

ORDINANCE NO. 19-06

AN ORDINANCE OF THE CITY OF BRECKENRIDGE, TEXAS REPEALING AND REPLACING ORDINANCE NO. 14-18, AND ORDINANCE NO. 17-02; AMENDING CHAPTER 5, BUILDINGS AND STRUCTURES, OF THE BRECKENRIDGE CODE OF ORDINANCES; ADDING PROVISIONS STRENGTHENING HOUSING STANDARDS REQUIREMENTS AGAINST OWNERS OF RENTAL PROPERTY; RENUMBERING ARTICLES I AND II OF CHAPTER 5 FOR UNIFORMITY IN THE BRECKENRIDGE CODE OF ORDINANCES; PROVIDING A PENALTY CLAUSE; PROVIDING FOR SEVERABILITY AND REPEALER CLAUSES; REQUIRING PUBLICATION; AND ESTABLISHING AN EFFECTIVE DATE.

**WHEREAS**, the City Commission of the City of Breckenridge (the "City Commission") has the authority to regulate the condition of buildings and structure within the City pursuant to Chapter 214 of the Texas Local Government Code and the City Commission adopted such an ordinance in 2013;

**WHEREAS**, the City Commission desires to amend that ordinance to address protect occupants who rent or lease-purchase real property which violates the minimum standards for housing within the City and requiring owners of rental property to have a heightened responsibility for the condition of such property;

**WHEREAS**, the City Commission has the authority to adopt model building codes under Chapter 214 of the Texas Local Government Code and wishes to adopt certain provisions of the International Property Maintenance Code for this purpose;

**WHEREAS**, the City Commission also wishes to renumber Articles I and II so that those articles match the numbering of the remainder of the Breckenridge Code of Ordinances; and

**WHEREAS**, the City Commission finds that the policies contained herein are necessary to ensure the health and safety of and are in the best interest of the citizens of Breckenridge, Texas.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF BRECKENRIDGE, TEXAS:**

I. **Repeal.** The following ordinances are hereby repealed.

Ordinance No. 14-18, adopted on July 1, 2014

Ordinance No. 17-02, adopted on January 3, 2017

All ordinances or parts of ordinances in conflict with this Ordinance shall be and are hereby repealed to the extent of such conflict.

II. **Amendment.** Chapter 5, Buildings and Structures, of the Breckenridge Code of Ordinances is hereby amended as follows:

A. Chapter 5, Article I, In General, is hereby amended to read as follows:

**CHAPTER 14 BUILDINGS AND STRUCTURES**

**ARTICLE I – IN GENERAL**

**Sec. 5-1. Building and residential codes adopted.**

The International Building Code, 2015 edition, is hereby adopted as the building code of the city in such edition and with such amendments as may be established by state law and/or ordinance of the city commission, and shall apply to all nonresidential buildings and structures in the city. Any and all subsequent editions of the International Building Code are hereby adopted by the City of Breckenridge and shall be in effect from the date of publication of said new editions by the International Code Council. A copy of the International Building Code in effect at any given time shall be maintained on file in the office of the city secretary.

The International Residential Code, 2015 edition, is hereby adopted as the residential code of the city in such edition and with such amendments as may be established by state law and/or ordinance of the city commission, and shall apply to all residential buildings and structures in the city. Any and all subsequent editions of the International Residential Code are hereby adopted by the City of Breckenridge and shall be in effect from the date of publication of said new editions by the International Code Council. A copy of the International Residential Code in effect at any given time shall be maintained on file in the office of the city secretary.

#### **Sec. 5-2. Construction in violation of Codes; stop-work order.**

Where construction or work on buildings or structures in the city is being done in violation of the provisions of this article or of the building codes adopted in Sec. 5-1, or is being done in an unsafe or dangerous manner, the code enforcement official may order the work stopped by notice in writing served on the person or entity engaged in doing or causing such work to be done. Such person or entity will stop all work until authorized to recommence by the building official.

