IPMC

2025 GROUP B PROPOSED CHANGES TO THE I-CODES

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2025 GROUP B – PROPOSED CHANGES TO THE INTERNATIONAL PROPERTY MAINTENANCE / ZONING CODE

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TENTATIVE ORDER OF DISCUSSION
2025 PROPOSED CHANGES TO THE INTERNATIONAL PROPERTY MAINTENANCE CODE

The following is the tentative order in which the proposed changes to the code will be discussed at the public hearings. Proposed changes which impact the same subject have been grouped to permit consideration in consecutive changes.

Proposed change numbers that are indented are those which are being heard out of numerical order. Indentation does not necessarily indicate that one change is related to another. Proposed changes may be grouped for purposes of discussion at the hearing at the discretion of the chair. Note that some PM code change proposals may not be included on this list, as they are being heard by another committee.

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PM1-25

IPMC: [A] 102.5, SECTION 202

Proponents: Kota Wharton, representing City of Grove City (kwharton@grovecityohio.gov)

2024 International Property Maintenance Code

Delete and substitute as follows:

~~**[A] 102.5 Workmanship.** Repairs, maintenance work, alterations or installations that are caused directly or indirectly by the enforcement of this code shall be executed and installed in a *workmanlike* manner and installed in accordance with the manufacturer's instructions.~~

[A] 102.5 Workmanship. *Alterations, repairs and* maintenance work in and of *existing buildings* and structures caused directly or indirectly by the enforcement of this code shall comply with the provisions of this code, all other laws and ordinances of this jurisdiction, and, where applicable, the manufacturer's installation instructructions.

Delete without substitution:

~~**WORKMANLIKE.** Executed in a skilled manner; e.g., generally plumb, level, square, in line, undamaged and without marring adjacent work.~~

Reason: The current International Property Maintenance Code's provision for how work is to be performed, which mandates that all work "shall be executed and installed in a workmanlike manner" and where the definition of "workmanlike" means executed in a skilled manner, with examples, is likely unenforceable due to its vagueness. This ambiguity could be successfully challenged under the void for vagueness doctrine, a well-established legal principle rooted in the Due Process Clause of the Fifth and Fourteenth Amendments.

See Connally v. General Const. Co., 269 U.S. 385 (1926) where a statute would likely be void for vagueness if it fails to provide fair notice of what conduct is prohibited or required; "a statute which either forbids or requires the doing of an act in terms so vague that men of common intelligence must necessarily guess at its meaning and differ as to its application violates the first essential of due process of law".

The term "workmanlike manner," while commonly used in the construction industry in contracts and outside of state action, lacks a precise and objective definition. What one official considers "workmanlike" may differ significantly from another's assessment, leading to inconsistent and potentially arbitrary enforcement. Where the IPMC is adopted, under such a subjectivity there would be easy bearing for an argument that a reasonable person would be left to guess at the meaning of the code's requirement regarding workmanship and that the requirement should be struck.

This code change revises the definition and replaces it's intent while respecting the fine line between state action (jurisdiction enforcement) and the civil tort (desire for quality work between owner and others).

Cost Impact: The change proposal is editorial in nature or a clarification and has no cost impact on the cost of construction

Justification for no cost impact:

The code change revises the language to meet the intent.

Staff Analysis: CC # AXXX-25 (11403) and CC # AXXX-25 (12238) addresses requirements in a different or contradicting manner. The committee is urged to make their intensions clear with their actions on these proposals.

PM2-25

IPMC: 109.1.5

Proponents: Gwenyth Searer, Wiss, Janney, Elstner Associates, Inc., representing myself (gsearer@wje.com); Phillip Elgin, Wiss, Janney, Elstner Associates, Inc., representing Self (pelgin@wje.com)

2024 International Property Maintenance Code

Delete without substitution:

~~**109.1.5 Hazardous structure or premises.** For the purpose of this code, any *structure* or *premises* that has any or all of the conditions or defects described as follows shall be considered to be hazardous:~~

1. ~~Any door, aisle, passageway, stairway, exit or other means of egress that does not conform to the *approved* building or fire code of the jurisdiction as related to the requirements for existing buildings.~~
2. ~~The walking surface of any aisle, passageway, stairway, exit or other means of egress is so warped, worn loose, torn or otherwise unsafe as to not provide safe and adequate means of egress.~~
3. ~~Any building, *structure* or portion thereof that is dangerous.~~
4. ~~The building or *structure*, or any portion thereof, is clearly unsafe for its use and *occupancy*.~~
5. ~~The building or *structure* is *neglected*, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children who might play in the building or *structure* to their danger, becomes a harbor for vagrants, criminals or immoral *persons*, or enables *persons* to resort to the building or *structure* for committing a nuisance or an unlawful act.~~
6. ~~Any building or *structure* has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or *structure* provided by the *approved* building or fire code of the jurisdiction, or of any law or ordinance to such an extent as to present either a substantial risk of fire, building collapse or any other threat to life and safety.~~
7. ~~A building or *structure*, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, *ventilation*, mechanical or plumbing system, or otherwise, is determined by the *code official* to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease.~~
8. ~~Any building or *structure*, because of a lack of sufficient or proper fire-resistance-rated construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system or other cause, is determined by the *code official* to be a threat to life or health.~~
9. ~~Any portion of a building remains on a site after the demolition or destruction of the building or *structure* or whenever any building or *structure* is abandoned so as to constitute such building or portion thereof as an attractive nuisance or hazard to the public.~~

Reason: The term "hazardous structure or premises" is never actually used in the IPMC. Similarly, although the word "hazardous" is used five times beyond this quasi-definition in Section 109.1.5, four of these instances do not even align with the quasi-definition in this provision.

- In Section 109.1.1, the word "hazardous" appears, but it is used in a different context, with different criteria than the criteria in Section 109.1.5.
- In Section 110.1, the word "hazardous" appears, but it is used in a different context, describing a hazardous condition as opposed to a hazardous structure or premises.
- In Section 302.3, the word "hazardous" appears, but it is used in a different context, describing a hazardous condition as opposed to a hazardous structure or premises.
- In Section 506.3, the word "hazardous" appears, but it is used to describe materials that are harmful to the building's drainage system like grease.

The only section where the word "hazardous" is used similarly to that in Section 109.1.5 is Section 105.3, which discusses right of entry to make inspections, but the provision already grants the building official right of entry to make inspections using the broader terms of "unsafe" and "dangerous" conditions, as well as granting the right to make any inspection to enforce any provision of the IPMC.

So the use of the term "hazardous" is inconsistent and highly variable in the IPMC.

Further, without actual provisions that contain requirements regarding a "hazardous structure or premises", the quasi-definition in Section 109.1.5 is essentially useless because it has no teeth. As an example, Section 109.9 discusses restoration or abatement of problematic conditions. Nowhere is the word "hazardous" used. The section of the IPMC that covers abatement of problems only discusses unsafe conditions. Similarly, the demolition provisions in Section 111 contain no mention of hazardous buildings or premises.

Finally, it is important to understand that deletion of Section 109.1.5 will not result in any loss of power of the code official to address unsafe or dangerous conditions. In Section 109.1.5, the nine conditions that would cause a structure to be considered to be hazardous are all subsumed by the terms "unsafe" and "dangerous" as well as other portions of the code, as follows:

- Item 1 (i.e., doors, aisles, passageways, stairways, exits or other means of egress that do not comply with code requirements for existing buildings) is already covered by the definition of "unsafe" in the IEBC (i.e., inadequate means of egress), as well as the IPMC language in Sections 109.1 and 109.1.3.
- Item 2 (i.e., walking surfaces that do not provide a safe and adequate means of egress) is already covered by the definition of "unsafe" in the IEBC (i.e., inadequate means of egress), as well as the IPMC language in Sections 109.1, 109.1.3, and 111.1.
- Item 3 (i.e., the building, structure, or portion thereof is dangerous) is already covered by the definition of "dangerous" in the IPMC as well as Sections 109.1, 109.1.3, 110.1, and 111.1
- Item 4 (i.e., the building, structure, or portion thereof is unsafe) is already covered by the definition of "unsafe" in the IEBC (i.e., dangerous to human life, and/or improper occupancy), as well as the IPMC language in Sections 109.1, 109.1.3, and 111.1.
- Item 5 (i.e., attractive nuisance to children, vagrants, criminals, immoral persons, etc.) is already covered by the definition of "unsafe" in the IEBC (i.e., illegal or improper occupancy, and vacant structures not secured against entry), as well as the IPMC language in Sections 109.1, 109.1.3, 109.2 (vacant or attractive nuisance), and 111.1.
- Item 6 (i.e., buildings or structures in violation of codes that present a substantial risk of fire, building collapse, or any other threat) is already covered by the definition of "dangerous" in the IPMC and the definition of "unsafe" in the IEBC, as well as IPMC language in Sections 109.1, 109.1.3, and 111.1.
- Item 7 (i.e., any building or structure inadequately maintained, decayed, dilapidated, damaged, with faulty construction, inadequate light, inadequate ventilation, inadequate mechanical or plumbing systems, or unsanitary conditions, unfit for human habitation) is already covered by the definition of "dangerous" in the IPMC and the definition of "unsafe" in the IEBC, as well as IPMC language in Sections 109.1, 109.1.3, and 111.1.
- Item 8 (i.e., any building or structure that lacks proper fire-resistive construction, electrical systems, fuel systems, mechanical systems, plumbing systems and poses a threat to life or health) is already covered by the definition of "unsafe" in the IEBC , as well as the IPMC language in Sections 109.1, 109.1.3, 109.2 , 110.1, and 111.1.
- Item 9 (i.e., any portion of the building remains on site after demolition that the remant is an attactive nuisance or hazard, or any abandoned building or structure is an attractive nuisance or hazard) is already covered by the definition of "unsafe" in the IEBC (i.e., illegal or improper occupancy, and vacant structures not secured against entry), as well as the IPMC language in Sections 109.1, 109.1.3, 109.2 (vacant or attractive nuisance), and 111.1.

