

AGENDA



Thursday, April 8, 2010

**Public Hearings and Possible Actions
RECOMMENDATION FOR COUNCIL ACTION****Item No. 52**

Subject: Conduct a public hearing and consider an ordinance repealing and replacing Article 9 of City Code Chapter 25-12 to adopt the 2009 International Property Maintenance Code and local amendments; repealing Article 10 (Dangerous Buildings Code) of City Code Chapter 25-12; and amending City Code Chapters 2-1 and 6-1 to correct code citations.

For More Information: Wes Buckner, 974-2970; Steve Ramirez 974-2320; Sylvia Arzola, 974-6448.

Boards and Commission Action: Recommended by the Building and Standards Commission.

Prior Council Action: March 11, 2010 - Council set the public hearing for April 8, 2010.

The International Property Maintenance Code (IPMC) is an internationally recognized code, developed to provide standards for property maintenance and safety at existing buildings. Requirements in this code cover maintenance of building, mechanical, electrical and plumbing systems as well as the condition and maintenance of the premises.

The proposed ordinance will be amended to address the following:

- Allow for addressing substandard conditions at Commercial/Commercial use structures;
- new requirements for security at dwelling units;
- smoke alarm requirements amended to parallel City's Fire Code; and
- new requirement for employee restroom facilities.

Presently, two codes govern the maintenance of existing buildings in Austin, and serve as the basis for inspectors to address substandard and dangerous conditions at vacant and occupied structures. They are the 1994 Uniform Housing Code and the 1994 Uniform Code for the Abatement of Dangerous Buildings. The IPMC will replace the Uniform Housing and Dangerous Codes with a single code.

These amendments were recommended by the Building and Standards Commission.