#### **Sec. 5-3. Definitions.**

The words and phrases contained herein shall have the following meanings ascribed to them unless the context states otherwise:

*Abatement.* Any action the city may take on public or private property and any adjacent property as may be necessary to remove or alleviate a nuisance, including, but not limited to, demolition, removal, repair, boarding and securing or replacement of property.

*Administrative enforcement order.* An order issued by the City Commission, after a hearing, requiring a responsible person to correct a violation, abate a public nuisance, pay civil penalties and administrative costs or take any other action as authorized or required by this article and applicable state codes. Such order may also include provisions authorizing the city to abate a public nuisance and/or assess a code enforcement lien.

*Building or Structure.* Includes, but is not limited to, any building, fence, awning, canopy, sign, shed, garage, house, manufactured or modular home, mobile home, trailer, tent, or other structure whatever.

*Code enforcement official.* Any person authorized to enforce violations of this Article or applicable state codes.

*Dangerous building.* Any building that does not comply with the minimum standards.

Minimum standards. The minimum standards for continued use and occupancy of a building as set forth in section 5-5, herein.

Owner of record. Any person, agent, firm, corporation or governmental agency shown to be the owner or owners of a building in:

- (1) The real property, assumed name, or appraisal district records of the county;
- (2) The tax and utility records of the city; or
- (3) The records of the secretary of state.

Public nuisance.

- (1) Whatever is dangerous to human life or health; whatever renders the ground, water, air or food hazardous to human life or health, or that is offensive to the senses; or that is or threatens to become detrimental to the public health; or
- (2) Any building that creates a hazard to health, safety, comfort or welfare.

#### **Sec. 5-4. Abatement.**

(a) It shall be unlawful for any owner, occupant, or other person in control of a building to allow that building to be in a condition that does not conform to the minimum standards, as defined herein.

(b) Any building that does not conform to the minimum standards is hereby declared to be a public nuisance and shall be abated by vacation, relocation of occupants, repair, demolition, or removal, as necessary, upon the issuance of an order to abate issued in accordance with the procedures specified in this article.

#### **Sec. 5-5. Minimum standards.**

A building is considered not to meet the minimum standards of the city for continued use and occupancy, regardless of its date of construction, under any of the following conditions:

- (1) Any building that is dilapidated, substandard, or unfit for human habitation and a hazard to public health, safety and welfare, including, but not limited to:
  - (A) Any building with roof, ceiling, floors, walls, sills, windows, or foundation, or any combination thereof, rotted or decayed, and falling apart; or that is uninhabitable due to obsolescence and/or deterioration caused by neglect, vandalism, fire damage, old age, or the elements;
  - (B) Any building intended for human occupancy that is in danger of falling and injuring persons or property;

- (C) Any building that is a fire menace because it is in a dilapidated condition, as described in subsections (1)(A) and (B) above or that is likely to become a fire menace or be set on fire;
  - (D) Any building that is in unsanitary condition and is likely to create disease because of the presence of insects, rodents or vermin;
  - (E) Any building that is damp and in unsanitary condition and is likely to create disease and sickness because of being in the condition in subsection (1)(A), (B), (C) or (D) above, or for other reasons;
  - (F) Any building intended for human occupancy that does not contain a minimum floor area of at least one hundred fifty (150) square feet of floor space for one occupant and one hundred (100) square feet of floor space for each additional occupant;
  - (G) Any building that has holes, cracks or other defects in it, or does not have railings for stairs, steps, balconies, porches, and elsewhere, thereby constituting a danger to persons or property;
  - (H) Any building intended for human occupancy that is not weathertight and watertight, or that does not have a moisture-resistant finish or material for the flooring or subflooring of each bathroom shower room and toilet room;
  - (I) Any building occupied by humans that does not have in operating condition a connection to discharge sewage from the structure or land into a public sewer system (where such is available), a toilet connected to a water source and to a public sewer system (where such is available), connection to potable water at adequate pressure, and a kitchen sink, bathtub or shower, and lavatory connected to a cold and hot water source;
  - (J) Any building occupied by humans that does not have in operating condition heating equipment capable of maintaining a minimum inside temperature of 68 degrees Fahrenheit between November 1 and April 15 of each year in each room;
  - (K) Any building intended for human occupancy that does not have exterior windows and doors that are easily opened to provide air ventilation and are covered with screens for keeping out insects, or air conditioning equipment capable of maintaining a maximum inside temperature of 85 degrees Fahrenheit or twenty degrees lower than the outside temperature, whichever is warmer, between April 16 and October 31 of each year; or
  - (L) Any building intended for human occupancy that does not have operating supply lines for electrical service, if electric service is available within three hundred feet of the building, or that does not have operating electrical circuits and outlets sufficient to safely carry a load imposed by normal use of appliances and fixtures.
- (2) Any building that is not occupied by its owners, lessees or other invitees and is not secure from unauthorized entry so that it could be entered or used by uninvited persons or children regardless of its structural condition.

