

Chapter 18 - INTERNATIONAL PROPERTY MAINTENANCE CODE

- Sec. 18-1. - Adopted.
- Sec. 18-2. - Amendments to the 2012 edition of the International Property Maintenance Code.
- Sec. 18-3. - Permit required.
- Sec. 18-4. - Annual inspections.
- Sec. 18-5. - Board of adjustments and appeals.

Footnotes:

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Editor's note—Ord. No. 07-015, §§ 2—4, adopted March 8, 2007, repealed and reenacted chapter 18 in its entirety to read as herein set out. Formerly, chapter 18 pertained to the housing code, and derived from the Code of 1960, §§ 27A-1, 27A-2; Ord. No. 81-36, § 1, adopted April 16, 1981; Ord. No. 82-78, § 1, adopted September 23, 1982; Ord. No. 83-5, § 2, adopted February 3, 1983; Ord. No. 95-32, § 2, adopted April 27, 1995; Ord. No. 00-34, § 2, adopted April 13, 2000.

Cross reference— Building code, Ch. 10; electricity, Ch. 12; mechanical and air conditioning code, Ch. 21; plumbing and gas, Ch. 30; water, sewers and sewage disposal, Ch. 36.

Sec. 18-1. - Adopted.

The 2012 edition of the International Property Maintenance Code with local amendments found in appendix A to the ordinance from which this section is derived, hereinafter referred to as the "Property Maintenance Code of the City of Galveston" (Property Maintenance Code), copies of which have this day been exhibited to, and approved by the city council and certified copies of which are on file in the respective offices of the city secretary and the building official of the city, is hereby adopted by reference and declared to be the Property Maintenance Code of the city 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, penalties, conditions, and terms of said Property Maintenance Code and any additions, insertions, deletions, and changes as are hereinafter made and set out in the ordinance from which this section is derived on file in the offices of the city secretary and the building official are hereby referred to, adopted, and made a part hereof.

(Ord. No. 07-015, § 3, 3-8-07; Ord. No. 10-061, § 2, 7-22-10; [Ord. No. 15-044, § 2, 6-11-15](#))

Sec. 18-2. - Amendments to the 2012 edition of the International Property Maintenance Code.

The 2012 edition of the International Property Maintenance Code adopted pursuant to the foregoing provisions of this chapter is hereby modified and amended to the extent set forth in the "City of Galveston IPMC Amendments", which is hereby incorporated as "appendix A", which document is hereby adopted, its contents and provisions being incorporated herein by reference, and same being available for inspection and copying in the respective offices of the city secretary and building official.

(Ord. No. 07-015, § 4, 3-8-07; Ord. No. 10-061, § 3, 7-22-10; [Ord. No. 15-044, § 2, 6-11-15](#))

Sec. 18-3. - Permit required.

Rooming house or bed and breakfast. No person shall operate a rooming house or bed and breakfast without a valid rooming house or bed and breakfast permit. Before such permit is granted the applicant shall pay a permit fee of one hundred dollars (\$100.00) for each such permit.

(Ord. No. 10-061, § 4, 7-22-10; [Ord. No. 15-044, § 2, 6-11-15](#))

Editor's note— [Ord. No. 15-044, § 2, adopted June 11, 2015](#), amended the title of § 18-3 to read as set out herein. Previously § 18-3 was titled license required.

Sec. 18-4. - Annual inspections.

The building official or his/her designee shall make or cause to be made annual inspections to determine the condition of dwelling units, rooming units, rooming houses, hotels, and bed and breakfasts in the interest of safeguarding the health and safety of the occupants of such dwelling units and of the general public. For the purpose of making such inspections, the building official or his/her designee is hereby authorized to enter, to examine and survey at all reasonable times all, dwelling units, rooming units, rooming houses, hotels, or bed and breakfasts. The owner or occupant of every dwelling unit, rooming unit, rooming house, hotel, or bed and breakfast or the person in charge thereof, shall give the building official or his/her agent free access to such, dwelling unit, rooming unit, rooming house, hotel, or bed and breakfast at all reasonable times for the purpose of such inspection, examination and survey.

The city shall assess each hotel or motel an annual inspection fee of three hundred (\$300.00). The city shall not issue an inspection certificate indicating that a hotel or motel is in compliance with building, public safety and health regulations, until such fee is paid in full.

For purposes of this section, the following definitions shall apply:

Hotel means a commercial establishment and or building in which members of the public obtain sleeping accommodations, and or lodging or other services for consideration. For purposes of this chapter, the term hotel shall include rooming house and bed and breakfast.

Motel means a commercial establishment or building in which members of the public obtain sleeping accommodations, and or lodging and other services for consideration for motorists in rooms usually having direct access to an open parking area.

A hotel or motel that carries and can show a current AAA, Mobile or National Flag rating, or a rating from a similar entity that inspects and rates hotels and motels and that is approved by the director of development services or his/her designee, is exempt from these inspection and fee requirements.

(Ord. No. 10-061, § 5, 7-22-10; [Ord. No. 15-044, § 2, 6-11-15](#))

Sec. 18-5. - Board of adjustments and appeals.

- (a) Pursuant to chapter 10, "building code", article ii, the building board of adjustments and appeals" and its rules, definitions, and procedures set therein, shall govern the board of adjustments and appeals of this chapter 18.
- (b) The building board of adjustments and appeals, hereinafter, board of adjustments and appeals shall act upon such matters as it is required or authorized to consider by ordinance or state law.
- (c) The board of adjustments and appeals shall hear appeals from decisions of the building official, the fire code official, or code official.

- (d) The board of adjustments and appeals shall hear and act upon the provisions and requests for interpretations of chapter 18, of the city code and the provisions of the international code council. An application for appeal shall be based on a claim that the true intent of chapter 18, of the city code and the provisions of the international code council have been incorrectly interpreted, the provisions of said codes do not fully apply or an equally good or better form of construction or an equivalent method of protection or safety is proposed.
- (e) The board of adjustments and appeals shall review, research, evaluate materials presented to it and make and present recommendations of this Code to the city council regarding chapter 18.

[\(Ord. No. 13-017, § 2, 3-14-13\)](#)