

2015 International Property Maintenance Code Overview of Changes

The 2015 *International Property Maintenance Code* (IPMC) continues to emphasize protection of health, safety and welfare while providing code requirements that are enforceable in the diverse types of buildings that exist. Providing a safe means of egress, preventing hazardous structural conditions and reducing health hazards by providing a clean, sanitary environment are the key components of the code.

The IPMC applies to all existing structures, including residential and nonresidential property and addresses the following areas:

- Administration, enforcement and penalties associated with the code
- Determination and assignment of responsibility for code compliance among the owner, operator and occupant of a property
- Minimum property maintenance conditions for existing structures and premises in regard to structural safety, sanitation, health and comfort
- Regulating the use of existing dwelling through the establishment of occupancy limitations
- Maintenance of means of egress and fire safety, with appropriate references to the *International Fire Code*

New in the 2015 Edition

- Chapter 7 (Fire Safety Requirements) has been expanded to address smoke alarms in existing structures.

2015 International Property Maintenance Code Proposed Amendments

Note: An asterisk at the beginning of a section identifies a new amendment with the 2015 code edition.

F. The International Property Maintenance Code adopted by reference in Section 101.4.4, 2015 International Building Code is hereby amended as follows:

1 Section 102.7 (Referenced codes and standards) is amended by adding the following exception:

Exception: Any reference to the ICC Electrical Code shall mean the *National Electrical Code*, as adopted and amended by the City of College Station.'

(Reason: The City of College Station has adopted the *National Electrical Code* to regulate electrical installations.)

2 Section 107 (Notices and orders) is amended by deleting the section in its entirety.

(Reason: Chapter 3, Section 1B, College Station Code of Ordinances, contains detailed provisions concerning notices, written in compliance with State law.)

3 Section 108 (Unsafe Structures and Equipment) is amended by deleting the section in its entirety.

(Reason: Chapter 3, Section 1C, College Station Code of Ordinances, contains detailed provisions concerning dangerous structures, written in compliance with State law.)

4 Section 109 (Emergency Measures) is amended by deleting the section in its entirety.

(Reason: Chapter 3, Section 1C College Station Code of Ordinances, contains detailed provisions concerning emergency measures, written to comply with State law.)

5 Section 110 (Demolition) is amended by deleting the section in its entirety.

(Reason: Chapter 3, Section 1C, College Station Code of Ordinances, contains detailed provisions concerning the demolition and/or repair of substandard structures, written to comply with State law.)

6 Section 111 (Means of Appeal) is amended by deleting the section in its entirety.

(Reason: Chapter 3, Section 1, College Station Code of Ordinances, provides for the Construction Board of Adjustments and Appeals.)

7 Section 302.4 (Weeds) is amended by deleting the section in its entirety.

(Reason: Code enforcement has requirements concerning the height of weeds/grass and is responsible for enforcement.)

8 Section 304.3 (Premises identification) is amended by deleting the text in said section and replacing it with the following:

'Premises identification shall be in compliance with Section 501.2, 2015 International Building Code as amended.'

(Reason: The City has detailed addressing standard adopted by Section 501.2, IBC.)

- 9 Section 304.14 (Insect screens) is amended by deleting the existing text and replacing it with the following:

'Every door, window, and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any other areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored, shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch (16 mesh per 25mm) and every swinging door shall have a self-closing device in good working condition.'

Exceptions:

1. Screens shall not be required where other approved means, such as air curtains or insect repellent fans, are employed.
2. Screens shall not be required for windows and doors enclosing habitable spaces that contain central heating and air conditioning equipment that provide mechanical ventilation.'

(Reason: The new text requires screens year round and provides for an additional exception allowing screens to be omitted on homes with central air and heat.)

- 10 Section 602.3 (Heat supply) is amended by adding the following dates in the blanks provided:

'1 October in first blank and 30 April in second blank'

(Reason: The specified dates should cover the time of year that heat is needed in this geographic area)

- 11 Section 602.4 (Occupiable work space) is amended by adding the following dates in the blanks provided:

'1 October in first blank and 30 April in second blank'

(Reason: The specified dates should cover the time of year that heat is needed in this geographic area)

- 12 Section 602.4 (Occupiable work spaces) is amended by adding the following exception:

'3. Warehouse, storage rooms and similar areas that are not occupied on a constant basis.'

(Reason: The added exception allows warehouses, storage rooms, and similar work areas that are not occupied on a constant basis to be unheated.) "

- 13 Appendix A (Boarding Standard) is hereby adopted.

(Reason: The appendix provides the minimum specifications for boarding up a structure. This can be utilized by a jurisdiction to set a consistent boarding quality standard.)