal a decision of the code official to the board of appeals established by ordinance. The board shall be governed by the enabling ordinance.

Section 109 violations, amend to read as follows:

109.3 Prosecution of violation. Any person failing to comply with any provisions of this code or order served in accordance with Section 111.4 shall be deemed guilty of a misdemeanor as determined by the Municipal Court. This code governs fire, safety, zoning or public health and sanitation and such violations are subject to a fine not to exceed two thousand dollars (\$2,000.00). Each day a violation continues shall be a separate offense.

The code official shall institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation or to require the removal or termination of the unlawful occupancy of the structure or premises in violation of the provisions of this code or other order or direction made pursuant thereto.

Corrective Action by City of Hurst. Any corrective action taken by the authority having jurisdiction on such premises shall be charged against the real estate upon which the violation is located and shall be a lien upon such real estate.

Section 202 General Definitions, amend / add as follows:

Accessory Structures. Includes, but is not limited to, detached garages, sheds, storage buildings, cabanas, pergolas, shade structures, fences, retaining walls, walls, carports, living quarters, lean-tos, and other similar structures.

Code Official. The officer, person, or other designated authority, charged with the administration, interpretation, and enforcement of this code, or a duly appointed authorized representative.

Exterior Property. The space on the premises and on adjoining property under the control of owners, agents, representatives, or operators of such premises.

Section 302.3 Sidewalks and driveways, amend section add paragraph;

302.3 The full width of sidewalk(s) shall be clear of obstruction(s) at all times.

Section 302.4 Weeds, amend to read as follows:

302.4 Premises and exterior property shall be maintained free from weeds or plant growth in excess of eight Inches (8") for residential properties and twelve (12") for commercial properties. {Remainder unchanged}.

Section 302.9, amend section as follows,

302.9 Defacement of property. A person shall not allow to exist or willfully or wantonly damage, mutilate or deface any exterior surface of any structure or building on any private or public property by placing or allowing thereon any marking, carving, or graffiti.

Section 302, add section 302.10 to read as follows:

302.10 Grills. Charcoal or gas grills or other open burning devices are prohibited on combustible balconies or within ten (10') feet of combustible construction or material.

Exception: 1. Single family dwellings

Section 303, Swimming pools, spas and hot tubs, amend / delete to read as follows:

303.2 Enclosures. Swimming pools, hot tubs, and spas, containing water more than 24 inches in depth shall comply with the adopted International Swimming Pool and Spa Code (ISPSC).

Delete Exception.

Section 304.7, Roofs and drainage, amend to read as follows;

304.7. {Unchanged}...Roof water shall not be discharged in a manner that creates a nuisance.

Section 304.14, amend as follows, Insert dates.

Section 304.14 Insect screen. During the period from 1 January to 31 December, every door, ... the remainder unchanged.

Section 501, General, amend section 501.2 as follows;

501.2. The owner, agent, occupant, or representative shall provide and maintain water supply to occupied dwellings, dwelling units, and businesses. Plumbing facilities and plumbing fixtures shall be provided and maintained in compliance with the requirements of this code and referenced codes. A person shall not occupy or permit another person to occupy any structures or premises that does not comply with the requirements of this code.

Section 507, Storm Drainage, amend section 507.1 to read as follows:

507.1 General. Drainage of roofs, paved areas, yards, or courts, or other similar areas on the premises, shall not be discharged in a manner that creates a nuisance.

Section 601, General, amend section 601.2 as follows;

The owner, agent, occupant, or representative shall provide operable mechanical equipment, systems, and devices, and electrical service, equipment, systems, and devices, and shall maintain mechanical equipment, systems, and devices and electrical service, equipment, systems, and devices in compliance with this code. A person shall not occupy or permit another person to occupy any structure(s) or premise(s) that does not comply with the requirements of this code.

Section 602.3 amend as follows, Insert dates.

Section 602.3 Heat supply. Every owner ..., to furnish heat to the occupants thereof shall supply heat during the period from 1 November to 30 April to maintain a temperature of not less than 68° F (20°C) in all habitable rooms, bathrooms, and toilet rooms.

Section 602.4 amend as follows, Insert dates.

Section 602.4 Occupiable work space. Indoor occupiable work space shall be supplied with heat during the period from 1 November to 30 April to maintain a temperature of not less than 65° F (18°C) during the period the space is occupied.

Section 605, 605.1 Installation, amend to read as follows;

605.1 Installation. Electrical equipment, conductors, wiring, systems, and appliances shall be properly installed and maintained in a safe and approved manner and in accordance with the adopted National Electrical Code.

Section 704.1.2 Required fire protection and life safety systems, amend as follows;

704.1.2. Fire protection and life safety systems required by this code, the International Fire Code (IFC), International Building Code (IBC), International Residential Code (IRC), or City of Hurst's ordinances and amendments... {remainder unchanged}.

Section 704.6.2 Interconnection, amend as follows:

704.6.2 delete exceptions

Section 704.6.3 Power Source, amend as follows

704.6.3 delete exceptions

Section 705 carbon monoxide alarms, add the following sections;

Section 705.3 Carbon monoxide alarms. For new construction, an approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units within which fuel-fired appliances are installed and in dwelling units that have attached garages.

Section 705.4 Where required in existing dwellings. Where there is a change of tenant in a rental unit or work requiring a permit occurs in existing dwellings that have attached garages or in existing dwellings within which fuel-fired appliances exist, carbon monoxide alarms shall be provided in accordance with section 705.1

Section 705.5 Alarm requirements. Single station carbon monoxide alarms shall be listed as complying with U 2034 and shall be installed in accordance with this code and the manufacturer's installation instructions.

Secs. 5-304—5-320. - Reserved