



2015 International Property Maintenance Code (IPMC)- BSC Meeting for Code Adoption

Building Standard Commission (BSC)



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2015 International Property Maintenance Code (IPMC)- BSC Meeting for Code Adoption

Welcome and Introductions



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Goals for meeting:

- **Provide general overview of:**
 - International Property Maintenance Code (IPMC)
 - IPMC and Local Amendments currently in effect
 - 2015 IPMC- proposed amendments and adoption process





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General Summary of IPMC



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General Summary of IPMC

- **Regulates minimum maintenance requirements for existing buildings-**
 - Residential and Nonresidential
- **Intent:** Protect public health, safety and welfare.
- **Fully compatible with all International Codes-**
 - International Building Code (IBC)
 - International Residential Code (IRC)
 - International Fire Code (IFC)



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IPMC- model code

- Chapters of model code address maintenance/condition of:
 - Structural members/systems
 - Exiting (stairways, exit doors, egress windows)
 - Plumbing, electrical and mechanical systems
 - Weather protection, occupancy limits
 - Sanitation
 - Fire Protection





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2012 IPMC and Local Amendments- Currently in Effect

ARTICLE 9. PROPERTY MAINTENANCE CODE.

- § 25-12-211 Property Maintenance Code
- § 25-12-212 Citations to the 2012 International Property Maintenance Code
- § 25-12-213 Local Amendments to the 2012 International Property Maintenance Code



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Local Amendments to Model Code and Chapters added to model code

- **Amendments to 2012 model code chapters 1-8:**
83
 - Wording changes, revised sentences
additional language, some new sections





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Local Amendments Chapters added to model code

- **Chapter 13:** Regulations related to transient lodging for public: **Changes to be in effect after STR Ordinance comes into effect.**
 - Hotel/Motels
 - Rooming & Boarding Houses
 - Bed & Breakfast
 - Short-Term Rentals (Oct.1, 2012)





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Overview of Code Changes from '12 – '15

- **2012 Model Code Changes**-staff recommendations for:
 - amendments, deletions, additions to model code
- **Proposed Updates to Local Amendment Chapters 9-15**



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- Fifteen recommend changes to 2012 edition:
 - Chapter 3: 304.14 Insect Screens. (added)





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- Fifteen recommend changes to 2012 edition:
 - Chapter 3: 304.3 Premises Identification. (added)





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- Fifteen recommend changes to 2012 edition:
- Chapter 4: Light, Ventilation and Occupancy Limitations:
 - Section 404.4.1 Room area- (added)
 - Section 404.5 Overcrowding- (added)
 - Table 404.5 (added)
 - Sections 404.5.1 & 404.5.2 (added)
 - **NOTE:** : Required habitable room area per individual defined in amended Section 404.4.1
 - Section 404.6 Efficiency unit (addition) (added stipulation of 70 square feet required for not more than one occupant.



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- Fifteen recommended changes to 2015 (cont.)
 - Chapter 6:
 - Section 602.2 Residential Occupancies- (1 addition)
Portable space heaters can only be used on a temporary basis depending at discretion of Code Official.



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Chapter 7:

Section 705 Carbon Monoxide Alarms (1 addition)

Shall be installed and maintained.





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Additional proposed:

- Updates
- new sections



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- **Short-term Rental (STR) Ordinance-** October 1, 2012. Regulations for STR's: 25-2-788 through 792
- **Chapter 13:** (Hotel, Rooming House, Boarding House, Bed & Breakfast Establishment Regulations)
- **Short-term Rentals (STR's) added to chapter 13:**
 - Chapter 13
 - 1308 License Suspension
 - 1309 Appeal From License Suspension



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- **Summary of changes from 2012-2015**
 - (15) model code changes. Of those, we propose to adopt/amend (8) and delete (1)
 - Various updates to existing local amendments. Most significant of those:
 - Chapter 3: 304.14 Insect Screens. (added)
 - 304.3 Premises Identification. (added)
 - Chapter 4: Light, Ventilation and Occupancy Limitations:
 - Section 404.4.1 Room area- (added)
 - Section 404.5 Overcrowding- (added)
 - Table 404.5 (added)
 - Sections 404.5.1 & 404.5.2 (added)
 - **NOTE:** : Required habitable room area per individual defined in amended Section 404.4.1
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2015 International Property Maintenance Code (IPMC)- Adoption Process & General Overview of Changes

Adoption Process Overview



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2015 International Property Maintenance Code (IPMC)-

Overview of Adoption Process

- **Code Compliance Internal Review of 2015 IPMC – completed ☒.....and on-going**
- **Internal Stakeholder Mtgs.-**reviews, input (PDR, AFD, NHCD, HHSD)- process ongoing
- **BSC Public Hearing- May 25, 2016** Informational, overview for Commission- completed ☒



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2015 International Property Maintenance Code (IPMC)- Overview of Adoption Process-Continued

- **External Stakeholder Meetings**-Scheduled:





2015 International Property Maintenance Code (IPMC)-

Overview of Adoption Process-Continued

- **All Technical Codes to City Council-**
Goal: September 2016.
- **Ordinance to take effect on: _____,**
2016





2015 International Property Maintenance Code (IPMC)- Adoption Process & General Overview of Changes

Q & A



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