For these reasons, this section of the IPMC is superfluous and is not needed to address dangerous or unsafe conditions.

Cost Impact: The change proposal is editorial in nature or a clarification and has no cost impact on the cost of construction

Justification for no cost impact:

This proposal removes a section of the code that defines a term (i.e., hazardous structures or premises) that is actually never used in the IPMC. Deletion of a superfluous term that is never used in any requirements will not result in any cost impacts.

PM3-25 Part I

IPMC: 109.4, 109.4.1, 109.4.2, 109.5, 109.6, 109.7, 109.7.1, 109.8, 109.9, 111.2

Proponents: Kota Wharton, representing City of Grove City (kwharton@grovecityohio.gov)

THIS IS A 2 PART CODE CHANGE. PART I WILL BE HEARD BY THE IPMC CODE COMMITTEE. PART II WILL BE HEARD BY THE ADMIN CODE COMMITTEE. SEE THE TENTATIVE HEARING ORDER FOR THESE COMMITTEES.

2024 International Property Maintenance Code

Delete and substitute as follows:

~~**109.4 Notice.** Whenever the *code official* determines that there has been a violation of this code or has grounds to believe that a violation has occurred, notice shall be given in the manner prescribed in Sections 109.4.1 and 109.4.2 to the *owner* or the owner's authorized agent, for the violation as specified in this code. Notices for *condemnation* procedures shall comply with this section.~~

109.4 Notice. Where authorized or required, the *code official* shall serve on the *owner* of the *structure*, or the *owner's* authorized agent, a written notice that described the conditions deemed to be in violation with this code and specifies the required action to abate the violations within a stipulated time. Such notice shall require the *person* thus notified to declare immediately to the *code official* acceptance or rejection of the terms of the order.

Delete without substitution:

~~**109.4.1 Form.** Such notice shall be in accordance with all of the following:~~

1. ~~Be in writing.~~
2. ~~Include a description of the real estate sufficient for identification.~~
3. ~~Include a statement of the violation or violations and why the notice is being issued.~~
4. ~~Include a correction order allowing a reasonable time to make the repairs and improvements required to bring the *dwelling unit* or *structure* into compliance with the provisions of this code.~~
5. ~~Inform the property *owner* or *owner*'s authorized agent of the right to appeal.~~
6. ~~Include a statement of the right to file a lien in accordance with Section 107.3.~~

Revise as follows:

~~**109.4.2**~~ **109.5 Method of service.** Such notice shall be deemed to be properly served where a copy thereof is served in accordance with one of the following methods:

1. A copy is delivered personally.
2. A copy is sent by certified or registered mail addressed to the *owner* at the last known address with the return receipt requested.
3. A copy is delivered in any other manner as prescribed by local law.

If the certified or registered letter is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the *structure* affected by such notice. Service of such notice in the foregoing manner upon the owner's agent or upon the *person* responsible for the *structure* shall constitute service of notice upon the *owner*.

~~**109.5**~~ **109.6 Unauthorized tampering.** Signs, tags or seals posted or affixed by the *code official* shall not be mutilated, destroyed or tampered with, or removed without authorization from the *code official*.

~~109.6~~ 109.7 **Transfer of ownership.** It shall be unlawful for the *owner* of any *dwelling unit* or *structure* who has received a compliance order or upon whom a notice of violation has been served to sell, transfer, mortgage, lease or otherwise dispose of such *dwelling unit* or *structure* to another until the provisions of the compliance order or notice of violation have been complied with, or until such *owner* or the *owner*'s authorized agent shall first furnish the grantee, transferee, mortgagee or lessee a true copy of any compliance order or notice of violation issued by the *code official* and shall furnish to the *code official* a signed and notarized statement from the grantee, transferee, mortgagee or lessee, acknowledging the receipt of such compliance order or notice of violation and fully accepting the responsibility without condition for making the corrections or repairs required by such compliance order or notice of violation.

~~109.7~~ 109.8 **Placarding.** Upon failure of the *owner*, *owner*'s authorized agent or *person* responsible to comply with the notice provisions within the time given, the *code official* shall post on the *premises* or on defective equipment a placard bearing the word "Condemned" and a statement of the penalties provided for occupying the *premises,* operating the equipment or removing the placard. Such notice shall be posted in a conspicuous place in or about the *structure* affected by such notice. If the notice pertains to equipment, it shall be placed on the *condemned* equipment.

~~109.7.1~~ 109.8.1 **Placard removal.** The *code official* shall remove the *condemnation* placard whenever the defect or defects upon which the *condemnation* and placarding action were based have been eliminated. Any *person* who defaces or removes a *condemnation* placard without the approval of the *code official* shall be subject to the penalties provided by this code.

~~109.8~~ 109.9 **Prohibited occupancy.** Any occupied *structure condemned* and placarded by the *code official* shall be vacated as ordered by the *code official*. Any *person* who shall occupy a placarded *premises* or shall operate placarded equipment, and any *owner or owner*'s authorized agent who shall let anyone occupy a placarded *premises* or operate placarded equipment shall be liable for the penalties provided by this code.

~~109.9~~ 109.10 **Restoration or abatement.** The *structure* or equipment determined to be unsafe by the *code official* is permitted to be restored to a safe condition. The *owner*, *owner*'s authorized agent, *operator* or *occupant* of a *structure*, *premises* or equipment deemed unsafe by the *code official* shall abate or cause to be abated or corrected such unsafe conditions either by repair, rehabilitation, demolition or other *approved* corrective action. To the extent that repairs, alterations, or additions are made or a change of *occupancy* occurs during the restoration of the *structure*, such repairs, alterations, additions, or change of *occupancy* shall comply with the requirements of theInternational Existing Building Code.

111.2 Notices and orders. Notices and orders shall comply with Sections 109.4 and 109.5.

PM3-25 Part I

PM3-25 Part II

IPMC: [A] 107.2, [A] 107.3

Proponents: Kota Wharton, representing City of Grove City (kwharton@grovecityohio.gov)

2024 International Property Maintenance Code

Revise as follows:

[A] 107.2 Notice of violation. The *code official* ~~shall~~ is authorized to serve a notice of violation or order on the *person* responsible for a building or *structure* in violation of this code. Such notice shall be in accordance with Sections 109.4 and 109.5.

[A] 107.3 Prosecution of violation. Any *person* failing to comply with a notice of violation or order served pursuant to this code ~~in accordance with Sections 109.4 and~~ shall be deemed guilty of a misdemeanor or civil infraction as determined by the local municipality, and the violation shall be deemed a *strict liability offense*. If the notice of violation is not complied with, the *code official* shall institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful *occupancy* of the *structure* in violation of the provisions of this code or of the order or direction made pursuant thereto. Any action taken by the authority having jurisdiction on such *premises* shall be charged against the real estate upon which the *structure* is located and shall be a lien upon such real estate.

Reason: The proposed change clarifies the authority of the code official to issue notices of violation or orders. By replacing "shall" with "is authorized to," the language acknowledges the discretionary nature of issuing notices while maintaining the code official's power to enforce code compliance. The revised language is consistent with the other I-Codes including the IFC.

The change also includes deletion of language that is generally outside of the scope of the code including a requirement that the right to appeal be provided on a notice.

Cost Impact: The change proposal is editorial in nature or a clarification and has no cost impact on the cost of construction

Justification for no cost impact:

This change will likely have minimal impact. However a decrease may be appreciated by changing the requirement to issue a notice for any violation to the authority to issue a notice where necessary.

PM4-25

IPMC: 111.1

Proponents: Gwenyth Searer, Wiss, Janney, Elstner Associates, Inc., representing myself (gsearer@wje.com); Phillip Elgin, Wiss, Janney, Elstner Associates, Inc., representing Self (pelgin@wje.com)

2024 International Property Maintenance Code

Revise as follows:

111.1 General. When the code official determines that a ~~any~~ structure ~~is so old, dilapidated or has become so out of repair and~~ is dangerous, unsafe, insanitary ~~and~~ or otherwise unfit for human habitation or occupancy, the ~~code official can order either of the~~ following options are available to the code official:

1. The code official is permitted to order ~~authorize~~ the owner or owner's authorized agent to make ~~the structure safe by~~ repairs sufficient ~~in order~~ to make the structure safe and sanitary. Where there has been a cessation of ~~construction~~ repairs ~~of any structure~~ for a period of more than 2 years , the structure will be ordered demolished and removed.
2. The code official is permitted to order the owner or owner's authorized agent to demolish and remove the ~~any such~~ structure.

Reason: This proposal cleans up Section 111.1 and is editorial in nature. The changes are proposed for the following reasons:

1. There is no need to list "old, dilapidated or has become so out of repair". The age of the structure is irrelevant. The word "dilapidated" is vague and undefined. The term "out-of-repair" is also vague and undefined. Further, the wording "is so old, dilapidated or has become so out of repair" is an incomplete thought due to the word "so" and would need to be followed by "that", followed by another thought. It is better to just skip straight to the important stuff: namely, that the structure in question is "dangerous, unsafe, insanitary, or otherwise unfit for human habitation or occupancy".
2. The original wording states that the code official "can order either of the following" and then both 1) and 2) stated that the code official "is permitted to", which is duplicative. Plus, the "can" is not good code language.
3. Option 1 states that the code official is permitted to "authorize" repairs. The code official is always permitted to "authorize" repairs. What the code official needs in this context is the authority to "order" repairs.
4. In both Options 1 and 2, instead of referring to "any structure", the proposal refers to "the structure" because the language is dealing with a specific structure.
5. Two commas were added to help make the language more readable.
6. In Option 1, the term "construction repairs" is convoluted; the word "construction" is not needed.

