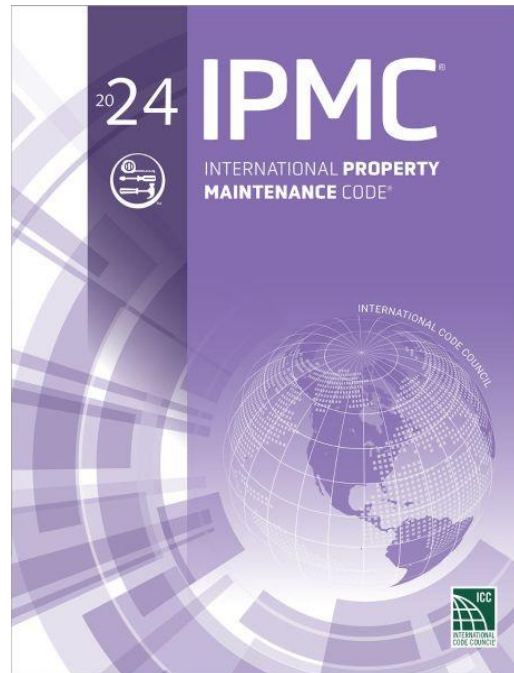




# 2024 International Property Maintenance Code (IPMC)



The IPMC is a model code intended to establish minimum standards for structural conditions, lighting, ventilation, sanitation, and fire safety. The IPMC is administered by local building code officials nationwide with local amendments that are approved by City Council.





**Development** CITY OF AUSTIN  
SERVICES DEPARTMENT

## **Purpose of Presentation**

To provide an overview of the 2024 International Property Maintenance Code (IPMC) amendment process and share major proposed changes



**Development** CITY OF AUSTIN  
SERVICES DEPARTMENT

Code  
Compliance



# Background

The City of Austin will adopt the International Code Council (ICC)'s 2024 IPMC updates from the current 2021 IPMC

The DSD Code Compliance Division established an internal amendment committee to draft proposed amendments to the code

Purpose of proposed changes is to ensure public safety and maintain consistency with other city codes



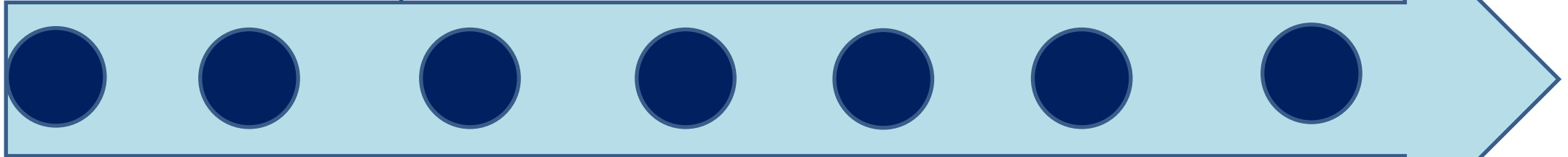
# 2024 IPMC Adoption Timeline

Review Phase  
#1 (Internal)  
October 2023 –  
December 2023

Stakeholder  
Engagement  
March 25, 2024 –  
May 2024

Legal Review  
July 2024

Implementation –  
January 1, 2025



Review Phase  
#2 (Internal)  
December 2023  
– February 2024

Building and  
Standards  
Commission –  
June 26, 2024

City Council  
Hearing –  
September  
12, 2024



# Primary Goal

The proposed amendments aim to **ensure public safety** when unsafe or hazardous conditions are found on a property by requiring:

- 100 amps minimum for a single family dwelling.
- Cooling Facilities





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# Major Changes in the 2024 IPMC Draft

The following language was added as section 603 Cooling Facilities



## 603.7 Cooling Facilities Required.

(1) Air conditioning.

(A) An owner shall:

(i) provide, and maintain, in operating condition, refrigerated air equipment capable of maintaining a room temperature of at least 15 degrees cooler than the outside temperature, but in no event higher than 85° F. in each habitable room;

(ii) maintain all air conditioning systems, including air conditioning unit covers, panels, conduits, and disconnects, properly attached, and in operating condition.

(B) The required room temperatures shall be measured 3 feet (914 mm) above the floor near the center of the room and 2 feet (610 mm) inward from the center of each exterior wall

(C) It is a defense to prosecution under this paragraph that at least one habitable room is 85° F, if the outside temperature is over 110° F.”

### **111.1.3 - Structure unsafe for human occupancy.**

A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary, cooling facilities or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public. If the code official finds a structure unsafe, the owner of the property shall provide an action plan for repairs to the code official within two days of notice.

# Major Changes in the 2024 IPMC Draft

The following language was added as section 604.2 Service



604.2 Service. The size and usage of appliances and equipment shall serve as a basis for determining the need for additional facilities in accordance with NFPA 70. *Dwelling units* shall be served by a three-wire, 120/240 volt, single-phase electrical service having a minimum rating of 100 amperes.





# Definitions

**INFESTATION.** The presence, within or contiguous to, a structure or premises of insects, rodents, scorpions, vermin or other pests.

**SURCHARGE.** The vertical load imposed on retained soil that may impose a lateral force in addition to the lateral earth pressure of retained soil.