

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FRISCO, TEXAS, REPEALING ORDINANCE NO. 19-11-96; 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 2021 EDITION OF THE INTERNATIONAL PROPERTY MAINTENANCE CODE, 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 2021 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. 19-11-96 (Property Maintenance), in its entirety, and replace it with this Ordinance, adopting the 2021 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. 19-11-96. Ordinance No. 19-11-96 is hereby repealed, in its entirety, and replaced by this Ordinance.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. 19-11-96 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. 19-11-96 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 2021 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 (“2021 International Property Maintenance Code”). The 2021 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 2021 International Property Maintenance Code are on file in the office of the City Secretary of Frisco being marked and designated as the 2021 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.

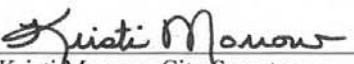
DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF
FRISCO, TEXAS, on this 15th day of November, 2022.





Jeff Cherrey, Mayor

ATTESTED AND CORRECTLY
RECORDED:

APPROVED AS TO FORM:


Kristi Morrow, City Secretary


Abernathy Roeder Boyd & Hullett, P.C.
Aliceson Cotton, City Attorneys

Dates of Publication: November 20, 2022 and November 27, 2022 *Frisco Enterprise*

Exhibit A
CITY OF FRISCO DELETIONS/ADDITIONS
2021 INTERNATIONAL PROPERTY MAINTENANCE CODE¹

The following deletions and additions of the 2021 International Property Maintenance Code are hereby approved and adopted (*i.e.* deletions evidenced by ~~striketrough~~ and additions evidenced by underline)²:

Chapter 1. Scope and Administration of the 2021 International Property Maintenance Code is amended as follows:

Section 101 General of the 2021 International Property Maintenance Code is amended as follows:

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”.

101.3 Purpose. The purpose of this code is to establish minimum requirements to provide a reasonable level of health, safety, property protection, and general 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 reasonable minimum level of health, safety and general welfare 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’s Comprehensive Zoning & Subdivision Regulation Ordinances, as they currently exist or may be amended.

Section 102 Applicability of the 2021 International Property Maintenance Code is amended as follows:

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, ~~and NFPA 70 (National Electrical Code)~~; and the City of Frisco Zoning & Subdivision Ordinances, as they currently

¹ Unless otherwise expressly provided herein, all phrases, words and/or terms used herein shall have the same meaning ascribed to the same in the 2018 International Property Maintenance Code (regardless of whether such phrases, words and/or terms are italicized herein).

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

exist or may be amended. Nothing in this code shall be construed 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.

102.8 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 102.8.1 and 102.8.2~~ 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 Code Compliance Agency of the 2021 International Property Maintenance Code is deleted in its entirety.

Section 104 Fees of the 2021 International Property Maintenance Code is amended as follows:

104.1 Fees. The fees for activities and services performed by the department or division in carrying out its responsibilities under this code shall be ~~as established by the governing authority 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 107 Means of Appeal of the 2021 International Property Maintenance Code is deleted its entirety and replaced as follows:

107.1 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.

Section 108 Board of Appeals of the 2021 International Property Maintenance Code is deleted its entirety.

Section 109 Violations of the 2021 International Property Maintenance Code is amended as follows:

109.4 Violation penalties. Any person, owner, tenant, or agent, responsible for or claiming or having supervision or control of any existing residential or nonresidential structure or any existing premises over real property 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 limits provided by state or local laws. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

109.4.1 Citations, Work or Improvements by the City of 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:

1. issue citations as provided in Section 105.5 Notices and Orders, as it currently exists or may be amended; and
2. 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.

109.4.2 Assessment of Expenses and Lien.

1. 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:
 - a. Fees for service work to abate violation(s);
 - b. Administrative Fee of \$150.00;
 - c. Fees to file lien;
 - d. Fees to release lien;
 - e. Postage fees;
 - f. Courier fees;
 - g. Legal fees; and
 - h. Any other fees charged to the City of Frisco. To obtain a lien, the City Manager, City Manager's designee, Code 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.
2. 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 111 Unsafe Structures and Equipment of the 2021 International Property Maintenance Code is amended as follows:

111.4.2 Method of Service. Such notice shall be deemed to be properly served where a copy thereof is served in accordance with one of the following methods:

1. A copy is delivered personally to the owner, tenant, agent, or person responsible for or claiming or having supervision or control over real property, property owner and/or to the person responsible for the violation in writing;
2. A copy is sent by certified or registered mail addressed to the property owner at the last known 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 with the return receipt requested;
3. ~~A copy is delivered in any other manner as prescribed by local law. 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~~

If the certified, or registered, or first-class letter notice is returned showing that the letter notice was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice. Service of such notice in the fore-going manner upon the owner's agent or upon the person responsible for the structure shall constitute service of notice upon the owner. If personal service of the property owner cannot be obtained:

- a. By publication in the City's official newspaper at least once;
- b. 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
- c. 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 112 Emergency Measures of the 2021 International Property Maintenance Code is amended as follows:

112.5 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.

Chapter 2. Definitions of the 2021 International Property Maintenance Code is amended as follows:

Section 202 General Definitions of the 2021 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 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.