- (3) Any building that is boarded up, fenced or secured if:
  - (A) The building constitutes a danger to the public even though secured from entry;  
or
  - (B) The means used to secure the building are inadequate to prevent unauthorized entry or use of the building.

**Sec. 5-6. Responsibilities of property owner.**

- (a) Responsibility for Structure Itself. The owner of the premises shall maintain the structure(s) and exterior property in compliance with this article, except as otherwise provided by this article. Occupants of a structure are responsible for keeping the part of the structure in which they occupy and control in a clean, sanitary, and safe condition.
- (b) Responsibility for Plumbing. The owner of a structure shall provide and maintain such plumbing facilities and plumbing fixtures as required by this article.
- (c) Occupation of Dangerous Building Prohibited. A person shall not occupy a structure as owner-occupant or permit another person to occupy a structure that is not in a sanitary and safe condition or that does not comply with the requirements of this article.
- (d) Disposition of Property. It shall be unlawful for the owner of any building or structure to whom a notice of abatement has been sent in compliance with Section 5-8 of this article to sell, transfer, mortgage, lease, or otherwise dispose of such building or structure to another until the provisions of the notice of abatement have been complied with. Provided, however, that the property may be sold, transferred, mortgaged, or leased if the owner provides the prospective purchaser, transferee, mortgagee, or lessee with a copy of the notice of abatement and the purchaser, transferee, mortgagee, or lessee signs a notarized statement that he or she acknowledges receipt of the notice of abatement and fully accepts the responsibility, without condition, for making the corrections or repairs required by such notice of abatement in the time required by such notice of abatement.

**Sec. 5-7. Authority.**

- (a) The city manager or any of the city's designated code enforcement officials, including staff members of the code enforcement department ("code enforcement officials") shall have the authority and powers necessary to gain compliance with the provisions of this article and all other ordinances of the city relating to conditions on property. Such powers include the power to issue notices of abatement, issue citations, inspect public and private property and use whatever judicial and administrative remedies are available under this article or applicable state laws. The city manager and any code enforcement official are authorized to enter upon any property or premises to ascertain whether the provisions of this article or applicable state codes and statutes are being obeyed, and to make any examinations and surveys as may be necessary in the performance of their enforcement duties. Such duties may include the taking of photographs, samples or other physical evidence.

(b) Any code enforcement official shall have the authority to issue citations for any violation of this article and all other ordinances of the city relating to conditions on property. If the person being cited is not present, the code enforcement official may send the citation to the alleged offender by certified mail, return receipt requested. If a person who receives a citation by personal service or as provided under this subsection fails to appear on the return date of the citation, the court may issue a warrant for the person's arrest for the violation described in the citation.

(c) It shall be unlawful for any person to interfere with a code enforcement official in the performance of his or her duties and enforcement under this section.

(d) The city may secure a building that it determines does not meet the minimum standards and is unoccupied or occupied only by persons who do not have a right to possess the building according to the following procedures:

(1) Before the 11th day after the date the building is secured, the city shall give notice to the owner of record by:

(A) Personally serving the owner with written notice;

(B) Depositing the notice in the United States mail addressed to the owner at the owner's last known post office address;

(C) Publishing the notice at least twice within a ten-day period in a newspaper of general circulation in the city if personal service cannot be obtained and the owner's post office address is unknown; or

(D) Posting the notice on or near the front door of the building if personal service cannot be obtained and the owner's post office address is unknown.

