

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FRISCO, TEXAS, REPEALING ORDINANCE NO. 13-12-78; AMENDING DIVISION 10 (PROPERTY MAINTENANCE), ARTICLE IV (TECHNICAL CODES), CHAPTER 18 (BUILDINGS AND BUILDING REGULATIONS), PART II OF THE FRISCO CODE OF ORDINANCES, ORDINANCE NO. 06-03-31, AS AMENDED; ADOPTING THE 2015 EDITION OF THE INTERNATIONAL PROPERTY MAINTENANCE CODE, INCLUDING APPENDIX A, SAVE AND EXCEPT THE AMENDMENTS SET FORTH HEREIN; REGULATING ALL EXISTING PREMISES BY ESTABLISHING 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 WITHIN THE CITY OF FRISCO, TEXAS; PROVIDING A PENALTY CLAUSE, SAVINGS/REPEALING CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.**

WHEREAS, the City Council of the City of Frisco, Texas (“City Council”) has investigated and determined that it would be advantageous, beneficial and in the best interest of the citizens of the City of Frisco, Texas (“Frisco”) to amend Division 10 (Property Maintenance), Article IV (Technical Codes), Chapter 18 (Buildings and Building Regulations), Part II of the Frisco Code of Ordinances, Ordinance No. 06-03-31, as amended (“Code of Ordinances”), by adopting the 2015 Edition of the International Property Maintenance Code, save and except the deletions and additions set forth below; and

WHEREAS, the City Council has investigated and determined that in order to most effectively make the deletions and additions necessary to Division 10 (Property Maintenance), Article IV (Technical Codes), Chapter 18 (Buildings and Building Regulations), Part II of the Frisco Code of Ordinances, it is in the best interest of the citizens of Frisco to repeal Ordinance No. 13-12-78 (Property Maintenance), in its entirety, and replace it with this Ordinance, adopting the 2015 Edition of the International Property Maintenance Code, save and except the deletions and additions set forth below.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FRISCO, TEXAS:**

SECTION 1: Findings Incorporated. The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

SECTION 2: Repeal of Ordinance No. 13-12-78. Ordinance No. 13-12-78 is hereby repealed, in its entirety, and replaced by this Ordinance. The effective date of the repeal discussed in this Section shall not occur until the effective date of this Ordinance at which time

Ordinance No. 13-12-78 shall be repealed. Such repeal shall not abate any pending prosecution and/or lawsuit or prevent any prosecution and/or lawsuit from being commenced for any violation of Ordinance No. 13-12-78 occurring before the effective date of this Ordinance.

SECTION 3: Amendment to Division 10 (Property Maintenance), Article IV (Technical Codes), Chapter 18 (Buildings and Building Regulations), Part II of the Frisco Code of Ordinances. Division 10 (Property Maintenance), Article IV (Technical Codes), Chapter 18 (Buildings and Building Regulations), Part II of the Frisco Code of Ordinances is hereby amended for the sole purpose of adopting new Property Maintenance Code regulations as set forth in the 2015 International Property Maintenance Code, including Appendix A, copyrighted by the International Code Council, Inc., save and except the deletions and amendments set forth in Exhibit A, attached hereto and incorporated herein for all purposes, regulating all existing residential and nonresidential structures and all existing premises by establishing minimum requirements and standards for premises, structures equipment, and facilities for light, ventilation, space, heating, sanitation, protection from the elements, life safety from fire and other hazards, and for safe and sanitary maintenance within the City of Frisco (“2015 International Property Maintenance Code”). The 2015 International Property Maintenance Code, including Appendix A, is made a part of this Ordinance as if fully set forth herein. Three (3) copies of the 2015 International Property Maintenance Code are on file in the office of the City Secretary of Frisco being marked and designated as the 2015 International Property Maintenance Code. The deletions and amendments set forth in Exhibit A are located on Frisco’s website under Development Services.

SECTION 4: Savings/Repealing. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict; but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portion of conflicting ordinances shall remain in full force and effect.