Chapter 3. General Requirements of the 2021 International Property Maintenance Code is amended as follows:

Section 302 Exterior Property Areas of the 2021 International Property Maintenance Code is amended as follows:

302.1 Sanitation. Exterior property and premises shall be maintained in a clean, safe, and sanitary condition. ~~The occupant-owner, tenant, agent, or person responsible for or claiming or having supervision or control over real property shall keep that part of the exterior property that such occupant occupies or controls in a clean and sanitary condition. A person, owner, tenant or agent responsible for or claiming or having supervision or control of any real property, occupied or unoccupied, within the city limits of Frisco, and in Frisco's ETJ for a distance of five thousand (5,000) feet from the city limits, commits an offense by permitting or allowing stagnant or unwholesome water, filth, carrion, weeds, rubbish, rubble, junk or garbage, or impure or unwholesome matter of any kind, including, but not limited to, dead grass, dead tree/shrub, tree limbs, tree stumps, improper composting or improper storage of landscape materials, waste paper, scrap wood or lumber, scrap metal, rags, rubber tires, plastic, metal, ceramic or glass bottles, canisters, barrels or cans, combustible materials, appliances, furniture not designed for outdoor use, discarded or unused flooring material, dismantled or disassembled vehicle parts, discarded or abandoned construction materials and exposed or uncovered fill materials, or any objectionable, unsanitary or unsightly matter of whatever nature to accumulate, store or remain on such real property, including the improvements thereon, or within any easement area on such real property or upon any adjacent right-of-way for streets and alleys between the property line for such real property and where the paved surface of the street or alley begins. Exterior storage is prohibited of items not intended for outdoor use.~~

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 conditions, ~~and any type of blockage that obstructs or encumbers passage or access or parking requirements.~~

302.4 Vegetation and 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. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs, provided; however, this term shall not include 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. 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) feet above sidewalk for clear passageway. 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, tenant, or person responsible for or claiming or having supervision or control over real property or 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 109.3 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 109.4 until such fee is reimbursed for services rendered.

302.4.1 Authority to Immediately Abate Dangerous Tall Vegetation.
Notwithstanding any of the foregoing Sections, Frisco may abate, without notification, weeds, grass, brush or any unsightly vegetation that has: (1) grown higher than forty-eight (48) inches (hereinafter "tall vegetation"); and (2) is an immediate danger to the health, life, or safety of any person. The City must give notice to the property owner no later than the tenth (10th) day after the date the City abates the tall vegetation.

The notification shall contain:

1. An identification, which is not required to be a legal description, of the property;
2. A description of the violation(s) of this Ordinance that occurred on the property;
3. A statement that the City abated the tall vegetation; and
4. An explanation of the property owner's rights to request an administrative hearing regarding the City's abatement of tall vegetation.

Frisco, by and through its City Manager or his/her designee, shall conduct an administrative hearing not later than the thirtieth (30th) day after the date of the abatement of the tall vegetation, if the owner files a written request for a hearing with Frisco. Frisco shall conduct the administrative hearing not later than the twentieth (20th) day after the date a request for hearing is filed. At the administrative hearing, the owner may testify or present any witnesses or written information relating to Frisco's abatement of the tall vegetation. The City may assess expenses and create liens under this Section 109 in the same manner and subject to the same conditions as set forth in Section 109 above.

302.8.1 Motor vehicles. It shall be prohibited for a motor vehicle to intentionally be allowed to leak or deposit waste onto a private drive or public street. Waste includes garbage, sewage, oils, greases and other motor vehicle or illicit fluids. Control measures should be employed to prevent

these substances from entering into the storm or sanitary drainage system where unintentionally leaked in accordance with the Frisco Stormwater Discharge Ordinance.

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 2021 International Property Maintenance Code is amended as follows:

303.1 Swimming pools. Swimming pools, spas and hot tubs shall be maintained in a clean and sanitary condition, and in good repair. Pools without functional circulation, filtration and water quality systems must be treated to inhibit the breeding of mosquitos and other vector concerns monthly or as prescribed by a manufacturer's instructions for a larvicidal product from May 15th through November 15th while repairs are being made.

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 all other requirements of the City of Frisco's 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 Swimming Pool and Spa 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 Semi-Public Pool Ordinance(s), as it/they currently exist(s) or may be amended. Where the self-latching device is less 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. ~~An 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 2021 International Property Maintenance Code is amended as follows:

304.1 General. The exterior of a structure shall be maintained in good

repair, structurally sound and sanitary so as not to pose a threat to the public health, safety, or welfare. The exterior of structures must perform four primary functions:

1. It must be in good repair. There should be no evidence of deterioration, or damaged or loose elements.
2. It must be structurally sound. There should not be any loose or collapsing pieces. Stairways, porches, balconies and similar structural elements must safely perform their intended functions.
3. It must be kept in a sanitary condition. There shall be no accumulation of litter or debris on porches and other parts of the exterior structure.
4. It must be capable of preventing the elements (rain, snow and wind) and rodents from entering the interior areas.

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. Properties with rear alley vehicle access shall have address numbers on the rear of the building or rear of fence visible from public view with all gates and fences in the closed position. 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) in height with a minimum stroke width of 0.5 inch (12.7 mm).

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 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.

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

minimum 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 2021 International Property Maintenance Code is amended as follows:

308.2 Disposal of rubbish. Every occupant of a structure shall dispose of all rubbish in a clean and sanitary manner by placing such rubbish in approved containers. For City services of Large Item Collection, items shall be placed out for collection no earlier than 36-hours prior to scheduled pick up.

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.

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 garbage disposal facility or approved garbage containers. , 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.

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 ~~leakproof, covered, outside garbage containers.~~

Chapter 6. Mechanical and Electrical Requirements of the 2021 International Property Maintenance Code is amended as follows:

Section 602 Heating Facilities of the 2021 International Property Maintenance Code is amended as follows:

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 on the winter outdoor design temperature for the locality indicated in Appendix D of the International Plumbing Code. *[Remainder unchanged]*

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. *[Exceptions unchanged]*

602.4 ~~Occupiable~~ Occupied work spaces. Indoor ~~occupiable~~ occupied workspaces 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 2021 International Property Maintenance Code is amended as follows:

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.

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