(2) The notice shall contain an identification of the building and the property on which it is located, a description of the existing violation(s) of the minimum standards, and a statement that the municipality will secure or has secured the building.

(3) The notice shall also state that the owner may request a hearing about any matter related to the city's securing of the building, and that if such a hearing is requested, it shall be held pursuant to Texas Local Government Code sec. 214.0011(e) and heard by the city manager or his designee.

#### **Sec. 5-8. Inspection and notice of abatement.**

(a) Inspection. The city manager shall designate a code enforcement official to inspect or cause to be inspected any building the official has probable cause to believe does not meet the minimum standards. If an owner, occupant, agent or person in control of the premises refuses permission to enter or inspect, the code enforcement official, first authorized by the city manager, may seek an administrative inspection warrant or search warrant as provided for by Texas Code of Criminal Procedure Article 18.05, unless an exception to the warrant requirement exists. All inspections, entries, examinations and surveys shall be done in a reasonable manner.

(b) Determination. After completing the inspection, the inspecting official shall determine if the building is a dangerous building, as defined herein.

(c) Notice of Abatement. After an initial determination that a building is a dangerous building, the inspecting official shall notify the owner of record of the building, by certified mail, return receipt requested, of the nature of the violation(s) of the minimum standards. The inspecting official shall also notify the owner of record of the building that the building is dangerous, and that the owner must vacate and/or repair, demolish, or remove the building for the good of the public health, safety and welfare. A notice shall be posted on the dangerous building as follows:

“THIS BUILDING IS DANGEROUS ACCORDING TO THE MINIMUM STANDARDS SET FORTH IN THE OFFICIAL CODE OF THE CITY, CHAPTER 5, ARTICLE I AND THE OWNER MUST REPAIR, DEMOLISH OR REMOVE IT. CONTACT \_\_\_\_\_ AT \_\_\_\_\_ FOR FURTHER INFORMATION.

“DATE \_\_\_\_\_”

(d) Request for public hearing before City Commission. If the owner does not reply or take action within fifteen (15) days from the date the notice was mailed, the inspecting official may request that a public hearing be held before the City Commission, pursuant to Sec. 5-9, to determine whether the building complies with the minimum standards set forth in this article. The city shall then order a public hearing.

(1) If a public hearing is ordered, the city shall make a diligent effort to discover the identity and address of the owner(s) of record and any lienholders or mortgagees of the building and the underlying property.

(2) The city shall notify each owner, lienholder, or mortgagee by certified mail, return receipt requested no later than ten (10) days prior to the date of the public hearing, and notify any unknown owners by posting a copy of the notice on the front door of each improvement situated on the affected property or as close to the front door as practicable. The notice shall state that a public hearing will be held in reference to the building and that any interested party may appear at the public hearing, be heard, and present evidence in reference to the condition of the building. The notice shall further advise the owner, lienholder, or mortgagee or unknown owner that he will have the burden of proof at such hearing and will be required to submit at the hearing proof of the scope of any work that may be required to make the building comply with this article and the amount of time it will take to reasonably perform the work.

(3) The city will publish notice of the public hearing in a newspaper of general circulation in the city no later than ten (10) days prior to the date of the public hearing. The city may also file a notice of the public hearing in the official public records of real property in the county. The notice must contain the name and address of the owner of the property (if it can be determined from a reasonable search of county records), a legal description of the affected property and a description of the proceeding, including the date, location and time of the public hearing.

**Sec. 5-9. Enforcement powers of City Commission.**

(a) Setting hearing. Upon the request of the City Manager or the code enforcement official for a public hearing, the City Commission shall set a date and time for the hearing and shall provide notice of the hearing as may be required by law. The City Commission shall conduct its activities and enforce this article in accordance with the provisions of the Local Government Code.