SECTION 5: Penalty Provision. Any person, firm, corporation or business entity violating this Ordinance shall be deemed guilty of a misdemeanor, and upon conviction therefore, shall be fined a sum not exceeding TWO THOUSAND AND NO/100 DOLLARS (\$2,000.00), and each and every day that such violation continues shall be considered a separate offense; provided, however, that such penal provision shall not preclude a suit to enjoin such violation. Frisco retains all legal rights and remedies available to it pursuant to local, state and federal law.

SECTION 6: Severability. Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional and/or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. Frisco hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof, regardless of whether any one or more sections, subsections, sentences, clauses or phrases is declared unconstitutional and/or invalid.

SECTION 7: Effective Date. This Ordinance shall become effective upon its passage and publication as required by the City Charter and by law.

**DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF FRISCO, TEXAS**, on this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Maher Maso, Mayor

**ATTESTED AND CORRECTLY  
RECORDED:**

\_\_\_\_\_  
Jenny Page, City Secretary

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Abernathy Roeder Boyd & Hullett, P.C.  
Ryan D. Pittman, City Attorneys

Dates of Publication: \_\_\_\_\_, *Frisco Enterprise*

**Exhibit A**  
**CITY OF FRISCO DELETIONS/ADDITIONS**  
**2015 INTERNATIONAL PROPERTY MAINTENANCE CODE<sup>1</sup>**

The following deletions and additions of the 2015 International Property Maintenance Code are hereby approved and adopted (*i.e.* deletions evidenced by ~~strikethrough~~ and additions evidenced by underline)<sup>2</sup>:

**Chapter 1. Scope and Administration** of the 2015 International Property Maintenance Code is amended as follows:

**Section 101 General** of the 2015 International Property Maintenance Code is amended as follows:

**Section 101.1 Title.** These regulations shall be known as the ~~International~~ Property Maintenance Code of the City of Frisco, Texas, hereinafter referred to as “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. Repairs, alterations, additions to and change of occupancy in existing buildings shall comply with the City of Frisco’s Building, Electrical, Mechanical, Plumbing, Fire, and Health Codes, as they currently exist or may be amended, and the City of Frisco Comprehensive Zoning & Subdivision Regulation Ordinances, as they currently exist or may be amended.

**Section 102 Applicability** of the 2015 International Property Maintenance Code is amended as follows:

**Section 102.3 Application of other codes.** Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of the International Building Code, ~~International Existing Building Code~~, International Energy Conservation Code, International Fire Code, International Fuel Gas Code, International Mechanical Code, International Residential Code, International Plumbing Code, National Electrical Code and NFPA-70. and the City of Frisco Zoning & Subdivision Ordinances, as they currently exist or may be amended. Nothing in this code shall be construed

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<sup>1</sup> Unless otherwise expressly provided herein, all phrases, words and/or terms used herein shall have the same meaning ascribed to the same in the 2015 International Property Maintenance Code (regardless of whether such phrases, words and/or terms are italicized herein).

<sup>2</sup> Other italicized and bold notations are provided throughout for informational purposes only. By way of example only, “[*Paragraph remains unchanged.*]”.

to cancel, modify, or set aside any provision of the International Zoning Code City of Frisco Zoning and/or Subdivision Ordinances, as they currently exist or may be amended.

**Section 102.7 Referenced codes and standards.** The codes and standards referenced in this code shall be ~~those that are listed in Chapter 8 and considered part of the requirements of this code to the prescribed extent of each such reference and as further regulated in Section 102.7.1 and 102.7.2~~ the City of Frisco Zoning & Subdivision Regulation Ordinances, and the Building, Electrical, Mechanical, Plumbing, Fire, and Health Codes adopted by the City of Frisco, as they currently exist or may be amended. Where differences occur between provisions of this code and the referenced standards, the most restrictive code shall apply.

