



INFORMATION MEMORANDUM

TO: Mayor and City Council

FROM: Jim Olk – Director of Community Services

DATE: November 18, 2014

SUBJECT: Ordinance No. 3313 regarding deteriorated roofs.

At the City Council Study Session on November 4, 2014, City Council directed City Administration to draft language that would address deteriorated roof material on buildings in Farmers Branch. This request was triggered by complaints from residents regarding roofs that are in an extreme state of deterioration, but due to the current wording in the Property Maintenance Code, City Administration must first prove that the roof was leaking before formal code enforcement action could be taken. The proposed wording eliminates the determination that a leak is present.

The existing code text reads:

(f) *Roofs.* The roof of every habitable structure shall be structurally sound, tight and free of leaks, and roof drainage shall be adequate to prevent rainwater from causing dampness in the walls or interior portion of the structure. Repairs made to roofs shall be completed in a workmanship manner and repair material shall match the existing roof material.

The proposed code text reads:

(f) *Roofs and roof drainage.* The roof, roof coverings and flashing on a building shall be maintained in good repair. Roof coverings shall be sound, tight and not have defects or evidence of deterioration. Repairs made to roofs shall be completed in a workmanship like manner and repair material shall match the existing roof material. Roof drainage shall be adequate to prevent ponding on the roof, dampness or deterioration in the exterior walls or interior portions of the structure. Roof drains, gutters and downspouts shall be maintained in

good repair and free from obstructions. Runoff water shall not be discharged in a manner that creates a public nuisance.

Possible Council Action:

1. I move to adopt Ordinance No. 3313 amending Section 56-82 (f) of the Code of Ordinance relating to roofs and roof maintenance.
2. I move to adopt Ordinance No. 3313 amending Section 56-82 (f) of the Code of Ordinances relating to roofs and roof maintenance, with modifications.
3. I move to table the item or take no action.