Cost Impact: The change proposal is editorial in nature or a clarification and has no cost impact on the cost of construction

Justification for no cost impact:

These are just editorial changes to make the section less clunky and awkward. There are no technical changes or anything that would alter the intent of the requirements.

PM5-25

IPMC: SECTION 202 (New)

Proponents: Gwenyth Searer, Wiss, Janney, Elstner Associates, Inc., representing myself (gsearer@wje.com); Phillip Elgin, Wiss, Janney, Elstner Associates, Inc., representing Self (pelgin@wje.com)

2024 International Property Maintenance Code

Add new definition as follows:

UNSAFE. Buildings, structures or equipment that are unsanitary, or that are deficient due to inadequate means of egress facilities, inadequate light and ventilation, or that constitute a fire hazard, or in which the structure or individual structural members meet the definition of "*Dangerous*," or that are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance shall be deemed *unsafe*. A vacant structure that is not secured against entry shall be deemed *unsafe*.

Reason: This proposal is one of the steps necessary to make the IPMC compatible with the IEBC, both of which deal with existing buildings. It does not make sense for the two codes to have different definitions of the word "unsafe", much less have one code define it and the other code omit or appear to dance around the definition; otherwise, a condition permitted in the IEBC might not be permitted in the IPMC, or vice versa.

The IEBC lacked a definition of the word "unsafe" until 2009, when it was added without ill effect. The IPMC also needs a definition. Although Section 201.3, *Terms Defined in Other Codes*, might be interpreted as applying to the IEBC, it is not clear if that is the intent with respect to the term "unsafe". Given that the IPMC uses the word "unsafe" 38 times in technical provisions, a definition is required. To make the two codes compatible, we are proposing to add the same definition as the IEBC.

It is recommended that this definition be put forth to the Code Correlation Committee to apply the scoping letter [EB] since the definition is identical to that in the IEBC.

While we understand that additional changes will need to be made (and are being proposed), this is a necessary change to align the two codes.

Cost Impact: The change proposal is editorial in nature or a clarification and has no cost impact on the cost of construction

Justification for no cost impact:

There does not appear to be any cost associated with this change. The IPMC already contains a provision that says if a word is used in another I-code, that definition is valid in this code. Since we are just copying the definition of unsafe (and linking the two so that they are the same in both), there should not be any cost implications.

PM6-25

IPMC: SECTION 202 (New), 303.1.1 (New), 303.2, PHTA (New)

Proponents: Andrew Bevis, Chair, representing Plumbing, Mechanical and Fuel Gas Code Action Committee (pmgcac@iccsafe.org); Jeff Grove, Chair, representing BCAC (bcac@iccsafe.org)

2024 International Property Maintenance Code

Add new definition as follows:

RESIDENTIAL SWIMMING POOL (Residential Pool). A pool intended for use that is accessory to a residential setting and available only to the household and its guests. Other pools shall be considered to be public pools for purposes of this code.
SPA. A structure or product intended for the immersion of persons in temperature-controlled water for the purpose of relaxing, exercise, therapy or treatment; designed and manufactured to be connected to a circulation system; and not intended to be drained and filled with each use.

Add new text as follows:

303.1.1 Public pool and spa operation and maintenance. Public pools, public spas and aquatic recreation facilities shall be operated and maintained in accordance with PHTA/ICC-2.

Revise as follows:

303.2 Enclosures. ~~Private~~ Residential swimming pools~~, hot tubs~~ and spas, containing water more than 24 inches (610 mm) in depth shall be completely surrounded by a fence or barrier not less than 48 inches (1219 mm) in height above the finished ground level measured on the side of the barrier away from the pool. Gates and doors in such barriers shall be self-closing and self-latching. Where the self-latching device is less than 54 inches (1372 mm) above the bottom of the gate, the release mechanism shall be located on the pool side of the gate. Self-closing and self-latching gates shall be maintained such that the gate will positively close and latch when released from an open position of 6 inches (152 mm) from the gatepost. An existing pool enclosure shall not be removed, replaced or changed in a manner that reduces its effectiveness as a safety barrier.

Exceptions:

1. Spas ~~or hot tubs~~ equipped with a lockable safety cover that complies with ASTM F1346.
2. ~~Private~~ Residential swimming pools equipped with a power safety cover that complies with ASTM F1346 and is in working condition using the control switch.

Add new standard(s) as follows:

PHTA

Pool and Hot Tub Alliance
Suite 602
1650 King Street
Alexandria, VA 22314

ANSI/PHTA/ICC-2-2023 Public pool and spa operations and maintenance

Reason: In Group A, SP23-24 added a requirement to what will be the 2027 ISPSC, for public pools and spas, and aquatic recreation facilities to be operated and maintained in accordance with the ANSI/PHTA/ICC-2 Standard (PHTA-2). PHTA-2 provides requirements for Public Pool and Spa Operations and Maintenance, and SP23-24 was adopted As Submitted. This proposal is including that same language and requirement for public pools and spas, and aquatic recreation facilities to comply with PHTA-2 to have consistency among the I-codes.

Further, this proposal updates the swimming pool enclosures section of the IPMC in order to use terminology consistent with the ISPSC. The ISPSC uses the term *residential swimming pools* and not *private swimming pools*. It also removes the term *hot tub*, leaving the more encompassing term *spa,* which is consistent with other Group B proposals being put forward by BCAC and PMGCAC. The intent is to

only use the term *spa* in all the I-codes, but for the ISPSC where the different types of spas are defined in order to address specific ISPSC code requirements only applicable to certain types of spas.

Finally, the proposal adds two definitions. The term *spa* uses the same definition that was adopted in Group A for the ISPSC via SP1-24, and is consistent with what is being proposed for all other I-codes through Group B proposals being put forward by BCAC and PMGCAC. The term *residential swimming pool* is defined exactly how it currently is defined in the ISPSC. This makes clear what type of swimming pool is required to meet the enclosure requirements found in Section 303.2, as well as making it clear that residential swimming pools are not included in the PHTA-2 requirement. Within PHTA-2, the Standard defines a public pool (along with the different classes of public pools) and aquatic recreation facility.

The PMGCAC recommends that the Code Correlation Committee assign a [SP] scoping to this section and to it's parent section.

PMGCAC was established by the ICC Board of Directors in July 2011 to pursue opportunities to improve and enhance assigned International Codes or portions thereof. In 2023 and 2024 the BCAC has held numerous virtual meetings open to any interested party. Related documents and reports are posted on the PMGCAC website at PMGCAC webpage.

BCAC was established by the ICC Board of Directors in July 2011 to pursue opportunities to improve and enhance assigned International Codes or portions thereof. In 2023 and 2024 the BCAC has held several virtual meetings open to any interested party. In addition, there were numerous virtual Working Group meetings for the current code development cycle, which included members of the committee as well as interested parties. Related documents and reports are posted on the BCAC website at BCAC webpage.

Cost Impact: The change proposal is editorial in nature or a clarification and has no cost impact on the cost of construction

Justification for no cost impact:

This is simply aligning requirements that will be in the 2027 ISPSC.

PM6-25

PM7-25

IPMC: CHAPTER 3, SECTION 301, 301.1, CHAPTER 4, SECTION 401, 401.1, CHAPTER 5, SECTION 501, 501.1, CHAPTER 6, SECTION 601, 601.1, CHAPTER 7, SECTION 701, 701.1

Proponents: Steven Orlowski, Sundowne Building Code Consultants, LLC, representing Self (sorlowski@sbcc.codes); Jeff Grove, Chair, representing BCAC (bcac@iccsafe.org)

2024 International Property Maintenance Code

CHAPTER 3
GENERAL REQUIREMENTS

SECTION 301
GENERAL

Revise as follows:

301.1 Scope. ~~The provisions of this chapter shall govern the minimum conditions and the responsibilities of *persons* for maintenance~~ Maintenance of *structures*, equipment and *exterior property*shall comply with this chapter..

CHAPTER 4
LIGHT, VENTILATION AND OCCUPANCY LIMITATIONS

SECTION 401
GENERAL

401.1 Scope. ~~The provisions of this chapter shall govern the minimum~~Minimum conditions and standards for light, *ventilation* and ~~space for occupying a *structure*~~ occupancy limitations shall comply with this chapter.

CHAPTER 5
PLUMBING ~~FACILITIES AND FIXTURE~~ REQUIREMENTS

SECTION 501
GENERAL

501.1 Scope. ~~The provisions of this chapter shall govern the minimum plumbing~~Plumbing systems, equipment and facilities ~~and plumbing fixtures to be provided~~shall comply with this chapter.

CHAPTER 6
MECHANICAL AND ELECTRICAL REQUIREMENTS

SECTION 601
GENERAL

601.1 Scope. ~~The provisions of this chapter shall govern the minimum mechanical~~Mechanical and electrical appliances, equipment and systems shall comply with this chapter. ~~facilities and equipment to be provided.~~

CHAPTER 7
FIRE PROTECTION AND LIFE SAFETY SYSTEMS REQUIREMENTS

SECTION 701
GENERAL

701.1 Scope. ~~The provisions of this chapter shall govern the minimum conditions and standards for fire safety relating to *structures* and exterior *premises*, including fire safety facilities and equipment to be provided.~~Fire protection and life safety systems shall comply with this chapter.

Reason: Currently, there is inconsistency among all the I-Codes in how the scoping sections are written at the beginning of each chapter. The Code Correlation Committee requested a task group be formed to review the scoping section in all the I-Codes and determine if there would be a way to harmonize both the language and style across the model codes. The Scoping Task Group was formed and consisted of several members from the various Code Action Committees and interested parties (some with no client interest). The task group reviewed each chapter of the I-codes and after careful consideration, developed a format that could be incorporated and repeated for all the I-Codes.