**Section 103 Department of Property Maintenance Inspection** of the 2015 International Property Maintenance Code is amended as follows:

**Section 103.5 Fees.** The fees for activates and service performed by the department or division in carrying out its responsibilities under this code shall be ~~as indicated in the following schedule.~~ according to the City of Frisco Building Code, Fire Code, Health codes, and/or local ordinances, as they currently exist or may be amended.

**Section 104 Duties and Powers of the Code Official** of the 2015 International Property Maintenance Code is amended as follows:

**Section 104.1 General.** The code official or his/her designee is hereby authorized and directed to enforce the provisions of this code. The code official shall have the authority to render interpretations of this code and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies, and procedures shall be in compliance with the intent and purpose of this code. Such policies and procedures shall not have the effects of waiving requirements specifically provided for in this code.

**Section 106 Violations** of the 2015 International Property Maintenance Code is amended as follows:

**Section 106.4 Violation penalties.** Any ~~person~~ owner of record who shall violate a provision of this code, or fail to comply therewith, or with any of the requirements thereof, shall be prosecuted within the time limits provided by ~~state or local laws~~ the City of Frisco. Each day that a violation continues after due notice has been ~~service~~ served shall be deemed a separate offense.

Citations; Work or Improvements by Frisco; Charges against Owner. If the owner fails or refuses to comply with the demand for compliance in the notification within the requirements of such notification, the City of Frisco may:

A. issue citations as provided in Section 107 Notices and Orders, as it currently exists or may be amended; and

B. do work or make improvements required to abate the violation(s), pay for the work done or improvements made, and charge the expenses to the owner of the property as provided herein. The property owner will have twenty (20) days to reimburse the City of Frisco from the completion date of such work to abate the violation(s) at property.

Assessment of Expenses; Lien.

A. In the event the owner fails or refuses to pay such expenses charged to the owner, within twenty (20) days after the abatement work is completed, a lien may be obtained. The lien and other expenses incurred by the City of Frisco may be filed against the property. Expenses will include, but not be limited to the following:

- Fees for service work to abate violation(s),
- Administrative Fee of \$150.00,
- fees to file lien,
- fees to release lien,
- postage fees,
- courier fees,
- legal fees, and
- any other fees charged to the City of Frisco. To obtain a lien, the Mayor, Mayor's designee, or the City of Frisco's Code Enforcement Official, health authority, or other authorized City official or employee must file a statement of the expenses incurred to correct the condition of the real property with the County Clerk of the County in which the property is located. The statement must also state the name of the owner, if known, and the legal description of the property. The lien attaches upon filing of the statement with the County Clerk.

B. The City of Frisco's lien shall be a priority lien on such property, second only to tax liens and liens for street improvements. The lien amount shall include simple interest, which shall accrue at the rate of ten percent (10%) per annum on the date the expenses were incurred by the City of Frisco. The City of Frisco may bring suit for foreclosure to recover the expenditures and the interest due.

**Section 107 Notices and orders** of the 2015 International Property Maintenance Code is amended as follows:

**Section 107.3 Method of Service.** Such notice shall be deemed to be properly served if a copy thereof is:

1. Delivered personally to the property owner and/or to the person responsible for the violation in writing;

2. Sent by certified or first-class mail addressed to the last known address; property owner at the property owner's address as recorded in the appraisal district records of the appraisal district in which the property is located or sent by letter addressed to the person responsible for the violation; or

3. If the City mails a notice to the property owner in accordance with this section, and the United States Postal Service returns the notice as "refused", "unclaimed", or if the address required by subsection 107.3(2) was used and the notice is returned as "not deliverable as addressed" (or equivalent marking), the validity of the notice is not affected, and is considered as delivered; or

4. ~~3. If the notice is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice. If personal service of the property owner cannot be obtained:~~

I. By publication in the City's official newspaper at least once;

II. By posting on or near the front and rear door if alley is served of each building on the property to which the violation relates; or

III. By posting a notice to a placard attached to the building or stake driven into the ground on the property to which the violation relates.

