

## **ORDINANCE NO. 3953**



**AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING CITY'S CODE OF ORDINANCES CHAPTER 56 (PROPERTY MAINTENANCE CODE) ARTICLE I (IN GENERAL), ADOPTING THE 2024 EDITION OF THE INTERNATIONAL PROPERTY MAINTENANCE CODE, WITH CERTAIN ADDITIONS, DELETIONS, AND AMENDMENTS, AS THE PROPERTY MAINTENANCE CODE OF THE CITY OF FARMERS BRANCH, AND ARTICLE XI (MINIMUM PROPERTY STANDARDS) SECTION 56-150 (MINIMUM SECURITY STANDARDS – MULTIFAMILY COMPLEXES); PROVIDING A REPEALER CLAUSE, SEVERABILITY CLAUSE, A SAVINGS CLAUSE, A PENALTY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the International Code Council (ICC) has developed a set of comprehensive and coordinated national model construction codes, including the International Property Maintenance Code; and

**WHEREAS**, since the 1970s, the City of Farmers Branch has been involved throughout the development process of the ICC, specifically the International Property Maintenance Code, in conjunction with the North Texas Chapter of the International Code Council, Regional Codes Coordinating Committee of North Central Texas Council of Governments (NCTCOG), and the International Conference of Building Officials (ICBO); and

**WHEREAS**, the 2024 International Property Maintenance Code, a publication of the ICC, has been reviewed by city staff and the NCTCOG for necessary updates and amendments; and

**WHEREAS**, the City Council of the City of Farmers Branch has determined that it is in the best interest of the citizens of the City of Farmers Branch to adopt the 2024 Edition of the International Property Maintenance Code, and the additions, deletions, and amendments thereto, as the minimum standards for maintenance of existing buildings and structures within the City limits, as set forth herein, and to adopt the Property Maintenance Code to account for unique local practices and /or conditions within the City; and

**WHEREAS**, the City Administration also recommends for adoption other revisions and updates to Chapter 56 (Property Maintenance Code) Article XI (Minimum Property Standards) Section 56-150 (Minimum Security Standards – Multifamily Complexes) to further protect the health and safety of the Farmers Branch residents and visitors;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, THAT:**

**SECTION 1.** Chapter 56 (Property Maintenance Code) Article I (In General) is hereby adopted and shall read in its entirety as follows:

## **ARTICLE I. SCOPE AND ADMINISTRATION**

### **Sec. 56 - 1. Adoption of International Property Maintenance Code; purpose.**

The 2024 Edition of the International Property Maintenance Code, as published by the International Code Council and as amended pursuant to Sec. 56-1 is hereby adopted. Copies of the Property Maintenance Code are on file in the office of the city secretary for permanent record and inspection and are incorporated into this section as if fully set forth herein. The city manager or designee, is hereby authorized and directed to enforce all provisions of the Property Maintenance Code. For purposes of this Article, the phrase "Property Maintenance Code" means collectively (i) the 2024 Edition International Property Maintenance Code, as published by the International Code Council and (ii) the local amendments adopted pursuant to Sec. 56-2.

**Sec 56-2. Local Amendments to the International Property Maintenance Code:** For purposes of enforcement of the provisions of the Property Maintenance Code within the incorporated limits of the City, the following deletions, additions, and amendments to the 2024 Edition of the International Property Maintenance Code are hereby approved and amended as follows:

#### **[A] 107.4.1 Violations penalties, amended to read as follows:**

(a)Any person violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor and, upon conviction in the municipal court, shall be subject to a fine not to exceed \$2,000.00 for each offense unless a different fine is otherwise stated. Each and every day such violation continues, it shall constitute a separate offense.

(b)Civil penalties may be assessed by Municipal Court of Record No. 1 for failure to comply with a lawful order of the Municipal Court of Record No. 1 as established in this chapter. Civil penalties shall be assessed in an amount not to exceed \$1,000.00 a day for a violation of an ordinance.

(c)The penalties provided for in this section are in addition to any other penalties or enforcement remedies that the city may have under any applicable laws.

**SECTION 2.** Chapter 56 (Property Maintenance Code) Article XI (Minimum Property Standards) Section 56-150 (Minimum Security Standards – Multifamily Complexes), is hereby adopted and shall read in its entirety as follows, all other provisions of Article XI shall remain unchanged:

### **Sec. 56-150. - Minimum security standards—Multi-family complexes.**

(a) *Applicability.* This section shall apply to all:

- (1) Multi-family complexes with five or more dwelling units that are required to participate in the city's mandatory crime reduction program on or after January 1, 2023; and
  - (2) All newly-constructed multi-family complexes with five or more dwelling units issued a certificate of occupancy after July 19, 2022.
- (b) *Security cameras and recording equipment.* A digital security camera system consisting of cameras, recording, and playback equipment shall be installed, operated, and maintained in every multi-family complex subject to the following minimum standards:
- (1) The cameras must capture a color digital video image of every person and vehicle coming within view of the camera's lens during daylight and nighttime hours, and transmitting the image to a digital video recording device that will record and store such image;
  - (2) The digital video recording and storage device must be capable of storing, playing back, and sharing all captured video images for a period not less than 14 calendar days after the images are recorded;
  - (3) The recording of video images shall be:
    - (i) Continuous for 24 hours a day, seven days a week, or
    - (ii) Motion-activated, provided the motion detector that activates the recording is operating continuously 24 hours a day, seven days a week.
  - (4) At least one camera shall be located and installed as follows:
    - (i) At or near each driveway entrance and exit to every multi-family complex and shall be positioned to capture a clear image(s) of vehicle license plates as vehicles enter and exit the complex; and
    - (ii) At or near each entrance and exit to each parking garage and shall be positioned to capture clear image(s) of vehicle license plates as vehicles enter and exit the parking garage(s);
  - (5) At least one camera shall be installed on or near every building containing dwelling units and shall be positioned to capture clear images of every person and vehicle in the parking area(s) adjacent to said buildings; provided, however, no more than ten cameras shall be required to be installed pursuant to this section 56-150(b)(5); and
  - (6) Every component and feature of the digital security camera system shall be maintained in functional condition at all times. All components, physical

and digital, of the system shall be maintained free of signs of deterioration including, but not limited to, missing, broken, or malfunctioning parts. All physical components of the system shall be securely anchored, fastened and/or mounted at all times.

