

ORDINANCE NO. 212

AN ORDINANCE OF THE CITY OF ADDISON, TEXAS, ADOPTING THE UNIFORM HOUSING CODE, 1973 EDITION AND SUCH OTHER REVISED EDITIONS AS ADOPTED BY THE INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS, PROVIDING MINIMUM REQUIREMENTS FOR THE PROTECTION OF LIFE, LIMB, HEALTH, PROPERTY, SAFETY, AND WELFARE OF THE GENERAL PUBLIC AND THE OWNERS AND OCCUPANTS OF ANY BUILDING OR RESIDENTIAL BUILDINGS; AMENDING SAID UNIFORM HOUSING CODE, 1973 EDITION TO PROVIDE THAT THE BOARD OF APPEALS BE THE CITY COUNCIL AND TO INCREASE THE FLOOR AREA FOR A ROOM WHERE MORE THAN TWO PERSONS OCCUPY; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY NOT TO EXCEED TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE; AND DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ADDISON, TEXAS:

SECTION 1. That the rules and regulations of the Uniform Housing Code, 1973 Edition and such other revised editions as adopted by the International Conference of Building Officials are hereby adopted as the rules and regulations regulating and controlling all buildings and portions thereof used, or designed or intended to be used, for human habitation in the City. The Uniform Housing Code, 1973 Edition is hereby adopted, a copy of which is attached hereto and made a part hereof for all purposes.

SECTION 2. The Uniform Housing Code as adopted in Section 1 hereof is hereby modified by the following deletions, amendments and additions:

Section 203. In order to provide for final interpretation of

the provisions of this code and to hear appeals provided for hereunder, there is hereby established a Housing Advisory and Appeals Board consisting of at least the majority of the City Council Members. The Building Official shall be an ex officio member of and shall act as Secretary to said Board. The Board may adopt reasonable rules and regulations for conducting its business and shall render all decisions and findings in writing to the appellant with a copy to the Building Official. Appeals to the Board shall be processed in accordance with the provisions contained in Section 1201 of this Code. Copies of all rules or regulations adopted by the Board shall be delivered to the Building Official who shall make them freely accessible to the public.

SECTION 204. Violations. No person, firm or corporation, whether as owner, lessee, sublessee, or occupant, shall erect, construct, enlarge, alter, repair, move, improve, remove, demolish, equip, use, occupy, or maintain any building or premises, or cause or permit the same to be done, contrary to or in violation of any of the provisions of this Code or any order issued by the Building Official hereunder, any person, firm or corporation violating any of the provisions of this Code shall be subject to a fine upon conviction in Municipal Court, in any sum not to exceed Two Hundred Dollars (\$200.00) and each and every day of continuance thereof shall constitute a distinct and separate offense.

Section 503. (b) Floor area. Every dwelling unit shall have at least one room which shall have not less than 150 square feet of floor area. Other habitable rooms except kitchens shall have an area of not less than 70 square feet. Where more than two persons

occupy a room used for sleeping purposes the required floor area shall be increased at the rate of 50 square feet for each occupant in excess of two.

EXCEPTION: Nothing in this Section shall prohibit the use of an efficiency living unit within an apartment house meeting the following requirements:

1. The unit shall have a living area of not less than 220 square feet of superficial floor area. An additional 100 square feet of superficial floor area shall be provided for each occupant of such unit in excess of two.

2. The unit shall be provided with a separate closet.

3. The unit shall be provided with a kitchen sink, cooking appliance and refrigeration facilities each having a clear working space of not less than 30 inches in front. Light and ventilation conforming to this Code shall be provided.

4. The unit shall be provided with a separate bathroom containing a water closet, lavatory, and bathtub or shower.

SECTION 3. In the event that any section, paragraph, subdivision, clause, phrase, or provision of this ordinance or the Uniform Housing Code, 1973 Edition, or any revisions thereof, adopted herein shall be adjudged invalid or held unconstitutional, the same shall not effect the validity of this Ordinance or of the Uniform Housing Code, 1973 Edition or revisions thereof, as a whole or any part or provision other than the part so decided to be invalid or unconstitutional.

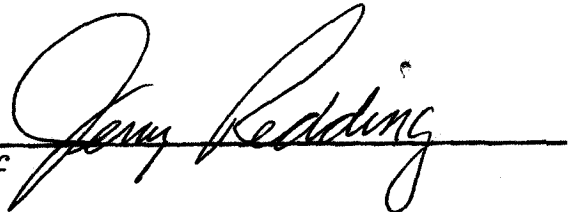
SECTION 4. Since the City of Addison, Texas has not adopted the Uniform Housing Code, 1973 Edition regulating all buildings

or portions thereof used or designed or intended to be used, for human habitation within the City creates an urgency and an emergency and in the preservation of public health, safety and welfare, requires that this ordinance take effect immediately from and after its passage and the publication of the caption, as the law in such cases provides.

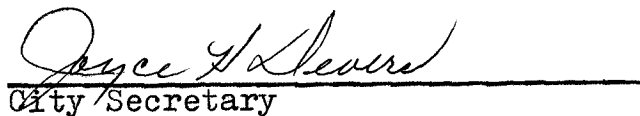
DULY PASSED by the City Council of the City of Addison, Texas on this the 2<sup>nd</sup> day of June, 1975.

APPROVED:

Mayor

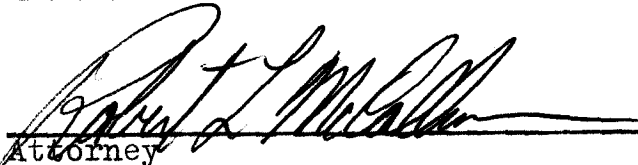
  
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ATTESTED:

  
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City Secretary

APPROVED AS TO FORM:

  
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Attorney

Uniform Housing Code, 1973 Edition, is filed in the Legal Department  
at Addison City Hall, Addison, Texas.