As you will see in the proposed changes above, most of the chapters began with a style and format that was already consistent and was only slightly changed to give the scoping a more authoritative infliction. Where the chapter contained no scoping provisions, the task group added scoping language based on the content of the chapter. Where the existing scoping sections provided a laundry list of what is contained in the chapter, these list were reformatted into a list form to make it easier for users to see what information was contained.

The Scoping Task group proposes that the recommended changes will improve the code by:
1. Create consistency in language used in the scope for all the I-Codes.
2. Creates a scoping section for chapters that did not have one before to clarify what is covered by the chapter.
3. Clarify the items covered and not covered in the chapter, using consistent format to send the user to different chapter(s) or code(s).
4. Remove redundant administrative language from existing scoping sections.
5. Where there were extensive number of items outlined in the scoping section, the items are now broken out into a list format to make it easier for the reader to indicate what is contained in the chapter.

To the best of the task groups knowledge the proposed changes are editorial in nature and no requirements not already addressed in the existing scoping or in the chapter being referenced were added. As these proposed changes are editorial, there is no cost impact on the cost of construction.

This proposal is submitted with the ICC Building Code Action Committee (BCAC).
BCAC was established by the ICC Board of Directors in July 2011 to pursue opportunities to improve and enhance assigned International Codes or portions thereof. In 2023 and 2024 the BCAC has held several virtual meetings open to any interested party. In addition, there were numerous virtual Working Group meetings for the current code development cycle, which included members of the committee as well as interested parties. Related documents and reports are posted on the BCAC website at BCAC webpage.

Cost Impact: The change proposal is editorial in nature or a clarification and has no cost impact on the cost of construction

Justification for no cost impact:

As stated in our reason statement, these proposed changes are editorial, there is no cost impact on the cost of construction.

PM7-25

PM8-25

IPMC: 302.2

Proponents: Bryant Arms, representing NYS DOS (bryant.arms@dos.ny.gov); Jeanne Rice, representing NYSDOS (jeanne.rice@dos.ny.gov); China Clarke, representing New York State Dept of State (china.clarke@dos.ny.gov); Chad Sievers, NYS, representing NYS Dept of State (chad.sievers@dos.ny.gov); Stephen Van Hoose, representing NYS DOS (stephen.vanhoose@dos.ny.gov); Larissa DeLango, representing NYSDOS (larissa.delango@dos.ny.gov); Bryan Toepfer, representing NY DOS (bryan.toepfer@dos.ny.gov); Daniel Carroll, New York State Department of State, representing Division of Building Standards and Codes (daniel.carroll@dos.ny.gov); Gregory Benton, NYS, representing Department of State, Division of Building Standards and Codes (gregory.benton@dos.ny.gov); Christopher Jensen, representing NYS DOS - Division of Building Standards and Codes (christopher.jensen@dos.ny.gov)

2024 International Property Maintenance Code

Revise as follows:

302.2 Grading and drainage. *Premises* shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any *structure* located thereon.
Drainage water collected from a roof, awning, canopy or marquee, and condensate from mechanical equipment shall not flow over a public walking surface. Except as provided for in other regulations, storm water and ground water shall not be redirected in a manner which substantially increases the flow of water across a property line.

Exception: *Approved* storm water drainage systems, retention areas and reservoirs.

Reason: Owners complain about how their property is being damaged by their neighbor who has significantly changed the way water flows onto the complainant's property. But those complainants are surprised when they are told that the same code that limits the weeds, noxious plants, inoperative motor vehicles and graffiti on their property doesn't limit how general runoff from a property can be redirected in a manner that creates a problem for neigbors.

When other regulations are absent, this proposal provides a default standard that preserves a property owner's ability to change the way unpolluted water drains on their property when that doesn't significantly change the way water drains off of their property. It helps to preserve the value of neighborhoods and the wellbeing of their occupants by helping to discourage careless, inconsiderate, and spiteful ways neighbors can drain water onto other properties.

This proposal includes an automatic deferral to other regulations that compete with this proposal's provisions.

Note: The part of the proposal that says "Drainage water collected from a roof, awning, canopy or marquee, and condensate from mechanical equipment shall not flow over a public walking surface" is a direct quote from Section 3201.4 of the '24 IBC.

Bibliography: https://www.bobvila.com/articles/french-drain-cost/#:~:text=Homeowners%20can%20expect%20to%20pay,to%20$100%20per%20linear%20foot.

https://www.angi.com/articles/how-much-does-french-drain-cost.htm
https://www.servicemasterrestore.com/servicemaster-kwik-cary/why-us/blog/2018/september/the-cost-of-cleaning-and-restoring-a-flooded-basement/#:~:text=The%20average%20cost%20to%20remove,and%20several%20other%20important%20factors.
https://www.angi.com/articles/how-much-does-it-cost-finish-basement.htm

https://www.bankrate.com/homeownership/cost-to-finish-basement/

Cost Impact: Decrease

Estimated Immediate Cost Impact:

Savings of at least an average of $5000 per affected building is the estimated cost impact for this proposal.

Estimated Immediate Cost Impact Justification (methodology and variables):

There is no cost impact for the owner of the property that is diverting the source of their property's natural run-off. They are already diverting their water. But their drainage problem's costs are increased in proportion to its negative effects on other properties. The water that is being diverted to a part of a neighbor's property can be rediverted to another neighbor's property who then can redivert the water again to another neighbor's property ad-nauseum. The costs are multiplied by the number of properties that are being negatively affected by the drainage problem.

But this cost impact presumes that only one property is being affected by another properties diverted water and that they have prevented damage to their own property by immediately installing a curtain drain to redivert the water to another property. Of course, when the costs of repairs are not happening because they are not being needed, then the costs of those repairs are being eliminated, and the cost impact becomes a savings.

The national average cost for curtain drain projects is $5000.

The cost impact savings of an average of $5000 is low because it doesn't consider repairs for property damage. Changes to water flow can affect building foundations and dampen or even flood finished interior spaces. That's besides costs for drowned landscaping. Neighboring property owners often are not aware that water has been diverted onto them until AFTER a storm when the damage happens. Then the savings are an average of $18,000 for repairing flooded interiors plus the $5000 for rediverting the water onto a new victim when a public storm water drainage system isn't available for a total of around $23,000 average savings for each property that's negatively affected by a neighbor's water diversion project.

A cost savings would be significant for the neighborhood as one property's drainage problems won't be multiplied by each property onto which the problem cascades.

Estimated Life Cycle Cost Impact:

N/A

Estimated Life Cycle Cost Impact Justification (methodology and variables):

N/A

PM9-25

IPMC: 302.10 (New)

Proponents: Bryant Arms, representing NYS DOS (bryant.arms@dos.ny.gov); Jeanne Rice, representing NYSDOS (jeanne.rice@dos.ny.gov); China Clarke, representing New York State Dept of State (china.clarke@dos.ny.gov); Chad Sievers, NYS, representing NYS Dept of State (chad.sievers@dos.ny.gov); Stephen Van Hoose, representing NYS DOS (stephen.vanhoose@dos.ny.gov); Larissa DeLango, representing NYSDOS (larissa.delango@dos.ny.gov); Bryan Toepfer, representing NY DOS (bryan.toepfer@dos.ny.gov); Daniel Carroll, New York State Department of State, representing Division of Building Standards and Codes (daniel.carroll@dos.ny.gov); Gregory Benton, NYS, representing Department of State, Division of Building Standards and Codes (gregory.benton@dos.ny.gov)

2024 International Property Maintenance Code

Add new text as follows:

302.10 Exterior Lighting. Except as provided for in other regulations, self-illuminated exterior light sources shall not radiate across property lines in a straight line from its source.

Exception: *Approved* temporary decorative lights, *approved* signs, and other lighting *approved* by the *code official*.

Reason: This provision is similar to the other provisions in Section 302 of the 2024 IPMC that limit some of the fundamental ways that properties harm their surroundings.

Enforcement of this proposal doesn't require any special tools or knowledge as it merely relies on what can be easily seen from outside of a property. Owners and code officials merely need to try directly seeing the light source, such as a light bulb, from the property's edge to determine compliance. Compliance for a light can be achieved by the angle of its fixture or by the placement of a shade.

This proposal includes an automatic deference to other regulations and local polices that may exist so local sensibilities are respected.

A property's lights are often needed, but they can be blinding.

That can be dangerous for vehicle traffic. Although a property's blinding lights can cause drivers to slow down, that is not a safe traffic calming method.

A neighbor's blinding lights can obscure an exit discharge for the occupants of another property's building.

The return on investment that businesses have in their signs is reduced by a neighbor's blinding lights, which can obscure the signs from view. Businesses are then motivated to have more brightly lit signs, which may cause a competition to have the brightest signs.

Although a property's lights may provide privacy by blinding anyone who is looking towards them, those lights may also invade the privacy of neighbors whose properties become brightly illuminated without their consent. There are less disruptive ways to have privacy.

The glare from a property's lights may reduce the usefulness of their neighbor's buildings. For example, the ability for an occupant of a bedroom or sleeping unit to sleep with their lights off and their shades open so the sun will wake them up in the morning may be ruined by the glare of neighboring lights shining into their window through the night. Another example is the view that attracts customers to a restaurant, which can be obscured by a neighbor's blinding lights.

Property owners even install lights to purposefully blind the public and neighbors (a.k.a. spite-lights).

Passersby and neighbors who complain about a property's blinding lights are often surprised when they are told that the same code that limits weeds, noxious plants, inoperative motor vehicles and graffiti doesn't limit the effect that blinding lights from a property can have on the public and neighbors.