*(c) Recording and image storage and retention.*

(1) The digital recording and storage device(s) required by this section shall be installed in a secure location inaccessible to any person other than the owners and managers of the multi-family complex and their employees. Notwithstanding the foregoing to the contrary, the owner or manager of the complex may contract with a third-party to provide for the recording and/or storage of the video captured by the digital security camera system on off-site servers provided the digital security camera system allows for retrieval and playback of video at a location within the complex.

(2) Digital recordings and images captured by the digital security camera system installed pursuant to this section shall be:

- (i) Retained for not less than 14 days; and
- (ii) Digitally stamped with the date and time of day on which the recording or image was recorded.

*(d) Notification signs.*

(1) Signs with a sign face not less than four square feet in area and constructed of an approved material notifying those on or approaching the premises that the complex is under surveillance shall be installed at:

- (i) Every driveway entrance and exit of the multi-family complex;
- (ii) Every building containing dwelling units, the leasing or management buildings(s), and clubhouse(s); and
- (iii) Every driveway entrance and exit to and/or from every parking garage.

(2) When required by ordinance, a sign permit shall be obtained, before the installation, erection, placement, alteration, relocation, use or repair of any sign required by this section.

*(e) Access control devices.*

(1) Access control devices shall be installed and maintained at every vehicular entrance and exit to/from a parking garage(s).

- (2) Every access control device required to be installed pursuant to section 56-150(e)(1) shall be equipped with a mechanism(s) or apparatus(es) that grants access to fire, law enforcement, and emergency medical vehicles in accordance with the standards and requirements established by the city fire marshal.
- (3) All access control devices including, but not limited to gates, arms, and bars, shall remain in functional condition and free from signs of deterioration at all times. Missing or broken pieces must be repaired or replaced, including, but not limited to, bars, poles, rails, chains, buttons, and sensors.
- (f) *Lighting.* All light fixtures, devices, accessories, and supports shall be in functional condition at all times and free of deterioration. Missing or broken pieces must be repaired or replaced, including, but not limited to, bulbs, caps, covers, mounts, poles, switches, plugs, and sockets.
- (g) *Vegetation.*
- (1) The enforcement authority shall have the authority to require the trimming, removal, relocation and/or replacement of any vegetation on the multi-family complex property that has grown to the extent that it reasonably prevents a person traversing an adjacent walkway, sidewalk, trail, or parking area from observing a possible attacker hiding within such vegetation. Failing to comply with the order of the enforcement authority issued pursuant to this section 56-150(g)(1) shall be unlawful and a violation of this section.
- (2) Vegetation that is not trimmed, removed, relocated and/or replaced pursuant to an order of the enforcement authority pursuant to section 56-150(g)(1) shall be considered a nuisance and may be abated by the enforcement authority in accordance with section 56-38 of this chapter.
- (h) *Issuance of multi-family rental permits.* Multi-family rental permits shall not be issued to any multi-family complex that is not in compliance with this section.
- (i) *Compliance dates.*
- (1) This section shall be effective and enforceable on July 19, 2022.
- (2) Multi-family complexes described in section 56-150(a)(1) shall have one year from the date notice is issued to the complex requiring its participation in the mandatory crime reduction program to comply with this section.

**SECTION 3.** All other Articles contained within Chapter 56 (Property Maintenance Code), including Articles II, III, IV, V, VI, VII, VIII, IX, X, XII, XIII, XIV, and XVI, shall remain unchanged unless otherwise amended by this Ordinance.

**SECTION 4.** All provisions of the Code of Ordinances of the City of Farmers Branch in conflict with the provisions of this Ordinance are hereby repealed, and all other provisions of the Code of Ordinances of the City of Farmers Branch, not in conflict with the provisions of this Ordinance, shall remain in full force and effect.

**SECTION 5.** It is the intention of the City Council that this Ordinance, and every provision thereof, shall be considered severable, and the invalidity or unconstitutionality of any section, clause, provision, or portion of this Ordinance shall not affect the validity or constitutionality of any other portion of this Ordinance.

**SECTION 6.** The repeal of any Ordinance or part of Ordinances effectuated by the enactment of this Ordinance shall not be construed as abandoning any action now pending under or by virtue of such Ordinance or as discontinuing, abating, modifying or altering any penalty accruing or to accrue, or as affecting any rights of the municipality under any section or provisions of any Ordinances at the time of passage of this Ordinance.

**SECTION 7.** Any violation of the provisions or terms of this ordinance shall be subject to the same penalty as provided in the Code of Ordinances of the City of Farmers Branch as heretofore amended and, upon conviction, shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00). Every day a violation continues shall constitute a separate offense.

**SECTION 8.** This Ordinance shall take effect on October 1, 2025, following the passage of this Ordinance, the publication of the caption hereof as the law and charter in such case provide.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, THIS 19th DAY OF AUGUST, 2025.**

**ATTEST:**

**APPROVED:**

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Erin Flores, City Secretary

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Terry Lynne, Mayor

**APPROVED AS TO FORM:**

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Nicole Corr, City Attorney  
[vf.07.20.25]