**Section 109 Emergency Measures** of the 2015 International Property Maintenance Code is amended as follows:

**Section 109.5 Costs of emergency repairs.** Costs incurred in the performance of emergency work shall be paid by the jurisdiction and may be reimbursed by the property owner. The jurisdiction may seek reimbursement from the property owner for the performance of emergency work. The legal counsel of the jurisdiction shall institute appropriate action against the owner of the premises or owner's authorized agent where the unsafe structure is or was located for the recovery of such costs.

**Section 111 Means of appeal** of the 2015 International Property Maintenance Code is deleted in its entirety and replaced as follows:

## Section 111

## Means of Appeal

**Section 111.1 Means of Appeal.** The Board of Construction Appeals, created by the City of Frisco, as it currently exists or may be amended, will serve as the means of appeal.

**Chapter 2. Definitions** of the 2015 International Property Maintenance Code is amended as follows:

**Section 202 General Definitions** of the 2015 International Property Maintenance Code is amended as follows:

**Easement.** That portion of land or property reserved for present or future use by a person ~~or agency~~ municipality, or any other agency other than the legal fee owner(s) of the property as recorded in the appraisal district records of the appraisal district in which the property is located. The easement shall be permitted to be for use under, on or above a said lot or lots. No permanent structures shall be installed on an easement, right-of-way or Public way unless approved by permit from the City of Frisco or any other agency.

**Chapter 3. General Requirements** of the 2015 International Property Maintenance Code is amended as follows:

**Section 302 Exterior Property Areas** of the 2015 International Property Maintenance Code is amended as follows:

**Section 302.3 Sidewalk and driveways.** Sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, ~~and~~ maintained free from hazardous condition, and any type of blockage that obstructs or encumbers passage or access.

**Section 302.4 Vegetation & Weeds.** Premises and exterior property shall be maintained free from weeds or plant growth in excess of twelve (12) inches. All noxious weeds shall be prohibited. Weed shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; Vegetation that creates a nuisance and shall meet the requirements as defined in the City of Frisco Nuisance Abatement Ordinance No. 01-09-62, as it currently exists or may be amended. ~~however, this term shall not include~~ Vegetation shall exclude cultivated flowers and gardens located on private property. Landscape beds shall be maintained, weed free, and as originally planted. Landscape beds not maintained shall be presumed to be a nuisance. Property owner may elect to make landscape bed improvements or remove landscape beds at a property, unless otherwise required. Trees and shrubs and the like shall be maintained as defined by the City of Frisco Engineering Thoroughfare Design Standards Ordinance for restrictions and limitations of improvements and landscaping in visibility easement and public-ways. Trees and shrubs shall be maintained and not

encroach or hang over a public street or alley fourteen (14) feet. Sidewalk shall have a clearance of eight (8) above sidewalk for clear passage way. Vegetation shall not encroach into a pedestrian walkway or vehicular traveled way. It shall be the duty of any owner of real property, including property with an agriculture exemption, within the City of Frisco be maintained from weeds or plant growth in excess of twelve (12) inches within:

1. The parkway between the property line and the curb;
2. The abutting right-of-way or easement between any fence, wall or barrier and the curb or pavement if such exists or the centerline of such right-of-way;
3. The area between a fence, wall, or barrier and within any abutting drainage channel easement to the top of such channel closest to the property;
4. The area outside the property to a distance of ten (10) feet from the property line if Such area is part of or adjacent to a drainage easement or creek;
5. Any area directly across an alley or traveled way that borders the property which is between the edge of the alley or traveled way and a screening wall or other barrier; or
6. One hundred (100) feet adjacent of another property line for Agriculture exempt, free and clear of the vegetation over twelve (12) inches.