When other regulations are absent, this proposal provides a default simple standard that both preserves a property owner's ability to illuminate their own property and protects the public and neighbors from the hazard of blinding lights. The safety of traffic, the usefulness of signs, the value of neighborhoods and the wellbeing of their occupants are preserved by protecting the safe function of the built environment from blinding lights. This proposal automatically defers to other regulations and local polices.

Determining when light is blinding may be subjective. But blinding light usually comes directly from internally illuminated sources such as light bulb's filament, LED chips, florescence, or electrical arc. So, when a property's light sources cannot be directly seen from another property, then a significant

source of blinding light that effect the public and neighbors is eliminated. This proposal applies only to exterior light sources.

So, this proposal limits the hazard that may be created by lights that shine onto other properties while preserving a property owner's ability to illuminate their own property. The only light that is affected comes directly from internally illuminated sources.

Bibliography: https://gizmodo.com/a-brief-history-of-buildings-that-melt-things-1247657178

Gibraltar Building Products 14 in. x 10 ft. Aluminum Roll Valley Flashing 999-10-14 - The Home Depot

Rust-Oleum Specialty 1 qt. High Heat Flat Bar-B-Que Black Enamel Interior/Exterior Paint 7778502 - The Home Depot

Teks No. 8 in. X 1/2 in. L Hex Hex Washer Head Sheet Metal Screws 280 pk Mfr# 21308 - Ace Hardware

2" x 50 yards Flame Retardant Aluminum Foil Tape

Straight Cut Aviation Snip

Cost Impact: Increase

Estimated Immediate Cost Impact:

An average of $7.53 to correct each non-compliant light fixture is the estimated cost impact.

Estimated Immediate Cost Impact Justification (methodology and variables):

Light fixtures that are designed for indirect lighting are already common because that kind of lighting is in demand. A cursory review of the many kinds of light fixtures being shown for sale on the internet suggests that there isn't a correlation between the costs of lighting fixtures and the amount of glare shielding that they provide. Like any product, those shades can be custom, elaborate, expensive, or be simple and cheap. Exterior light shades can even be simple do-it-yourself solutions using a wide variety of common and inexpensive materials.

The cost estimate being provided here presumes that every light fixture needs to be modified using 1-hour of a laborer's time. At least 10 light sources and probably much more can be modified using the following supplies:

1. 1-hour of minimum wage time; $7.25

2. 14 in. x 10 ft. Aluminum Roll Valley Flashing from Home Depot; $15

3. HFT 50 yds. x 2 in. Flame Retardant Aluminum Foil Tape from Harbor Freight; $7

4. PITTSBURGH Straight Cut Aviation Snips from Harbor Freight; $5

5. 1 qt. High Heat Flat Bar-B-Que Black Enamel Interior/Exterior Paint from Home Depot; $27

That generous list of supplies can probably be used to modify much more than just 10 light sources. For example, the paint can be applied to the offending sides of hundreds of 100-watt bulbs without any further materials or effort. But this cost estimate presumes that folks don't want to risk reducing the lifetime of their incandescent light bulbs and so other materials are included to construct many varieties and configurations of exterior light visors.

Estimated Life Cycle Cost Impact:

N/A

Estimated Life Cycle Cost Impact Justification (methodology and variables):

N/A

PM10-25

IPMC: 304.1

Proponents: Shane Hoeper, representing City of Dubuque, Iowa (shoeper@cityofdubuque.org)

2024 International Property Maintenance Code

Revise as follows:

304.1 General. The exterior of a *structure* shall be ~~maintained in good repair,~~structurally sound and ~~sanitary~~ maintained in good repair. ~~so as not to pose a threat to the public health, safety or welfare.~~

Reason: Removed the word "sanitary" because it is not normally associated with the maintenance of the exterior of a building. Changed sentence order to be consistent throughout the book. Removed commentary.

Cost Impact: The change proposal is editorial in nature or a clarification and has no cost impact on the cost of construction

Justification for no cost impact:

The changes are editorial in nature and will not change enforcement of the provision.

PM11-25

IPMC: 304.1.1, 305.1.1

Proponents: Gwenyth Searer, Wiss, Janney, Elstner Associates, Inc., representing myself (gsearer@wje.com); Phillip Elgin, Wiss, Janney, Elstner Associates, Inc., representing Self (pelgin@wje.com)

2024 International Property Maintenance Code

304.1.1 Potentially unsafe conditions. The following conditions shall be considered to be potentially unsafe, shall be assessed and, if determined to be unsafe, shall be addressed in compliance with the *International Existing Building Code* , the *International Residential Code* or the *International Building Code* :

1. Structural members have *deterioration* or distress that appears to reduce their load-carrying capacity.
2. The *anchorage* of the floor or roof to walls or columns, and of walls and columns to foundations has *deterioration* or distress that appears to reduce its load-carrying capacity.
3. *Structures* or components thereof have *deterioration* or distress that appears to reduce their load-carrying capacity.
4. Siding and masonry joints including joints between the building envelope and the perimeter of windows, doors and skylights are not maintained, weather resistant or watertight.
5. Foundation systems that are not firmly supported by footings, are not plumb and free from open cracks and breaks, are not properly *anchored* or are not capable of supporting all nominal loads and resisting all load effects.
6. Exterior walls that are not *anchored* to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly *anchored* or are not capable of supporting all nominal loads and resisting all load effects.
7. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of *deterioration*, fatigue or without proper *anchorage* and incapable of supporting all nominal loads and resisting all load effects.
8. Flooring and flooring components with defects that affect serviceability or flooring components that show signs of *deterioration* or fatigue, are not properly *anchored* or are incapable of supporting all nominal loads and resisting all load effects.
9. Veneer, cornices, belt courses, corbels, trim, wall facings and similar decorative features not properly *anchored* or that are *anchored* with connections not capable of supporting all nominal loads and resisting all load effects.
10. Overhang extensions or projections including, but not limited to, trash chutes, canopies, marquees, signs, awnings, fire escapes, standpipes and exhaust ducts not properly *anchored* or that are *anchored* with connections not capable of supporting all nominal loads and resisting all load effects.
11. Exterior stairs, decks, porches, balconies and all similar appurtenances attached thereto, including *guard*s and handrails, are not structurally sound, not properly *anchored* or that are *anchored* with connections not capable of supporting all nominal loads and resisting all load effects.
12. Chimneys, cooling towers, smokestacks and similar appurtenances not structurally sound or not properly *anchored*, or that are *anchored* with connections not capable of supporting all nominal loads and resisting all load effects.

Exception~~Exceptions~~:

1. ~~Where substantiated otherwise by an *approved* method.~~
2. ~~2~~. Demolition of unsafe conditions shall be permitted where *approved* by the *code official*.

Revise as follows:

305.1.1 Potentially unsafe conditions. The following conditions shall be considered to be potentially unsafe, shall be assessed and, if determined to be unsafe, shall be addressed in compliance with the *International Existing Building Code* , the *International Residential*

Code or the *International Building Code* :

1. Structural members have *deterioration* or distress that appears to reduce their load-carrying capacity.
2. The *anchorage* of the floor or roof to walls or columns, and of walls and columns to foundations has *deterioration* or distress that appears to reduce its load-carrying capacity.
3. *Structures* or components thereof have *deterioration* or distress that appears to reduce their load-carrying capacity.
4. Stairs, landings, balconies and all similar walking surfaces, including *guards* and handrails, are not structurally sound, not properly *anchored* or are *anchored* with connections not capable of supporting all nominal loads and resisting all load effects.
5. Foundation systems that are not firmly supported by footings are not plumb and free from open cracks and breaks, are not properly *anchored* or are not capable of supporting all nominal loads and resisting all load effects.

Exception~~Exceptions~~:

~~1. Where substantiated otherwise by an *approved* method.~~

~~2.~~ Demolition of unsafe conditions shall be permitted where *approved* by the *code official*.

Reason: Both of these sections provide a laundry list of *potentially* unsafe conditions. So these *potentially* unsafe conditions are required to be assessed to see if they are actually unsafe conditions. Right now, the current language requires all of these conditions to be addressed in accordance with the IEBC, IRC or the IBC by default. Yes, there is a footnote that can get you out of jail free, but it's buried at the bottom. This proposal adds the words "if determined to be unsafe" so that if the potentially unsafe condition is determined to be unsafe, then it is required to be addressed, but potentially unsafe conditions that turn out not to be unsafe clearly do not need to be addressed. The default condition for potentially unsafe conditions should not be "it is unsafe". It should be neutral: Maybe it's unsafe. Maybe it's not. Find out and fix the unsafe stuff.

Cost Impact: The change proposal is editorial in nature or a clarification and has no cost impact on the cost of construction

Justification for no cost impact:

Either this proposal will result in no change because the intent was always for only conditions that are actually unsafe to be addressed and that is how it has always been interpreted, or it will reduce costs because conditions that are actually not unsafe will not be required to be addressed.

