

City of Bells

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THE INTERNATIONAL PROPERTY MAINTENANCE CODE 2012 ORDINANCE NO. 090616

An ordinance of the **City of Bells** adopting the 2012 edition of the **International Property Maintenance Code**, regulating and governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use, and the demolition of such existing structures in the **City of Bells**; providing for the issuance of permits and collection of fees therefor; repealing all other ordinances or parts of laws in conflict therewith.

The City Council of the **City of Bells** ordain as follows:

Section 1. That a certain document, three (3) copies of which are on file in the office of the **City of Bells**, being marked and designated as the International Property Maintenance Code, 2012 edition, as published by the International Code Council, be and is hereby adopted as the Property Maintenance Code of the City of Bells, in the State of Texas for regulating and governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use, and the demolition of such existing structures as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations provisions, penalties, conditions and terms of said Property maintenance Code on file in the office of the **City of Bells** are hereby referred to, adopted, and made a part hereof, as if fully set out in this legislation, with the additions, insertions, deletions, and changes, if any prescribed in Section 2 of this ordinance.

Section 2. The following sections are hereby revised:

Section 101.1 Insert: City of Bells

Section 103.5. Insert: permit fee = \$40.00, Inspection fee = \$84.16

Section 112.4. Insert: \$50.00/\$200.00

Section 302.4. Insert: 12 inches

Section 602.3. Insert: October/April

Section 602.4 Insert: October/April

Section 3. That all other ordinance or parts of laws in conflict herewith are hereby repealed.

Section 4. That if any section, subsection, sentence, clause or phrase of this legislation is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The **City of Bells** hereby declares that it would have passed this law, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

Section 5. That nothing in this legislation or in the Property Maintenance Code hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in Section 3 of this law; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this legislation.

Section 6. That the **City of Bells** is hereby ordered and directed to cause this legislation to be published. (An additional provision may be required to direct the number of times the legislation is to be published and to specify that it is to be in a newspaper in general circulation. Posting may also be required.)


Section 7. That this law and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force and effect **September 6, 2016** from and after the date of its final passage and adoption.

PASSED AND APPROVED BY THE CITY COUNCIL OF BELLS, TEXAS THIS 6TH DAY OF SEPTEMBER, 2016.

ATTEST:



Joanna Duevel, City Secretary



Angela LeBlanc, Mayor