(b) Powers and duties. The City Commission shall have the power and duty to:

- (1) Require the reduction in occupancy load of an overcrowded structure or vacation of a structure that is hazardous to the health, safety and welfare of the occupants;
- (2) Permit the repair of a substandard structure as an alternative to demolition of the structure; or
- (3) Require the demolition of structures found to be substandard.
- (4) Require the removal of personalty from a structure ordered vacated or demolished. Removal may be accomplished by use of city forces or a private transfer company if the owner of the personalty is not known, the whereabouts of the owner cannot be ascertained or the owner fails to remove the personalty. The building and standards commission may cause any personalty removed to be stored in the care and custody of a bonded warehouse facility. Cost of removal and storage is the responsibility of the owner of the personalty;
- (5) Require that a vacant structure or vacant portion of a structure constituting a hazard be securely closed and made safe;
- (6) Grant a variance when, in the opinion of the City Commission, a literal interpretation of the city's housing standards regulations would result in an imposition of an unnecessary or unreasonable hardship;
- (7) Interpret the provisions of this article in a way so as to carry out their intent and purpose and propose and carry forward amendments to the city's housing standards regulations; and
- (8) Enforce any and all ordinances of the city authorizing or subject to quasi-judicial enforcement under Sec. 54.032 of the Local Government Code.

(c) Applicability. This provision applies only to buildings and structures that are considered not to meet the minimum standards defined in Sec. 5-5, herein. This section does not affect the ability of a municipality to proceed with criminal charges for the violation of this article under the jurisdiction of the municipal court.

#### **Sec. 5-10. Receiver.**

The city may bring an action in district court against an owner of residential property that is not in substantial compliance with the minimum standards and request the appointment of a receiver for purposes of rehabilitating the property pursuant to Tex. Local Government Code Sec. 214.003.

#### **Sec. 5-11. Order to abate.**

(a) If it is found at the public hearing that the building is in violation of the minimum standards, one of the following orders or any combination thereof may be issued by the City Commission:

(1) An order to secure or vacate the building and relocate occupants; or

(2) If it is determined that the order provided for in subsection (a)(1) above is not sufficient to protect the public health, safety or welfare, an order may be issued to repair, demolish or remove the building within a reasonable time.

(b) The city shall promptly mail by certified mail, return receipt requested, a copy of any order issued pursuant to subsection (a) of this section to the owner of record of the building and to any lienholder or mortgagee along with a notice containing an identification of the building and the property on which it is located; a description of the violation(s) of the minimum standards; and a statement that the municipality will secure, vacate, repair, remove or demolish the building if the ordered action is not taken by the owner within a reasonable time.

(c) The order shall allow the owner thirty (30) days to complete the ordered action, unless it is determined from the evidence presented at the public hearing that additional time is required. If more than thirty (30) days is allowed to repair, remove or demolish the building, specific time schedules shall be established for the commencement and performance of the work.

(d) The order shall also state that any lienholders or mortgagees of the building and/or the underlying property shall have an additional thirty (30) days to complete the ordered action if the owner fails to comply within the time allotted in subsection (c) above.

(e) The owner, lienholder or mortgagee may not be allowed more than ninety (90) days to complete any part of the work required, remove or demolish the building unless the requirements of Texas Local Government Code Sec. 214.001(k) are met.

#### **Sec. 5-12. Filing and publication of order.**

Within ten (10) days following the date that an order is issued, the city shall:

(1) File a copy of the order in the office of the city secretary; and

(2) Publish in a newspaper of general circulation in the city a notice containing the following:

(A) The street address or legal description of the property;

(B) The date the hearing was held;

(C) A brief statement indicating the results of the hearing and the contents of the order; and

(D) Instructions stating where a complete copy of the order may be obtained.

**Sec. 5-13. Appeal and Judicial Review.**

Any owner, lienholder or mortgagee of record of a property jointly or severally aggrieved by any order issued under this article shall be entitled to judicial review in district court. A petition must be filed in district court by an owner, lienholder or mortgagee within thirty days after the date of delivery of said order pursuant to Texas Local Government Code Sec. 214.0012.