PM11-25

PM12-25

IPMC: 304.1.1, 305.1.1

Proponents: Gwenyth Searer, Wiss, Janney, Elstner Associates, Inc., representing myself (gsearer@wje.com); Phillip Elgin, Wiss, Janney, Elstner Associates, Inc., representing Self (pelgin@wje.com)

2024 International Property Maintenance Code

Revise as follows:

304.1.1 Potentially unsafe conditions. The following conditions shall be considered to be potentially unsafe, shall be assessed and shall be addressed in compliance with the *International Existing Building Code* , the *International Residential Code* or the *International Building Code* :

1. Structures, structural members, or components thereof have *deterioration* or distress that appears to reduce their load-carrying capacity.
2. The *anchorage* of the floor or roof to walls or columns, and of walls and columns to foundations has *deterioration* or distress that appears to reduce its load-carrying capacity.
3. ~~*Structures* or components thereof have *deterioration* or distress that appears to reduce their load-carrying capacity.~~
3 ~~4~~. Siding and masonry joints including joints between the building envelope and the perimeter of windows, doors and skylights are not maintained, weather resistant or watertight.
4 ~~5~~ . Foundation systems that are not firmly supported by footings, are not plumb and free from open cracks and breaks, are not properly *anchored* or are not capable of supporting all nominal loads and resisting all load effects.
5 ~~6~~. Exterior walls that are not *anchored* to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly *anchored* or are not capable of supporting all nominal loads and resisting all load effects.
6 ~~7~~. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of *deterioration*, fatigue or without proper *anchorage* and incapable of supporting all nominal loads and resisting all load effects.
8. ~~Flooring and flooring components with defects that affect serviceability or flooring components that show signs of *deterioration* or fatigue, are not properly *anchored* or are incapable of supporting all nominal loads and resisting all load effects.~~
7 ~~9~~. Veneer, cornices, belt courses, corbels, trim, wall facings and similar decorative features not properly *anchored* or that are *anchored* with connections not capable of supporting all nominal loads and resisting all load effects.
8 ~~10~~. Overhang extensions or projections including, but not limited to, trash chutes, canopies, marquees, signs, awnings, fire escapes, standpipes and exhaust ducts not properly *anchored* or that are *anchored* with connections not capable of supporting all nominal loads and resisting all load effects.
9 ~~11~~. Exterior stairs, decks, porches, balconies and all similar appurtenances attached thereto, including *guard*s and handrails, are not structurally sound, not properly *anchored* or that are *anchored* with connections not capable of supporting all nominal loads and resisting all load effects.
10 ~~12~~. Chimneys, cooling towers, smokestacks and similar appurtenances not structurally sound or not properly *anchored*, or that are *anchored* with connections not capable of supporting all nominal loads and resisting all load effects.

Exceptions:

1. Where substantiated otherwise by an *approved* method.
2. Demolition of unsafe conditions shall be permitted where *approved* by the *code official*.

305.1.1 Potentially unsafe conditions. The following conditions shall be considered to be potentially unsafe, shall be assessed and shall be addressed in compliance with the *International Existing Building Code* , the *International Residential Code* or the *International Building Code* :

1. Structures, structural members, or components thereof, have *deterioration* or distress that appears to reduce their load-carrying capacity.
2. The *anchorage* of the floor or roof to walls or columns, and of walls and columns to foundations has *deterioration* or distress that appears to reduce its load-carrying capacity.
3. ~~*Structures* or components thereof have *deterioration* or distress that appears to reduce their load-carrying capacity.~~
3 ~~4~~. Stairs, landings, balconies and all similar walking surfaces, including *guards* and handrails, are not structurally sound, not properly *anchored* or are *anchored* with connections not capable of supporting all nominal loads and resisting all load effects.
4 ~~5~~. Foundation systems that are not firmly supported by footings are not plumb and free from open cracks and breaks, are not properly *anchored* or are not capable of supporting all nominal loads and resisting all load effects.

Exceptions:

1. Where substantiated otherwise by an *approved* method.
2. Demolition of unsafe conditions shall be permitted where *approved* by the *code official*.

Reason: This proposal consolidates and deletes duplicative content from the laundry lists in Section 304.1.1.

Specifically, it deletes Item 3 in both lists and moves "Structures" and "components thereof" into Item 1. Technically, we could have proposed to delete Item 3 in its entirety because Item 1 already covers Item 3. For example, if a structure is unsafe due to deterioration or distress, the structure is only unsafe because its structural members are unsafe due to deterioration or distress. Similarly, since if a "component thereof [a structure]" is unsafe due to detrioration or distress such that its load carrying capacity, it must be a structural member (because it has a load carrying capacity) that is unsafe due to deterioration or distress. Nevertheless, even though Item 3 is already covered by Item 1, we wanted to be sure, so we added "Structures" and "components thereof" to Item 1 and deleted Item 3 as superfluous.

Item 8 is also superfluous and duplicative. First of all, this Item is in Section 304, Exterior Structure, so it can only involve flooring and flooring components in exterior elements, so basically just stairs, balconies, porches, and decks. Those items are already covered in Item 11, which deals with "Exterior stairs, decks, porches, balconies" that "are not structurally sound". Finally, this change eliminates the wording that has "flooring" being unsafe. Flooring is a floor covering, and it is nonstructural in nature and really cannot be unsafe. What was likely meant was "floor framing", but we don't even need to go there because Item 11 already covers it.

Cost Impact: The change proposal is editorial in nature or a clarification and has no cost impact on the cost of construction

Justification for no cost impact:

Clearly this is just an editorial change that streamlines the code and makes it easier to read and understand. There is no cost element associated with this.

PM12-25

PM13-25

IPMC: 304.1.1

Proponents: Gwenyth Searer, Wiss, Janney, Elstner Associates, Inc., representing myself (gsearer@wje.com); Phillip Elgin, Wiss, Janney, Elstner Associates, Inc., representing Self (pelgin@wje.com)

2024 International Property Maintenance Code

Revise as follows:

304.1.1 Potentially unsafe conditions. The following conditions shall be considered to be potentially unsafe, shall be assessed and shall be addressed in compliance with the *International Existing Building Code* , the *International Residential Code* or the *International Building Code* :

1. Structural members have *deterioration* or distress that appears to reduce their load-carrying capacity.
2. The *anchorage* of the floor or roof to walls or columns, and of walls and columns to foundations has *deterioration* or distress that appears to reduce its load-carrying capacity.
3. *Structures* or components thereof have *deterioration* or distress that appears to reduce their load-carrying capacity.
4. ~~Siding and masonry joints including joints between the building envelope and the perimeter of windows, doors and skylights are not maintained, weather resistant or watertight.~~
4 ~~5~~. Foundation systems that are not firmly supported by footings, are not plumb and free from open cracks and breaks, are not properly *anchored* or are not capable of supporting all nominal loads and resisting all load effects.
5 ~~6~~. Exterior walls that are not *anchored* to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly *anchored* or are not capable of supporting all nominal loads and resisting all load effects.
6 ~~7~~. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of *deterioration*, fatigue or without proper *anchorage* and incapable of supporting all nominal loads and resisting all load effects.
7 ~~8~~. Flooring and flooring components with defects that affect serviceability or flooring components that show signs of *deterioration* or fatigue, are not properly *anchored* or are incapable of supporting all nominal loads and resisting all load effects.
8 ~~9~~. Veneer, cornices, belt courses, corbels, trim, wall facings and similar decorative features not properly *anchored* or that are *anchored* with connections not capable of supporting all nominal loads and resisting all load effects.
9 ~~10~~. Overhang extensions or projections including, but not limited to, trash chutes, canopies, marquees, signs, awnings, fire escapes, standpipes and exhaust ducts not properly *anchored* or that are *anchored* with connections not capable of supporting all nominal loads and resisting all load effects.
10 ~~11~~. Exterior stairs, decks, porches, balconies and all similar appurtenances attached thereto, including *guard*s and handrails, are not structurally sound, not properly *anchored* or that are *anchored* with connections not capable of supporting all nominal loads and resisting all load effects.
11 ~~12~~. Chimneys, cooling towers, smokestacks and similar appurtenances not structurally sound or not properly *anchored*, or that are *anchored* with connections not capable of supporting all nominal loads and resisting all load effects.

Exceptions:

1. Where substantiated otherwise by an *approved* method.
2. Demolition of unsafe conditions shall be permitted where *approved* by the *code official*.

Reason: This proposal deletes one of the laundry list items in Section 304.1.1 that makes no sense. The presence of siding joints or

masonry joints does not make a structure or premises unsafe. While it is true that such joints may make a structure drafty, or perhaps allow water in, that also does not make the structure unsafe. If sufficient water enters a structure through any means -- whether joints in siding, joints in masonry, holes in the roof, leaks in the below-grade walls, leaks through breaks in windows, leaks in plumbing -- such leakage can result in deterioration and distress and damage, but it is the deterioration, distress, and damage that makes a structure unsafe, not the leak, and not a joint in the siding or a joint in the masonry.

Note that the deletion of Item 4 is not a significant change. If leaks in siding or masonry occur and cause deterioration, distress, or damage to any structural element, that will still be captured by the other items in the laundry list.

Cost Impact: The change proposal is editorial in nature or a clarification and has no cost impact on the cost of construction

Justification for no cost impact:

The content in Item 4 is already sufficiently covered by the remaining Items. So there is no technical change; we are just deleting a superfluous item in a laundry list. This will have no cost consequences.

