



Overview of Proposed Amendments of the International Property Maintenance Code (IPMC) presented to Building and Standards Commission



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DEPARTMENT

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Purpose of Presentation

To present an overview of proposed amendments of the International Property Maintenance Code (IPMC).

Background

- The City of Austin will be adopting the ICC – International Code Council’s 2015 IPMC updates from the current 2012 IPMC.
 - 11/15/2015: Collaboration began with other City Departments for proposed amendments.
- 2/12/2016, 2/26/2016, 3/28/2016: A series of three (3) meetings for community stakeholders were held for input.
- 5/25/2016: ACD staff presented a draft of recommended changes to the BSC – Building and Standards Commission.

Outline for Presentation

- Major Changes from Initial IPMC 2015 Draft
- Minor Adjustments from Initial IPMC 2015 Draft
- Added Provisions related to IPMC 2015 Draft Ordinance

Major Changes

- Reorganized portions of the Local Amendments 25-12-211 to more closely follow the format of the International Property Maintenance Code 2015.
- Revised Local Amendments to be more inclusive of “plain-language”.
- Incorporated language to clarify Code Official authority.

Major Changes

- Removed specifications for stairways, handrails, and guardrails that were constructed when City Building Code did not apply.
- Modified structural classification for BSC civil penalty off-set provision, Austin City Code § 25-12-213, Chapter 9, Section 902.2.1
- Incorporated a requirement to obtain a permit for work completed without a permit.

Major Changes

- Revised square footage requirements for dwellings.
- Was:
 - Every bedroom or other habitable rooms shall contain at least 70 square feet (6.5 m²) of floor area.
 - Where more than two persons occupy a room used for sleeping purposes, the required floor area shall be increased at the rate of 50 square feet (4.65m²) for each occupant in excess of two.
 - One child per room not more than 24 months in age will be exempt from these calculations.

Major Changes

- Revised square footage requirements for dwellings.
- Change:
 - Every living room shall contain not less than 120 square feet and,
 - Every bedroom shall contain not less than 70 square feet and,
 - Every bedroom occupied by more than one person shall contain not less than 50 square feet of floor area for each occupant thereof.



Major Changes

Section 109.1 “Imminent Danger”

- Purpose of Provision:
 - Sets standard to invoke emergency authority in a dangerous situation.
 - Identifies the steps to take when a dangerous situation exists.
- Change:
 - Made the provision more inclusive of “plain-language”.
- Samples of the Text:
 - When the code official determines that a condition exists that could cause serious or life-threatening injury or death in the near future, the code official is authorized to..
 - Conditions include, but are not limited to, a portion of the structure has collapsed or is collapsing.

Major Changes

Section 305.1.1 “Unsafe Conditions”

- Purpose of the Provision:
 - Identifies presumed unsafe conditions.
 - Identifies appropriate remedy.
 - Identifies how to rebut presumption of an unsafe condition.
- Change:
 - Incorporated language from Commentary to make the provision more inclusive of “plain-language”.

Major Changes

305.1.1 “Unsafe Conditions” – continued

- Samples of the Text:
 - A structure or a component of a structure cannot perform as intended.
 - Was: *“The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength.”*
 - Any portion of the foundation system is not supported by footings, is not supported by adequate soil, has cracks or breaks, or is not adequately anchored.
 - Was: *“Foundation systems that are not firmly supported by footings are not plumb and free from open cracks and breaks, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.”*

Minor Adjustments

- Water Heating Facilities:
 - Standard Testing Protocol
 - Let the water run for 1 minute in a structure with three or fewer units prior to testing the water
 - Let the water run for 2 minutes in a structure with four or more units prior to testing the water
 - Hold the thermometer in the water stream until the temperature stabilizes before recording the results
- Inspections:
 - Incorporated language related to Administrative Search Warrants.

Added Provisions

- Electrical Service (Dwelling Units)
 - 60 amperes: IPMC standard
 - 100 amperes: Local Amendment standard
 - Basis for change – Existing Electrical Code
- Definitions
 - Substandard:
 - Term is used in state law
 - Means: a structure or premise that does not comply with the City's Property Maintenance Code.
 - Dangerous:
 - Means: a condition that violates the City's Property Maintenance Code that could cause serious or life-threatening injury or death.

Added Provisions


- Definitions - continued
 - Other Additions
 - Inspectors
 - Right of Entry
 - Placarding
 - Luminaires
 - Wiring
 - Judicial Order
 - Order
 - Premise
 - Salvage Material
 - Failure to Comply

Next Steps


1. Feedback and/or approval from Building and Standards Commission
2. Presentation of Final IPMC Amendment draft to City Council will follow established process:
 - Responsible Department will launch the request for action by Council to set for public hearing.
 - Council will place the item on the agenda for public hearing.
 - Following public hearings, the item will be set on the agenda for decision.

Next Steps - Timeline

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- Request Action by Council
2nd Quarter FY 2017

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- Council Places Action on
Agenda for Public Hearing
2nd Quarter FY 2017

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- Item Set on Council Agenda for Adoption
Late 2nd Quarter FY 2017

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- If adopted, proposed implementation 2nd Quarter 2018

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