

DIVISION 1. SUBSTANDARD BUILDINGS

**Sec. 5-294 thru 5-301 Unchanged.**

DIVISION 2. INTERNATIONAL PROPERTY MAINTENANCE CODE

**Sec 5-302. International Property Maintenance Code – Adopted.** The International Property Maintenance Code, 2015 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 Sec. 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:

*(1) Section 101.1 Change to read as follows:*

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

*(2) Section 103.5 change to read as follows:*

**Section 103.5 Fees.** The fees for activities and services performed by this department in carrying out its responsibilities under this code shall be set by the city manager from time to time.

*(3) Section 106.3 change to read as follows:*

**106.3 Prosecution of violation.** Any person failing to comply with any provisions of this code or order served in accordance with Section 107 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 in violation of the provisions of this code or other order or direction made pursuant thereto.

**(4) Section 106.6 Add to read as follows:**

**106.6 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 structure is located and shall be a lien upon such real estate.

**(5) Section 111; Delete entire section and insert the following:**

**SECTION 111  
MEANS OF APPEAL**

**111.1 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.

**(6) Section 304.14 Insert dates.**

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

**(7) Section 602.3 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.

**(8) Section 602.4 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.

**(9) Section 704.2.2; add second paragraph to exception 1.**

**Section 704.2.2 Interconnection. Exception:**

This exception does not apply to the minimum housing requirements for properties subject to the Rental Registration Program.

**(10) Section 704.2.3; add second paragraph to exception 1.**

**Section 704.2.3 Power Source. Exception:**

This exception does not apply to the minimum housing requirements for properties subject to the Rental Registration Program.

**(11) Section 705, add Sections 705, 705.1, 705.2 and 705.3 to read as follows:**

SECTION 705  
CARBON MONOXIDE ALARMS

**Section 705.1 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 705.2 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 705.3 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.

**Sec. 5-304 thru 5-320. Reserved.**

**ARTICLE VIII. VACANT COMMERCIAL BUILDINGS**

**Unchanged by this ordinance.**

**ARTICLE IX. HISTORIC LANDMARK PRESERVATION**

**Unchanged by this ordinance.**

**ARTICLE X. RENTAL REGISTRATION**