PM13-25

PM14-25

IPMC: 304.1.1, 305.1.1

Proponents: Gwenyth Searer, Wiss, Janney, Elstner Associates, Inc., representing myself (gsearer@wje.com); Phillip Elgin, Wiss, Janney, Elstner Associates, Inc., representing Self (pelgin@wje.com)

2024 International Property Maintenance Code

Revise as follows:

304.1.1 Potentially unsafe conditions. The following conditions shall be considered to be potentially unsafe, shall be assessed and shall be addressed in compliance with the *International Existing Building Code* , the *International Residential Code* or the *International Building Code* :

1. Structural members have *deterioration* or distress that appears to meet the definition of *dangerous* ~~reduce their load-carrying capacity~~.
2. The *anchorage* of the floor or roof to walls or columns, and of walls and columns to foundations has *deterioration* or distress that appears to meet the definition of *dangerous* ~~reduce its load-carrying capacity~~.
3. *Structures* or components thereof have *deterioration* or distress that appears to meet the definition of *dangerous* ~~reduce their load-carrying capacity~~.
4. Siding and masonry joints including joints between the building envelope and the perimeter of windows, doors and skylights are not maintained, weather resistant or watertight.
5. Foundation systems that appear to meet the definition of *dangerous* ~~are not firmly supported by footings, are not plumb and free from open cracks and breaks, are not properly *anchored* or are not capable of supporting all nominal loads and resisting all load effects~~.
6. Exterior walls that appear to meet the definition of *dangerous* ~~are not *anchored* to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly *anchored* or are not capable of supporting all nominal loads and resisting all load effects~~.
7. Roofing or roofing components that appear to meet the definition of *dangerous* ~~have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of *deterioration*, fatigue or without proper *anchorage* and incapable of supporting all nominal loads and resisting all load effects~~.
8. Flooring and flooring components that appear to meet the definition of *dangerous* ~~with defects that affect serviceability or flooring components that show signs of *deterioration* or fatigue, are not properly *anchored* or are incapable of supporting all nominal loads and resisting all load effects~~.
9. Veneer, cornices, belt courses, corbels, trim, wall facings and similar decorative features that appear to meet the definition of *dangerous* ~~not properly *anchored* or that are *anchored* with connections not capable of supporting all nominal loads and resisting all load effects~~.
10. Overhang extensions or projections including, but not limited to, trash chutes, canopies, marquees, signs, awnings, fire escapes, standpipes and exhaust ducts that appear to meet the definition of *dangerous* ~~not properly *anchored* or that are *anchored* with connections not capable of supporting all nominal loads and resisting all load effects~~.
11. Exterior stairs, decks, porches, balconies and all similar appurtenances attached thereto, including *guard*s and handrails, that appear to meet the definition of *dangerous* ~~are not structurally sound, not properly *anchored* or that are *anchored* with connections not capable of supporting all nominal loads and resisting all load effects~~.
12. Chimneys, cooling towers, smokestacks and similar appurtenances that appear to meet the definition of *dangerous* ~~not structurally sound or not properly *anchored*, or that are *anchored* with connections not capable of supporting all nominal loads and resisting all load effects~~.

Exceptions:

1. Where substantiated otherwise by an *approved* method.
2. Demolition of unsafe conditions shall be permitted where *approved* by the *code official*.

305.1.1 Potentially unsafe conditions. The following conditions shall be considered to be potentially unsafe, shall be assessed and shall be addressed in compliance with the *International Existing Building Code* , the *International Residential Code* or the *International Building Code* :

1. Structural members have *deterioration* or distress that appears to meet the definition of *dangerous* ~~reduce their load-carrying capacity~~.
2. The *anchorage* of the floor or roof to walls or columns, and of walls and columns to foundations has *deterioration* or distress that appears to meet the definition of *dangerous* ~~reduce its load-carrying capacity~~.
3. *Structures* or components thereof have *deterioration* or distress that appears to meet the definition of *dangerous* ~~reduce their load-carrying capacity~~.
4. Stairs, landings, balconies and all similar walking surfaces, including *guards* and handrails, that appear to meet the definition of *dangerous* ~~are not structurally sound, not properly *anchored* or are *anchored* with connections not capable of supporting all nominal loads and resisting all load effects~~.
5. Foundation systems that appear to meet the definition of dangerous ~~are not firmly supported by footings are not plumb and free from open cracks and breaks, are not properly *anchored* or are not capable of supporting all nominal loads and resisting all load effects~~.

Exceptions:

1. Where substantiated otherwise by an *approved* method.
2. Demolition of unsafe conditions shall be permitted where *approved* by the *code official*.

Reason: The existing language in Sections 304.1.1 and 305.1.1 is extremely clunky and problematic. For example, in Section 304.1.1, Items 1, 2, and 3 talk about having distress or deterioration that appears to reduce an element's load carrying capacity. But that is not a good flag because many things can reduce a structural member's capacity, oftentimes by a negligible amount. Really what everyone should be worried about is deterioration or distress that appears to rise to the level of *dangerous*. Dangerous is a defined term in the IPMC now, so we should be using it.

Similarly, Items 5, 6, 7, 8, 9, 10, 11, and 12 all talk about elements that "are not capable of supporting all nominal loads and resisting all load effects." But that is not a good measuring stick. The term "nominal loads" is defined in the IBC as "The magnitudes of the loads specified in Chapter 16 (dead, live, soil, wind, snow, rain, flood and earthquake)," but that would mean that we are asking all exising buildings to be able to resist the full, LRFD-level wind loads, the full LRFD-level earthquake loads, the full flood loads, the full tornado loads, and even the full tsunami loads as defined in current code. Not even a brand new building is assured of being able to support the full earthquake loads, and older buildings were typically not designed to be able to resist all current code-required loads.

The term "all load effects" is defined in the IEBC as "Forces and deformations produced in structural members by the applied loads." So this again invokes the loads required by the IBC for new buildings. And since "applied loads" is not defined, it could be taken to mean "whatever forces might be applied, those are the applied loads" and that could be even larger than required by the building code for new construction.

Further, even if we think that capturing the fact that older structures likely cannot "support all nominal loads and resist all load effects" is the intent of these laundry lists, that still does not make sense because the definition of *unsafe* in the IBC is fairly well defined, and the structural aspects of *unsafe* are those conditions that are *dangerous*. So all the current iterations of these laundry lists do is confuse the issue, overlaying current code requirements on existing buildings, resulting in confusion because these items do not match the definition of *dangerous*, and therefore do not match the definition of *unsafe*.

Consequently, what we are proposing is to eliminate these problematic words and replace them with a defined term -- *dangerous*. So if something looks like it might meet the definition of *dangerous*, the condition can be investigated to see if it does, and if it does, it is also considered to be *unsafe*, and that will necessitate certain actions on the part of the code official, the building owner, and others.

This proposal also eliminates some of the other less logical portions of the list -- like the use of the term "properly anchored" (which is not

defined) and "firmly supported" (also not defined) and "free from open cracks and breaks" (which are not unsafe in and of themselves). Finally, the proposal removes the awkwards differentiation between "not properly anchored" and "anchored with connections that are not capable of supporting all nominal loads and resisting all load effects." Either way, if the connection is sufficiently weak that the term *dangerous* applies, then the condition qualifies as *unsafe*.

Cost Impact: The change proposal is editorial in nature or a clarification and has no cost impact on the cost of construction

Justification for no cost impact:

This is a just a long-overdue cleanup of terms that are used inconsistently, sometimes in conflict with the actual criteria against which the components should be judged. It does not appear that these are technically substantive changes from the original intent; however, if they are, they likely reduce the cost of construction (i.e., repairs) as opposed to increasing it.

PM14-25

PM15-25

IPMC: 304.2, 304.2.1 (New), 304.2.2 (New), 304.2.3 (New), 304.2.4 (New), SECTION 202 (New)

Proponents: Shane Hoeper, representing City of Dubuque, Iowa (shoeper@cityofdubuque.org)

2024 International Property Maintenance Code

Revise as follows:

304.2 Protective treatment. Exterior surfaces, including but not limited to, wall cladding, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be protected from weathering and maintained in good ~~condition~~repair. ~~Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. Siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.~~

Add new text as follows:

304.2.1 Exterior wood surfaces. Exterior wood surfaces shall be painted, treated or protected in an approved manner.

Exception: *Decay resistant* wood.

304.2.2 Painted surfaces. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted.

304.2.3 Siding and masonry joints. Siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights shall be maintained weather resistant and water tight.

304.2.4 Metal surfaces. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust or corrosion. Oxidation stains shall be removed from exterior surfaces.

Exception: Surfaces designed for stabilization by oxidation.

Add new definition as follows:

NATURALLY DURABLE WOOD. The heartwood of the following species with the exception that an occasional piece with corner sapwood is permitted if 90 percent or more of the width of each side on which it occurs is heartwood.

Decay resistant.
Redwood, cedar, black locust and black walnut.
Termite resistant. Alaska yellow cedar, redwood, Eastern red cedar and Western red cedar including all sapwood of Western red cedar.

Reason: The changes are largely editorial. The paragraph has been broken into subsections to make it easier to understand. "Wall claddings" have been added to clarify that they should be maintained. The definition for decay resistant wood has been copied from the IRC.

Cost Impact: The change proposal is editorial in nature or a clarification and has no cost impact on the cost of construction

Justification for no cost impact:

The proposed changes are editorial and will not affect enforcement of this provision.

PM16-25

IPMC: 304.8

Proponents: Shane Hoeper, representing City of Dubuque, Iowa (shoeper@cityofdubuque.org)

2024 International Property Maintenance Code

Revise as follows:

304.8 Decorative features. Cornices, belt courses, corbels, terra cotta trim, wall facings and similar decorative features shall be *anchored* and maintained in good repair ~~with proper *anchorage* and in a safe condition~~.

Reason: Anchorage is not consistent with the remainder of the book. If an element is anchored and in good repair, it would be reasonable to assume that it is also safe.

Cost Impact: The change proposal is editorial in nature or a clarification and has no cost impact on the cost of construction

Justification for no cost impact:

Changes are editorial in nature and will not change enforcement of the provision.

PM17-25

IPMC: 304.9

Proponents: Shane Hoeper, representing City of Dubuque, Iowa (shoeper@cityofdubuque.org)

2024 International Property Maintenance Code

304.9 Overhang extensions. Overhang extensions including, but not limited to, canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be ~~maintained in good repair and be properly~~ *anchored* ~~so as to be kept in a sound condition~~ and maintained in good repair. ~~Where required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.~~

Reason: The protective treatment is covered in 304.2 and unnecessary here. Editorial changes were made to be consistent throughout the book.

Cost Impact: The change proposal is editorial in nature or a clarification and has no cost impact on the cost of construction

Justification for no cost impact:

The changes are editorial and will not change enforcement of the provision.

