



Proposed local amendments to the International Property Maintenance Code (a/k/a The City's Property Maintenance Code)



AUSTINCODE
DEPARTMENT

Presented by
Moses Rodriguez, Investigator
February 22, 2017

Purpose of Presentation

To summarize staff's recommendations in response to questions brought forth by stakeholders on the proposed amendments of the International Property Maintenance Code (IPMC).

Background

- The City of Austin will be adopting the International Code Council's (ICC) 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: held a series of community stakeholder meetings to gather input.
- 5/25/2016: Draft recommendations presented to the BSC.

Outline for Presentation

- Review of preliminary stakeholder input.
- Changes, adjustments and added provisions related to IPMC 2015 Draft Ordinance.
- Staff recommendations in response to stakeholder input.

City of Austin Code of Ordinances

Chapter 25-12—Property Maintenance Code

2016 Proposed Amendments

Updated January 25, 2017

| Feedback received (BSC, Austin Tenants Council, Citizen Stakeholders) | ACD Proposed Amendment(s) |
|--|---|
| Guardrails | |
| 307.4.2 Guardrails spacing less than 9 inches. (BSC) | Keep the 9 inches spacing |
| Definition of Children for over occupancy issues | |
| 404.4.1 Recommend not to count those 2 years and under. (Stakeholder) | Recommend 18 years of age or older. |
| Ages 2-12 to count as ½ adult (Stakeholder) | |
| 404.4.1 Recommend two plus one (two adults plus one child per room) (Austin Tenants Council) | |
| 404.4.1 Occupancy to change from 24 months (BSC) | |
| Carbon Monoxide Detectors | |
| Carbon Monoxide detector match the 2015 International Fire Code (Stakeholder) | Yes, complies with the 2015 IFC |
| 705. Carbon Monoxide to make it where all structures with gas appliances is required (BSC) | To adopt exceptions on Carbon Monoxide Alarm |
| Adopting international existing building code | |
| Cross refrence-2015 International Existing Building Code (Stakeholder) | The Development Services Department has adopted Appendix J. |

Questions Received and Responses

Section 307.4.2 Guardrails Riser Height and Tread Depth Minimum Stair Rise and Run (Amendment)

- **“ When a structure was constructed in a time of no applicable code, will this be a mandatory revision?”**
- *Only if a building permit is required, then it must be used in conjunction with the NFPA (National Fire Protection Association) life safety code. This provision is applicable when no building permit exist for construction.*

Questions Received and Responses

Section 307.4.2 Guard Spacing and Height (Amendment) Limit of 9” Sphere

- **It used to be 6 inches separation of the intermediates, now it is 4 inches. Why is 9 inches allowed here?**
 - *This was in reference to the 1964 adopted code. We are now moving to applicable codes in effect.*
- **Is 9 inches spacing common in old Austin buildings?**
 - *Yes, since the 1964 adoption to code.*
- **When was 9 inches spacing allowed per code?**
 - *ACD recommend 9 inches spacing as a minimum. The 1964 Austin code allowed 9 inches. Between 1982 and 1992 6 inches was allowed. In 1995, a 4-inch sphere was adopted.*

Questions Received and Responses

Section 404.4.1(Other rooms) Definition of a Child

- **Were more than two persons occupy a room used for sleeping purposes 36 months or $\frac{1}{2}$ an adult? We would like to see each child count as $\frac{1}{2}$ adult between the ages of**
 - **24 months and 12 years or**
 - **36 months and 12 years**
- *ACD recommends 18 years of age or older to be counted in the occupancy.*


Questions Received and Responses


Section 705 Carbon Alarms

- **This section applies to a structure, which at the time of construction, was required to be equipped with carbon monoxide alarm.**
- *The following verbiage is from IPMC amendments on Smoke Alarms. Exceptions:*
 - 1. Carbon monoxide alarms are permitted to be solely battery operated in existing buildings in areas or locations within such buildings where carbon monoxide alarms were not required to be powered by the building wiring under the code in effect at the time of construction and either:*
 - *There is no construction, alterations or repairs taking place Or*
 - *The construction, alterations or repairs in progress do not result in the removal of interior walls or ceiling finishes exposing the structure.*
 - 2. Carbon Monoxide alarms are permitted to be solely battery operated in buildings that are not served from a commercial power source.*

Next Steps - Timeline

- 
- Request Council Agenda
1st Quarter 2017

- 
- Public Hearing
2nd Quarter 2017

- 
- Council Consideration and Action
Late 2nd Quarter 2017

- 
- If adopted, Implementation
1st Quarter 2018

Connect With Us

To report a possible code violation in your neighborhood,
call 3-1-1, download the mobile app by searching Austin 311, or
visit our website: www.austintexas.gov/department/code/services

Remember, you can always report a violation anonymously.



Connect With Us

Visit us on Facebook: www.facebook.com/AustinCodeATX

Tweet with us: @Austin_Code

#CODECARES