Upon failure of the property owner or agent having charge ownership of a property to cut and destroy weeds when the violation was initially observed and requested to abate said violation after service of a notice of violation, they the owner shall be subject to prosecution in accordance with Section 106.3 and as prescribed by the authority having jurisdiction City of Frisco. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or official of the City of Frisco or contractor agent hired by the jurisdiction City of Frisco shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the cost of such removal shall be paid by the owner or agent responsible for the property. correct the violation thereon. All costs of such corrections shall be paid by the owner responsible for the property to the City of Frisco at the rates and fees referenced in Section 106.4 until such fee is reimbursed for services rendered.

**Section 302.8.1 Motor vehicles.** It shall be prohibited for a motor vehicle to leak or deposit waste onto a private drive or public street. Waste includes oils, greases and other fluids.

**Section 302.10 Illegal Dumping.** It shall be unlawful and declared a nuisance for any person to dump, or permit to be dumped, knowingly or intentionally, upon any sidewalk, alley, street, into or adjacent to water, or any other public or private property, any unwholesome water, refuse, rubbish, trash, debris, filth, carrion, junk, garbage, impure or unwholesome matter of any kind or other objectionable

or unsightly matter of whatever kind. Notwithstanding any other notice provision in this chapter, a violation of this section immediately subjects the person to the enforcement and/or penalty provisions of this chapter.

**Section 303 Swimming Pools, Spas and Hot Tubs** of the 2015 International Property Maintenance Code is amended as follows:

**Section 303.2 Enclosures.** Private and Public swimming pools, hot tubs and spas, containing more than 24 inches (610mm) in depth shall be completely surrounded by a fence or barrier not less than 48 inches (1219mm) in height above the finished ground level measured on the side of the barrier away from the pool. Gates and doors in such barriers shall be self-closing and self-latching and meet the all other requirements of City of Frisco Public and Private Pool Ordinance(s), as it/they currently exist(s) or may be amended. Gates and doors may not be propped open. Gates, doors and fences may not create a life/safety hazard. All release mechanisms of residential pools, hot tubs and spas shall comply with the International Residential Code, as it currently exists or may be amended. All release mechanisms of non-residential pools, hot tubs and spas shall comply with the City of Frisco Public and Private Pool Ordinance(s), as it/they currently exist(s) or may be amended. Where the self-latching device is a minimum of not less than 54 inches (1372 mm) above the bottom of the gate, the release mechanism shall be located on the pool side of the gate. Self-closing and self-latching gates shall be maintained such that the gate will positively close and latch when released from an open position of 6 inches (152 mm) from the gatepost. No ~~existing~~ pool enclosure shall be removed, replaced or changed in a manner that reduces its effectiveness as a safety barrier. *[Exception unchanged.]*

**Section 304 Exterior Structure** of the 2015 International Property Maintenance Code is amended as follows:

**Section 304.3 Premises identification.** Buildings shall have approved address numbers placed in position to be plainly legible and visible from the street or road fronting the property and visible from the alley, if applicable, of the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be not less than 4 inches (102 mm) height high with a minimum stroke width of 0.5 inch (12.7 mm).

**Section 304.7 Roofs and drainage.** The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance. Cross lot drainage is prohibited, unless drainage is accepted and approved by the City of Frisco Engineering Design Standards Ordinance, Sec 4.10 (A), Drainage Design Requirements, as indicated on the approved plans for a

property or subdivision. Drainage swales shall be maintained free from any obstruction and shall not be compromised.

**304.13.3 Interior or Exterior Window Coverings.** Interior or exterior window coverings that are visible from the exterior of the structure shall be maintained in good condition and have an exterior appearance that is in character with the exterior of the structure. Materials similar to aluminum foil, newspaper, unpainted plywood, or other types of untreated building materials or other materials that are not normally considered window coverings shall be prohibited.

