



2015 International Property Maintenance Code (IPMC)- Proposed Changes to the City's Property Maintenance Code Response to Stakeholder Comments

Presented to the Building and Standards
Commission by Moses Rodriguez, Code Officer

AUSTINCODE
DEPARTMENT

August 24, 2016

Purpose

Provide staff response to suggestions from stakeholder



Stakeholder Comments

Suggestion 1: Minimize number of local amendments

Many of the Local Amendments have been part of City Code for many years and staff does not recommend reducing the number of local amendments. During this process, staff is proposing 3 new amendment changes:

- 1) Section 304.3 Premises Identification
- 2) Section 304.14 Insect Screens
- 3) Section 705 Carbon Monoxide Alarms.



Stakeholder Comments

Suggestion 2: Integrate overcrowding and other standards adopted by the City Council for Short Term Rental

The occupancy limits for short-term rentals are zoning requirements.

Zoning occupancy limits do not translate into an overall maximum for all structures, which is the standard in the City's Property Maintenance Code.



Stakeholder Comments

Suggestion 3: Cross reference applicable state law governing the Building and Standards Commission

The Local Amendments already include a cross reference to Section 2-1-122, which includes references to Chapters 54 and 214 of the Local Government Code.



Stakeholder Comments

Suggestion 4: Cross reference Austin City Code provisions concerning landfill waste and recycling facilities: testing of cross-connection valves: fire alarms: and fire sprinklers

Including these provisions in the Property Maintenance Code will duplicate existing requirements in other Technical Manuals.



Stakeholder Comments

Suggestion 5: Align license, inspection, license suspension, and certificate of occupancy revocation provisions for hotels, motels, rooming houses, boarding houses, bed and breakfast, and short-term rental standards, and cross reference to zoning and parking requirements adopted by the City Council

The provisions related to suspending or revoking a certificate of occupancy includes two levels of appeals. At this time, the department is not aware of a reason to change existing processes described in the Local Amendments.

A specific cross reference to zoning or parking requirements is not necessary because a licensee is required to comply with City Code.



Stakeholder Comments

Suggestion 6: Modify insect screen amendment to govern where air conditioning is not the source of ventilation and/or solar screens were required when the housing was built (Section 304.14)

The proposed changes will apply to structures without central air conditioning, air curtains, or insect repellant fans. As a result, if a structure lacks central air conditioning; or if it has solar screens but not air curtains or insect repellant fans, then screens will be required.



Stakeholder Comments

Suggestion 7: Modify the minimum habitable room to amendment to retain existing 120 sq feet standard and allow two adults to sleep overnight per the short term rental standard for short term and long term rental (Section 404.4)

Staff recommends that the Local Amendments mirror the requirements in the 2015 International Residential Code so that the two codes will be consistent.



Stakeholder Comments

Suggestion 8: Modify sleeping room require to reinstate former adult definition to treat children between 2 years old and 12 years old as ½ adult for overcrowding purposes(Section 404.4.1 and 404.5)

Staff is researching whether to recommend modifying the age from 24 months to 36 months.



Stakeholder Comments

Suggestion 9: Modify temporary heater amendment to require combustible clearance per manufacturer's specification (Section 602.2)

This Local Amendment will include a requirement that portable electric space heaters be used consistent with the manufacturer's specifications.



Stakeholder Comments

Suggestion 10: Adopt IPMC standard for Carbon Monoxide Alarms (Section 705)

This is the standard staff recommends.



Stakeholder Comments

Suggestion 11: Cross reference Austin City Code language for notice of intent to suspend and/revoke certificate of occupancy (Section 908.2,908.3,909 and 910)

Staff is not aware of a reason to include a cross reference to existing City Code language related to a notice of intent to suspend/revoke a certificate of occupancy.



Next Steps

- **Draft Ordinance**
- **Final Presentation to the Commission**
- **Adoption of all International Code Council (ICC) codes**

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