



City of Austin

Recommendation for Action

File #: 25-0604, **Agenda Item #:** 37.

4/10/2025

Posting Language

Conduct a public hearing and consider an ordinance repealing and replacing Article 9 (Property Maintenance Code) of City Code Chapter 25-12 (Technical Codes) to adopt the 2024 International Property Maintenance Code and local amendments and creating offenses. Funding: This item has no fiscal impact.

Lead Department

Development Services Department.

Fiscal Note

This item has no fiscal impact.

Prior Council Action:

June 3, 2021 - Council approved Ordinance No. 20210603-060 adopting the 2021 International Property Maintenance Code and local amendments on Mayor Pro Tem Harper-Madison's motion, Council Member Ellis' second on a 10-0 vote. Council Member Kelly was absent.

February 27, 2025 - Council set the public hearing for March 27 on Council Member Velasquez's motion, Mayor Pro Tem Fuentes' second on an 11-0 vote.

March 27, 2025 - Council conducted a public hearing but took no action.

For More Information:

Jose Roig, Director, 512-974-1605; Elaine Garrett, Assistant Director, 512-974-1991.

Council Committee, Boards and Commission Action:

June 26, 2024 - Approved by the Building and Standards Commission on a 6-0 vote. Commissioner Osta Lugo was off dais. Commissioner Benigno was absent.

Additional Backup Information:

The International Property Maintenance Code (IPMC) provides minimum standards for property maintenance and safety in 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.

Highlights for the local amendments:

Definitions.

INFESTATION. The presence, within or contiguous to, a structure or premises of insects, rodents, scorpions, vermin or other pests.

SURCHARGE. The vertical load imposed on retained soil that may impose a lateral force in addition to the lateral earth pressure of retained soil.

Section 111.1.3 Structure Unsafe for Human Occupancy. A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is

in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary, cooling facilities or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public. If the code official finds a structure unsafe, the owner of the property shall provide an action plan for repairs to the code official within two days of notice.

Section: 603.7 Cooling Facilities Required.

1. Air conditioning.
 - a. An owner shall:
 - i. provide, and maintain, in operating condition, refrigerated air equipment capable of maintaining a room temperature of at least 15 degrees cooler than the outside temperature, but in no event higher than 85° F. in each habitable room;
 - ii. maintain all air conditioning systems, including air conditioning unit covers, panels, conduits, and disconnects, properly attached, and in operating condition.
 - b. The required room temperatures shall be measured 3 feet (914 mm) above the floor near the center of the room and 2 feet (610 mm) inward from the center of each exterior wall
 - c. It is a defense to prosecution under this paragraph that at least one habitable room is 85° F, if the outside temperature is over 110° F.”

Section 604.2 Service. The size and usage of appliances and equipment shall serve as a basis for determining the need for additional facilities in accordance with NFPA 70. *Dwelling units* shall be served by a three-wire, 120/240 volt, single-phase electrical service having a minimum rating of 100 amperes.