**Section 304.14 Insect Screens.** ~~During the period from [Date] to [Date],~~ At all times every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch (16 mesh per 25 mm), and every ~~screen door used for insect control~~ swinging door shall have a self-closing device in good working condition. *[Exception unchanged.]*

**Section 308 Rubbish and Garbage** of the 2015 International Property Maintenance Code is amended as follows:

**Section 308.2.2 Refrigerators Appliances & other similar equipment.** ~~Refrigerators~~ Appliances, furniture and other similar household equipment and debris not in operation shall not be discarded, abandoned or stored ~~on premises without first removing the doors.~~ in any manner that may create an attractive nuisance for children or pets or in a manner that may create a life/safety hazard.

**Section 308.3 Disposal of garbage.** Every occupant of a structure shall dispose of garbage, trash and/or any other debris in a clean and sanitary manner by placing such garbage ~~in an approved garage disposal facility or approved garage container~~ trash and other debris into a municipality approved garbage container for disposal or dispose of garbage, or trash, and other debris at an approved facility. All garbage, trash, and/or debris shall be placed into a trash bag prior to placement into a municipality approved garbage receptacle.

**Section 308.3.1 Garbage facilities.** The owner of every dwelling or rental dwelling shall supply one all of the following: an approved mechanical food waste grinder in each dwelling unit, unless, otherwise provided, and an approved outside, covered garbage container. ~~;- An approved incinerator unit in the structure available to the occupants in each dwelling unit; or an approved leak proof, covered, outside garbage containers.~~

**Chapter 6. Mechanical and Electrical Requirements** of the 2015 International Property Maintenance Code is amended as follows:

**Section 602 Heating Facilities** of the 2015 International Property Maintenance Code is amended as follows:

**Section 602.2 Residential occupancies.** Dwellings shall be provided with heating facilities capable of maintaining a room temperature of sixty-eight degrees Fahrenheit (68°F), or twenty degrees Celsius (20°C) in all habitable rooms, bathrooms and toilet rooms, ~~based in the winter outdoor design temperature for the locality indicated in Appendix D of the International Plumbing Code.~~ Cooking appliances shall not be used, ~~nor shall portable unvented fuel burning space heaters be used, as a means to provide required heating to provide space heating to meet the requirements of this section.~~ Space heaters shall not be used as a primary source to provide heat for habitable rooms, bathrooms and toilet rooms.

**Section 602.3 Heat supply.** Every owner and operator of any building who rents, leases or lets one or more dwelling units, ~~or sleeping units, rooming unit, dormitory or guestroom~~ on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat ~~during the period from [Date] to [Date]~~ at all times to maintain a temperature of not less than sixty-eight degrees Fahrenheit (68°F), or twenty degrees Celsius (20°C), in all habitable rooms, bathrooms and toilet rooms. *[Exception unchanged]*

**602.4 Occupiable Occupied work spaces.** Indoor ~~occupiable~~ occupied work spaces shall be supplied with heat ~~during the period from [Date] to [Date]~~ at all times to maintain a ~~minimum~~ temperature of not less than sixty-five degrees Fahrenheit (65°F), or eighteen degrees Celsius (18°C) during the period the spaces are occupied. *[Exception unchanged]*

**Section 604 Electrical Facilities** of the 2015 International Property Maintenance Code is amended as follows:

**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 three wire, 120/240 volt, single phase electrical service having a minimum rating of 60 amperes.~~ the City of Frisco's Electrical Code, as it currently exists or may be amended.

**Chapter 7. Fire Safety Requirements** of the 2015 International Property Maintenance Code is amended as follows:

**Section 702 Means of Egress** of the 2015 International Property Maintenance Code is amended as follows:

**Section 702.1 General.** A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public right-of-way. Means of egress shall comply with the International Fire Code, as it currently exists or may be amended.

**Section 704 Fire Protection Systems** of the 2015 International Property Maintenance Code is deleted in its entirety and replaced with the following:

**Section 704  
Fire Protection Systems**

**Section 704.1 General.** Systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the International Fire Code as it currently exists or may be amended.

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**(The Index is provided for informational purposes only to note the location of the deletions/additions in the 2015 International Property Maintenance Code as set forth in this Ordinance)**

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***END OF EXHIBIT A***