

ORDINANCE NO. 5424

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DENISON, TEXAS AMENDING SECTIONS 13-183 (MINIMUM STANDARDS: INTERIOR PREMISES) AND 13-184 (MINIMUM STANDARDS: INTERIOR PREMISES (DELETIONS)) OF ARTICLE VII (PREMISES MAINTENANCE) OF CHAPTER 13 (NUISANCES) OF THE DENISON CODE OF ORDINANCES TO PROVIDE FOR THE ADOPTION OF AND LOCAL AMENDMENTS TO THE INTERNATIONAL PROPERTY MAINTENANCE CODE, 2024 EDITION; PROVIDING FOR SAVINGS, REPEALING AND SEVERABILITY CLAUSES; PROVIDING A PENALTY CLAUSE; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS ADOPTED TO BE OPEN TO THE PUBLIC AS REQUIRED BY LAW; PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, the City of Denison, Texas (hereinafter referred to as “City”) is a Home Rule Municipality acting under its Charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Texas Local Government Code; and

WHEREAS, the City Council of the City of Denison, Texas (“City Council”) previously adopted the 2012 Editions of the International Property Maintenance Code by Ordinance No. 4802 on December 14, 2015; and

WHEREAS, the City Council finds that it is advisable to update the International Property Maintenance Code to the 2024 Edition to protect the health, safety, and welfare of the City of Denison, Texas and its citizens and that such enactment and enforcement of these updates furthers the health, safety and welfare of the citizens and their environs; and the community; and

WHEREAS, the City Council finds that certain amendments to the International Property Maintenance Code, 2024 Edition, are necessary to comply with state law, local standard practices, and/or to improve the protection provided by the Code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DENISON, THAT:

SECTION 1: Findings Incorporated. The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

SECTION 2: Adoption of 2024 International Property Maintenance Code. Section 13-183 (Minimum Standards: Interior Premises) of Article VII (Premises Maintenance) of Chapter 13 (Nuisances) of the Denison Code of Ordinances is hereby repealed in its entirety and replaced in its entirety as follows:

Sec. 13-183. Minimum standards: Interior premises.

The International Property Maintenance Code, 2024 edition, as published by the International Code Council, is hereby adopted as the Property Maintenance Code: Interior Premises of the City of Denison, 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; providing for the issuance of permits and collection of fees therefor; and each and all regulations provisions, penalties, conditions and terms of said Property Maintenance Code on file in the office of the City of Denison, Texas are hereby referred to, adopted, and made a part hereof, as if fully set out in this legislation, with the deletions and changes prescribed in section 13-184.

SECTION 3. Amendments to 2024 International Property Maintenance Code. Section 13-184 (Minimum Standards: Interior Premises - deletions) of Article VII (Premises Maintenance) of Chapter 13 (Nuisances) of the Denison Code of Ordinances is hereby repealed in its entirety and replaced in its entirety as follows:

Sec. 13-184. Minimum standards: Interior premises (deletions).

(a) The following sections of the International Property Maintenance Code, 2024 edition, are not adopted:

- (1) Section 103 Code Compliance Agency
- (2) Section 109 Unsafe Structures and Equipment
- (3) Section 111 Demolition
- (4) Section 106 Means of Appeal

(b) Any section or part of a section of the International Property Maintenance Code, 2024, that the city manager of the City of Denison or his/her designee deems to be unreasonable to enforce or in conflict with currently adopted fire prevention ordinances, the building code, or any other ordinance of the city.

SECTION 4: Severability. It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation of this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 5: Savings/Repealing Clause. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict; but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

SECTION 6: Penalty. A violation of this Ordinance is an offense punishable in accordance with Section 1-12 (General Penalty; Continuing Violations) of the Denison Code of Ordinances.

SECTION 7: Open Meetings. That it is hereby found and determined that the meeting at which this Ordinance was passed was open to the public as required by law, and that a public notice of the time, place, and purpose of said meeting was given, all as required by Article 551.041, Texas Government Code.

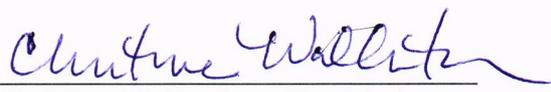
SECTION 8: Effective Date. This Ordinance shall become effective January 1, 2026.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF DENISON, TEXAS, on this the 15th day of December 2025.



ROBERT CRAWLEY, MAYOR

ATTEST:



Christine Wallentine, City Clerk