**Sec. 5-14. Violation and penalty.**

(a) Criminal violations. It shall be unlawful for any person to violate any provision or fail to comply with any of the requirements of this article. A violation of any of the provisions or failure to comply with any of the mandatory requirements of this article shall constitute a Class C misdemeanor punishable by the maximum fine allowed by law and authorized by state statutes or other provisions of this Code. Each such person may be charged with a separate offense for each and every day, or portion thereof, during which any violation of any provision of this article is committed, continued or permitted by such person and shall, upon conviction, be punished accordingly.

(b) Civil violations. In addition to any other remedy provided by this article, any provision of this article or applicable state law may be enforced by injunction issued by a court of competent jurisdiction upon a suit brought by the city. As part of a civil action filed to enforce provisions of this article, a court may assess a maximum civil penalty as allowed by law for violation of this article or state law for each day during which any person commits, continues, allows or maintains a violation of any provision of this article or state law.

(c) Recovery of civil penalties. The city manager may collect all civil penalties and related administrative costs by the use of all appropriate legal means, including referral to the city attorney, the recordation of a code enforcement lien pursuant to the procedures set forth in this article and state law, and the filing of a court action to recover such penalties and costs.

**Sec. 5-15. Defenses.**

(a) The following defenses apply only to the assessment of a penalty as provided in section 5-14. They do not alter any other requirements in this chapter or prevent any other enforcement remedies or procedures available to the city.

(b) It is a defense to section 5-5(1)(J) and (K) of this article that:

(1) Failure to maintain heating and air conditioning equipment in compliance with those subsections was the direct result of an act of nature or other cause beyond the reasonable control of the owner and the owner is making diligent efforts to repair the heating and air conditioning equipment in compliance with those subsections; or

(2) A written contract is in effect requiring the tenant to provide and maintain heating and air conditioning equipment, and the owner has provided utility connections for such equipment in the structure in compliance with the building regulations of the city.

**Sec. 5-16. Expense; lien.**

(a) All expenses of vacating, securing, repairing, removing, demolition, or the relocation of occupants of a building are the responsibility of the owner of the property.

(b) If an owner or other interested party does not vacate, secure, repair, remove, demolish, or relocate occupants of a building within the time allotted in an order issued pursuant to this article, the city may take the ordered action at its expense at the direction of the city manager. If the city repairs the building, such repairs shall only be to the extent required to meet minimum standards and only if the building is a residential building with ten (10) or fewer dwelling units.

(c) As an alternative to subsection (b), a civil penalty may be assessed against the property owner for failure to repair, remove or demolish the building. A notice of penalty shall be mailed by certified mail, return receipt requested, to the property owner advising the amount and duration of the penalty, the date on which it is due, and notice that failure to pay said penalty shall result in a lien being placed on the property.

(d) In addition to subsections (b) and (c) above, the city may assess and recover a civil penalty against a property owner at the time of the hearing for violations of this article, pursuant to Texas Local Government Code sec. 214.0015.

(e) Any expenses incurred by the city pursuant to subsection (b) of this section and any civil penalties incurred by the owner pursuant to subsections (c) and (d) of this section will be assessed as a lien against the property on which the building stands or stood. The city will have a privileged lien upon filing same in the official public records of the county clerk subordinate only to tax liens against the property unless it is a homestead as protected by the state constitution. The lien will be extinguished if the property owner or other interested party reimburses the city for all expenses and penalties.

#### **Sec. 5-17. Voluntary Conveyance of Property to City for Demolition.**

(a) Upon approval by the City Commission and a determination by the City Commission that a certain property has value to the city, the city may take possession of property on which there is located a building that the owner has been ordered to demolish; this requires conveyance of the property by deed to the city and may require payment by the property owner for some portion of the demolition and disposal or the administrative costs associated with the conveyance and demolition. The terms of this type of agreement must be reduced to writing, to be signed by both parties, and approved and accepted by the City Commission prior to conveyance.

