



Substandard Building

City Code of Ordinances: Chapter 18

It shall be unlawful for any owner or occupant who occupies or controls any property or portion thereof, within the corporate city limits of Colleyville, to permit or allow a building or structure to fall into noncompliance or remain in noncompliance on such property, in violation of city housing code ordinances.

Section 18-226, Uniform Housing Code.

The purpose of a substandard building code is to provide minimum standards to safeguard life or limb, health, property, and public welfare by regulating and controlling the use and occupancy, location, and maintenance of all residential buildings and structures within the city's jurisdiction.



Uniform Housing Code: Chapter 10, Section 1001 (a) General.

Any building or portion thereof that is determined to be an unsafe building in accordance with building code, or any building or portion thereof, including any dwelling unit, guest room or suite of rooms, or the premises on which the same is located, in which there exists any of the conditions referenced in this section to an extent that endangers the life, limb, health, property, safety or welfare of the public or the occupants thereof, shall be deemed and declared to be substandard buildings.

(b) Inadequate Sanitation. Buildings or portions thereof shall be deemed substandard when they are unsanitary. Inadequate sanitation shall include but not be limited to the following:

1. Lack of or improper water closet, lavatory, bathtub or shower in a dwelling unit.
2. Lack of or improper kitchen sink in a dwelling unit.
3. Lack of hot and cold running water to plumbing fixtures in a dwelling unit.
4. Lack of adequate heating facilities.
5. Lack of required ventilating equipment.
6. Lack of natural light and ventilation.
7. Lack of required space dimensions.

8. Lack of required electrical lighting.
9. Dampness of habitable rooms.
10. Infestation of insects, vermin or rodents.
11. General dilapidation or improper maintenance.
12. Lack of connection to required sewage disposal system.
13. Lack of adequate garbage storage and removal.



(c) Structural Hazards. Buildings or portions thereof shall be deemed substandard when they are or contain structural hazards. Structural hazards shall include but are not to be limited to the following:

1. Deteriorated or inadequate foundations.
2. Defective or deteriorated flooring or floor support.
3. Flooring or floor supports of insufficient size to carry imposed loads with safety.
4. Members of walls, partitions or other vertical supports that split, lean, list or buckle due to defective materials or deterioration.
5. Members of walls, partitions or other vertical supports that are of insufficient size to carry imposed loads with safety.
6. Members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split or buckle due to defective material or deterioration.
7. Members of ceilings, roofs, ceiling and roof supports, or other horizontal members that are of insufficient size to carry imposed loads with safety.
8. Fireplaces or chimneys that list, bulge or settle due to defective materials or deterioration.
9. Fireplaces or chimneys that are of insufficient size or strength to carry imposed loads with safety.

(e) Hazardous Electrical Wiring. Hazardous electrical wiring is wiring installed in violation of the electrical code, or electrical wiring that has not been maintained in good condition.

(f) Hazardous Plumbing. Hazardous plumbing is considered to be plumbing fixtures, piping, equipment and associated materials installed in violation of the plumbing code, or plumbing fixtures, piping, equipment and associated materials that have not been maintained in good condition.

(g) Hazardous Mechanical Equipment. Hazardous mechanical equipment is equipment installed in violation of the mechanical code, or equipment that has not been maintained in good condition.

(h) Faulty Weather Protection. Buildings or portions thereof shall be considered substandard when they have faulty weather protection, which shall include but not be limited to the following:

1. Defective or lack of weather protection for exterior wall coverings, including lack of paint, or weathering due to lack of paint, or other approved protective covering.
2. Broken, rotted, split or buckled exterior wall coverings or roof coverings.
3. Deteriorated or ineffective water proofing or exterior walls, roof, foundations or floors, including broken windows or doors.
4. Deteriorated, crumbling or loose plaster.



(i) Fire Hazard. Any building or portion thereof, device, apparatus, equipment, combustible waste or vegetation that is in such a condition as to cause a fire or explosion, or provide a ready fuel to augment the spread and intensity of a fire or explosion arising from any cause shall be considered substandard.

(k) Hazardous or Unsanitary Premises. The accumulation of weeds, vegetation, junk, dead organic matter, debris, garbage, offal, rat harborages, stagnant water, combustible materials and similar materials or conditions on a premise constitutes fire, health or safety hazards which shall be abated in accordance with this code.

This information is intended to serve as an overview of the Colleyville residential substandard building code requirements. For a more comprehensive list of requirements please visit our website at www.colleyville.com, or call the Building Inspections Department at 817.503.1031.