



DPMC Chapter 17 Updates

DATE: June 8th, 2023

ID#HBS23-005

COMMUNITY IMPROVEMENT SERVICES

COMMUNITY SERVICES



DPMC REVISION PURPOSE

- The Denton Property Maintenance Code (DPMC) Chapter 17 needs to be reviewed in order to ensure that the needs of the community are being met and that the codes are clear and concise.
- Community Improvement Services have reviewed each section and using the most up to date IPMC manual (2021) and our departments combined experience have created a DPMC Matrix with recommended updates.

DPMC CH. 17 PROPOSED REVISION PLAN

- Review each section of Chapter 17 in groups of similar types.
 - Sections suggested for **deletion**.
 - Sections with minimal or **no changes**.
 - Sections that are only **IPMC updates**.
 - Sections with **major changes**.
- Our goal is to create a final revised proposal of the DPMC Chapter 17 Ordinance by June 8th, 2024.

DPMC DELETION

- Section: 17-20 Noise and Odors (Police Department)
- Section: 17-30 Take Possession of Abandoned Vehicles (Police Department)
- Section: 17-31 Notification of Abandoned Vehicles (Police Department)
- Section: 17-32 Auction of Abandoned Vehicles (Police Department)
- Section: 17-33 Demolition of Abandoned Vehicles (Police Department)
- Section: 17-36 Disposal of Junked Vehicles (Police Department)
- Section: 17-81 Applicability of other laws regarding fences
- Section: 17-110 Failure of owner to comply with chapter provisions; issuance of notice.

DPMC DELETION CONT.

- Section: 17-111 Service of Notice
- Section: 17-123 Exception
- Section: 17-124 Imposition of civil penalty for applying, permitting, or allowing graffiti.
- Section: 17-141 Purpose
- Section: 17-142 Applicability
- Section: 17-143 Enforcement
- Section: 17-145 Buildings declared public nuisances
- Section: 17-146 Approval

DPMC NO CHANGES

- Section 17-35 Procedure for abating nuisance; exception
- Section 17-37 Enforcement
- Section 17-60 Outside Storage
- Section 17-61 Outside Display
- Section 17-62 Solid Waste Container Maintenance
- Section 17-70 Stagnant Water
- Section 17-90 Temporary Carports and/or Auto Shade Covers Prohibited
- Section 17-100 Vehicles for Sale
- Section 17-101 Parking Nuisances
- Sections 17-112 City May Correct Violation

DPMC NO CHANGES CONT.

- Section 17-120 City Requirements
- Section 17-122 Owner Responsibility
- Section 17-144 Enforcement
- Section 17-150 Minimum Standards for Continued use and Occupancy
- Section 17-151 Criteria for Establishing Minimum Standards
- Section 17-158 Ventilation
- Section 17-159 Occupancy Limitations
- Section 17-160 Required Facilities
- Section 17-161 Major Appliances
- Section 17-162 Plumbing Systems and Fixtures

DPMC NO CHANGES CONT.

- Section 17-163 Water System
- Section 17-164 Sanitary Drainage System
- Section 17-165 Storm Drainage
- Section 17-166 Mechanical Facilities
- Section 17-167 Mechanical Equipment
- Section 17-168 Electrical Facilities
- Section 17-169 Electrical Equipment
- Section 17-170 Elevators, Escalators and Dumbwaiters
- Section 17-171 Duct Systems
- Section 17-172 Means of Egress

DPMC NO CHANGES CONT.

- Section 17-173 Fire-Resistance Ratings
- Section 17-174 Fire Protection Systems
- Section 17-183 Notices and Orders of Code Official
- Section 17-184 Recordation of Notice and Order by the Building Official
- Section 17-185 Emergency Measures Authorized by the Building Official
- Section 17-186 Termination of Utility Services
- Section 17-187 Appeals from Orders of Building Official
- Section 17-188 Scope of Hearing on Appeal
- Section 17-189 Staying of Order Under Appeal

DPMC NO CHANGES CONT.

- Section 17-190 Order to Repair, Vacate, Remove or Demolish
- Section 17-191 Public Hearing Required for Order of Demolition
- Section 17-192 Compliance
- Section 17-193 Performance of Demolition
- Section 17-194 Salvage Materials
- Section 17-195 Recovery of Remedial Costs
- Section 17-196 Penalty Provision

DPMC MINOR CHANGES

- Section 17-2 Definitions.
- Section 17-3 Enforcement
- Section 17-21 Odors
- Section 17-121 Declaration of Public Nuisance

DPMC IPMC UPDATES

- Section 17-1 Purpose and Intent
- Section 17-34 Inoperable Vehicles, Inoperable Motor Vehicles, Junked Vehicles Declared Public Nuisance; Maintaining Public Nuisance Prohibited
- Section 17-50 Trash and Debris Declared a Nuisance and Prohibited
- Section 17-152 Exterior Premises
- Section 17-153 Exterior Structure
- Section 17-154 Interior Structure
- Section 17-155 Handrails and Guardrails
- Section 17-156 Extermination
- Section 17-157 Light
- Section 17-180 Securing Vacant Structures
- Section 17-181 Conditions or Defects Constituting Dangerous Structure

DPMC MAJOR CHANGES

- Section 17-40 Grass or Weeds in Excess of Twelve (12) Inches in Height Declared a Nuisance and Prohibited
- Section 17-80 Maintenance of Perimeter Fences

DPMC REVISION PROPOSED TIMELINE

- July 13th Start review with sections recommended for deletion.
- August 10th Continue review with sections recommended for deletion.
- September 14th Start review with sections recommended for no change.
- October 12th Continue review with sections recommended for no change.
- November 9th Start review with sections recommended for minor change.
- December 14th Continue review with sections recommended for minor change.
- January TBD Start review of sections being updated to 2021 IPMC.
- February TBD Continue review of sections being updated to 2021 IPMC.
- March TBD Start review of sections recommended for major change.
- April TBD Continue review of sections recommended for major change.
- May TBD Recap of suggested updates to DPMC and finalize for next steps.

COMMUNITY ENGAGEMENT PLAN

- Staff will also host at least two meetings open to the public to review the proposed changes and one City Council meeting public hearing prior to submitting any updates to City Council for approval.
- In addition, staff will provide ongoing opportunities for the public to provide comment through:
 - Community Survey, Neighborhood Meetings, Discuss Denton, Phone, Email and In Person.