(b) The city is permitted to dispose of certain demolition waste in a city disposal facility owned and operated by the city under Permit by Rule No. 9000 issued to the city by the Texas Commission on Environmental Quality under 30 Texas Administrative Code Section 330.7(i). In accordance with state law, in order to dispose of the demolition waste in the permit-by-rule city disposal facility, the city must acquire ownership of the property on which the demolition waste is located prior to disposing of the demolition waste in the city disposal facility and must require the donor to provide clear evidence of the financial inability to demolish the structure and dispose of the waste. Any person wishing to convey property to the city under this section must provide a sworn statement and financial documentation sufficient to establish the financial inability to demolish the structure and dispose of the waste. The terms of this type

of agreement must be reduced to writing, to be signed by both parties, and approved and accepted by the City Commission prior to conveyance.

**Sec. 5-18. Administrative liability.**

No officer, agent or employee of the City of Breckenridge shall render himself personally liable for any damage that may accrue to any person or property as a result of any act required or permitted in the discharge of his duties under this article.

**Sec. 5-19. Fire limits.**

The fire limits of the city shall be comprised of the following described territory:

Blocks 3, 4, 5, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, and the south ½ of 32, north ½ of 29, north ½ of 20, north ½ of 21, and north ½ of 22, Original Townsite of the City of Breckenridge.

**Sec. 5-20. Building permit, fees.**

It shall be unlawful for any person to construct, repair, alter, add on to, remodel or structurally alter, install, or move any building or structure within the city without first obtaining a permit from the designated code enforcement official of the city. Application for a building permit shall be made on a form furnished by the city. All permit fees will be as set by the City Commission annually by ordinance in conjunction with the budget process.

**Sec. 5-21. Demolition—permit required.**

It shall be unlawful for any person to demolish any building situated within the fire limits of the city without first obtaining a written permit from the city. Application for such permit shall be made on a form furnished by the city. The cost of the permit shall be as set by the City Commission under Sec. ~~5-3~~ 5-20.

**Sec. 5-22. Demolition—Indemnification insurance.**

Before demolishing any building or structure within the fire limits of the city, any person applying for a permit shall obtain and deliver to the city as indemnity, an insurance policy adding the city as an additional insured or indemnifying the city against all injuries to persons or property suffered in the demolition of said building or structure.

**Secs. 5-23—5-29. Reserved.**

B. Chapter 5, Article II, Electrical, is hereby renumbered as Sections 5-30 to 5-44, with Sections 5-45 to 5-49 reserved for future use.

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III. ***Severability.*** It is hereby declared to be the intention of the City Commission of the City of Breckenridge that any phrase, sentence, section, or paragraph of this ordinance shall be declared unconstitutional or otherwise invalid by final judgment of a court of competent jurisdiction such

unconstitutionality or invalidity shall not affect any of the remainder of this ordinance since the same would have been enacted by the City Commission without the incorporation of the unconstitutional or invalid phrase, sentence, section or paragraph.

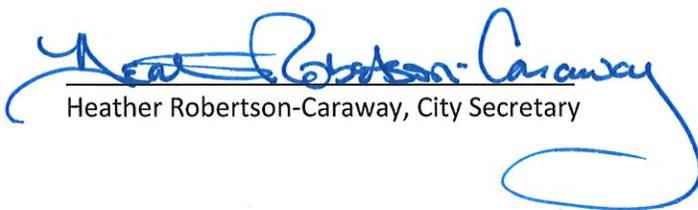
IV. **Open Meetings.** It is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public, and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551, Texas Local Government Code.

V. **Effective Date.** This ordinance shall take effect upon its adoption by the City Commission and after publication as required by the Texas Local Government Code.

The above and foregoing ordinance was duly proposed, read in full and adopted on the 2<sup>nd</sup> day of April 2019, at a regular meeting of the City Commission.

  
\_\_\_\_\_  
Bob Sims, Mayor

ATTEST:

  
\_\_\_\_\_  
Heather Robertson-Caraway, City Secretary

