

EXHIBIT "A"

**City of Mansfield
Amendments to the
2018 International Property Maintenance Code
North Central Texas Council of Governments Region**

The following sections, paragraphs, and sentences of the *2018 International Property Maintenance Code (IPMC)* are hereby amended as follows: Standard type is text from the *IPMC*. Underlined type is text inserted. ~~Strikeouts~~ indicate existing words and phrases to be deleted from the *IPMC*. A double asterisk (**) at the beginning of a section identifies an amendment carried over from previous code cycles and a triple asterisk (***) identifies a new or revised amendment with the 2018 code.

***Section 101.1; change to read as follows:*

[A] 101.1 Title. These regulations shall be known as the *International Property Maintenance Code* of the City of Mansfield hereinafter referred to as "this code."

***Section 102.3; delete second sentence to read as follows:*

[A] 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*. ~~Nothing in this code shall be construed to cancel, modify or set aside any provisions of the *International Zoning Code*.~~

(Reason: The International Zoning Code is not an applicable code adopted by the City of Mansfield.)

***Section 102.7; change to read as follows:*

[A] 102.7 Referenced codes and standards. The codes, when specifically adopted, 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 Sections 102.7.1 and 102.7.2. Whenever amendments have been adopted to the referenced codes and standards, each reference to said code and standard shall be considered to reference the amendments as well. Any reference made to NFPA 70 or the Electrical Code shall mean the Electrical Code as adopted.

(Reason: Legal wording to recognize locally adopted codes and amendments adopted with referenced codes.)

***Section 103.5; change to read as follows:*

[A] 103.5 Fees. Fees for work requiring a permit shall be in accordance with the City of Mansfield permit fee schedule.

****Section 112.4; change to read as follows:*

[A] 112.4 Failure to comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine of not less than five hundred (\$500) dollars or more than two thousand (\$2000) dollars.

(Reason: To clarify the fine amount for failure to comply with a stop work order.)

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***Section 201.3; change to read as follows:*

201.3 Terms defined in other codes. Where terms are not defined in this code and are defined in the *International Building Code, International Existing Building Code, International Fire Code, International Fuel Gas Code, International Mechanical Code, International Plumbing Code, International Residential Code, ~~International Zoning Code~~* or NFPA 70, such terms shall have the meanings ascribed to them as stated in those codes.

(Reason: The International Zoning Code is not an applicable code adopted by the City of Mansfield.)

***Section 302.4; change to read as follows:*

302.4 Weeds. Premises and exterior property shall be maintained free from weeds or plant growth in excess of twelve inches (12"). 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 cultivated flowers and gardens.

(Reason: Consistent with City of Mansfield Ordinance 92.05 "Vegetation" (A & B).)

***Section 304.14; change to read as follows:*

304.14 Insect screens. During the period from January 1 to December 31, every door, window and other outside ... {remainder of section unchanged}.

(Reason: To establish dates for the requirement of insect screens.)

***Section 602.3; change to read as follows:*

602.3 Heat supply. Every owner and operator of any building who rents, leases or lets one or more *dwelling units* or *sleeping units* on terms, either expressed or implied, to furnish heat to the *occupants* thereof shall supply heat during the period from October 1 to June 1 to maintain a minimum temperature of 68°F (20°C) in all habitable rooms, *bathrooms* and *toilet rooms*.

Exceptions:

1. {Text unchanged}.
2. {Text unchanged}.

(Reason: To establish dates for when heat is required for occupants.)

***Section 602.4; change to read as follows:*

602.4 Occupiable work spaces. Indoor occupiable work spaces shall be supplied with heat during the period from October 1 to June 1 to maintain a minimum temperature of 65°F (18°C) during the period the spaces are occupied.

Exceptions:

1. {Text unchanged}.
2. {Text unchanged}.

(Reason: To establish dates for when heat is required for occupied work spaces.)

END