PM18-25

IPMC: 304.10

Proponents: Shane Hoeper, representing City of Dubuque, Iowa (shoeper@cityofdubuque.org)

2024 International Property Maintenance Code

Revise as follows:

304.10 Stairways, decks, porches and balconies. ~~Every exterior stairway, deck, porch and balcony~~ Exterior stairways, decks, porches and balconies, and all appurtenances attached thereto, shall be ~~maintained~~ *anchored*, structurally sound and maintained in good repair ~~with proper *anchorage* and capable of supporting the imposed loads~~.

Reason: Changed language to be consistent throughout the book. "capable of carrying imposed loads" is synonymous with "structurally sound".

Cost Impact: The change proposal is editorial in nature or a clarification and has no cost impact on the cost of construction

Justification for no cost impact:

The changes are editorial in nature and will not change enforcement of this provision.

PM18-25

PM19-25

IPMC: 304.11

Proponents: Shane Hoeper, representing City of Dubuque, Iowa (shoeper@cityofdubuque.org)

2024 International Property Maintenance Code

Revise as follows:

304.11 Chimneys and towers. Chimneys, cooling towers, smoke stacks, and similar appurtenances shall be ~~maintained~~ structurally ~~safe and~~ sound~~,~~ and maintained in good repair. ~~Exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.~~

Reason: Changes were made to be consistant throughout the book. The last sentence is not needed because it is covered in 304.2.

Cost Impact: The change proposal is editorial in nature or a clarification and has no cost impact on the cost of construction

Justification for no cost impact:

The changes are editorial and will not change enforcement of the provision.

PM20-25

IPMC: 304.12

Proponents: Shane Hoeper, representing City of Dubuque, Iowa (shoeper@cityofdubuque.org)

2024 International Property Maintenance Code

Revise as follows:

304.12 Handrails and guards. ~~Every handrail~~Handrails and *guard*<u>*s*</u> shall be ~~firmly fastened~~<u>anchored,</u>~~and capable of supporting normally imposed loads~~ <u>structurally sound</u> and~~ shall be~~ maintained in good ~~condition~~<u>repair</u>.

Reason: Editorial changes were made to be consistent throughout the book.

Cost Impact: The change proposal is editorial in nature or a clarification and has no cost impact on the cost of construction

Justification for no cost impact:

The changes are editorial in nature and will not change enforcement of the provision.

PM21-25

IPMC: 304.13

Proponents: Shane Hoeper, representing City of Dubuque, Iowa (shoeper@cityofdubuque.org)

2024 International Property Maintenance Code

Revise as follows:

304.13 Windows, skylights and doors ~~Window, skylight and door frames.~~ ~~Every window~~Windows, ~~skylight~~ skylights, ~~door~~ doors and ~~frames~~related components shall be ~~kept in sound condition, good repair and~~ weathertight and maintained in good repair.

Reason: The changes are editorial. "Sound condition" and "good repair" are synonymous.

Cost Impact: The change proposal is editorial in nature or a clarification and has no cost impact on the cost of construction

Justification for no cost impact:

The changes are editorial in nature and will not change enforcement of the provision.

PM22-25

IPMC: 304.13.2

Proponents: Shane Hoeper, representing City of Dubuque, Iowa (shoeper@cityofdubuque.org)

2024 International Property Maintenance Code

Revise as follows:

304.13.2 ~~Openable~~ Operable windows. ~~Every~~ Operable ~~window~~ windows~~, other than a fixed window,~~ shall ~~be easily openable~~ open easily and be capable of being held in position by window hardware.

Reason: "Operable" is a better term than "openable". Changed wording to make it more readable.

Cost Impact: The change proposal is editorial in nature or a clarification and has no cost impact on the cost of construction

Justification for no cost impact:

Changes are editorial and do not change the enforcement of this provision.

PM23-25

IPMC: 304.15

Proponents: Shane Hoeper, representing City of Dubuque, Iowa (shoeper@cityofdubuque.org)

2024 International Property Maintenance Code

Revise as follows:

304.15 Doors. Exterior doors, door assemblies, operator systems ~~if provided~~, and hardware shall be maintained in good ~~condition~~ repair. Locks at all entrances to *dwelling units* and *sleeping units* shall tightly secure the door. ~~Locks on means of egress doors shall be in accordance with Section 702.3.~~

Reason: Changed condition to repair to be consistent throughout the book. Eliminated unnecessary content for simplification.

Cost Impact: The change proposal is editorial in nature or a clarification and has no cost impact on the cost of construction

Justification for no cost impact:

Changes are editorial and do not impact enforcement.

PM24-25

IPMC: 304.16

Proponents: Shane Hoeper, representing City of Dubuque, Iowa (shoeper@cityofdubuque.org)

2024 International Property Maintenance Code

Revise as follows:

304.16 Basement hatchways. ~~Every *basement* hatchway~~ Basement hatchways shall be maintained in good repair to prevent the entrance of rodents, rain and surface drainage water.

Reason: Editorial changes to maintain consistency throughout the code.

Cost Impact: The change proposal is editorial in nature or a clarification and has no cost impact on the cost of construction

Justification for no cost impact:

Changes are editorial in nature and will not change enforcement.

PM25-25

IPMC: 304.17

Proponents: Shane Hoeper, representing City of Dubuque, Iowa (shoeper@cityofdubuque.org)

2024 International Property Maintenance Code

Revise as follows:

304.17 Guards for basement windows. ~~Every *basement* window that is openable~~ Operable *basement* windows shall be supplied with rodent shields, storm windows or other *approved* protection against the entry of rodents.

Reason: Changed text to be consistent throughout the book.

Cost Impact: The change proposal is editorial in nature or a clarification and has no cost impact on the cost of construction

Justification for no cost impact:

This editorial change will not change enforcement of this provision.

PM26-25

IPMC: 304.18

Proponents: Shane Hoeper, representing City of Dubuque, Iowa (shoeper@cityofdubuque.org)

2024 International Property Maintenance Code

Revise as follows:

304.18 Building security. Doors, windows ~~or~~and hatchways for *dwelling units*, *rooming units* ~~or~~ and *housekeeping units* shall be provided with devices designed to provide security for the *occupant*s and property within.

Reason: Corrected errors editorial in nature. I also added a provision for securing storage areas as they appear to not be covered in the code. Security of personal belongings not located in the unit should be of importance also.

Cost Impact: The change proposal is editorial in nature or a clarification and has no cost impact on the cost of construction

Justification for no cost impact:

A cleanup of the language without changing the intent of the code section will not affect the cost of compliance.

PM27-25

IPMC: 304.18.1

Proponents: Shane Hoeper, representing City of Dubuque, Iowa (shoeper@cityofdubuque.org)

2024 International Property Maintenance Code

Revise as follows:

304.18.1 Doors. Doors providing access to an individual *dwelling unit, rooming unit* or *housekeeping unit* that is rented, leased or *let* ~~where~~shall be equipped with a deadbolt lock, the deadbolt shall be designed to be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort and shall have a minimum ~~lock~~ throw of 1 inch (25 mm). ~~Such deadbolt~~ Deadbolt locks shall be installed according to the manufacturer's specifications and maintained in good working order. ~~For the purpose of this section, a sliding bolt~~ Sliding bolts shall not be considered an acceptable deadbolt lock.

Reason: The changes made to the 2021 text do not make sense. I restored the language requiring a deadbolt lock on entrance doors. There are also editorial changes to make language consistent throughout the book.

Cost Impact: The change proposal is editorial in nature or a clarification and has no cost impact on the cost of construction

Justification for no cost impact:

Most changes are editorial in nature. The requirement is reset to the 2021 code.

PM28-25

IPMC: 304.19

Proponents: Shane Hoeper, representing City of Dubuque, Iowa (shoeper@cityofdubuque.org)

2024 International Property Maintenance Code

Revise as follows:

304.19 Gates. Exterior gates~~,~~ and gate assemblies~~, operator systems if provided, and hardware~~ shall be maintained in good ~~condition~~ repair. Latches ~~at all entrances~~ shall tightly secure the gates.

Reason: In my opinion, gate assemblies cover the operator and hardware. Editorial changes made to be consistent throughout the book.

Cost Impact: The change proposal is editorial in nature or a clarification and has no cost impact on the cost of construction

Justification for no cost impact:

Changes are editorial and do not change enforcement of the provision.

PM29-25

IPMC: 304.19, 304.19.1 (New), 304.19.2 (New), 304.19.3 (New), 304.19.4 (New), ASTM Chapter 08 (New), UL Chapter 08 (New)

Proponents: Catherine Mills-Reynolds, American Fence Association, representing AFA (catherine@americanfenceassociation.com); Ben Shirley, Ameristar Perimeter Security, representing ASTM F14 (ben.shirley@assaabloy.com); Dave Monsour, Thomas Associates, representing DASMA (dmonsour@thomasamc.com); Richard Sedivy, DoorKing, Inc., representing DASMA (rsedivy@doorking.com); Kevin Ward, Miller Edge Inc, representing American Fence Association (kward@milleredge.com); Don Jeppson, representing City of San Rafael (don.jeppson@cityofsanrafael.org); Scott Kinney, D&D Technologies, representing ASTM F14.15 Gates (skinney@ddtechusa.com); Eric Quanbeck, representing The Hummingbird Alliance (eric.m.quanbeck@gmail.com)

2024 International Property Maintenance Code

Revise as follows:

304.19 Gates. Exterior gates, gate assemblies, operator systems if provided, and hardware shall be maintained in good condition. Latches at all entrances shall tightly secure the gates. Horizontal side, swing and automatic vehicle gates shall comply with Sections 304.19.1 through 304.19.4, as applicable.

Add new text as follows:

304.19.1 Horizontal Slide Gates. A manual slide gate installed in an opening more than 48 inches (1219 mm) measured horizontally or 84 inches (2134 mm) or greater measured vertically shall be maintained in accordance with the following:

1. The gate shall not fall over more than 45 degrees from the vertical plane when detached from the supporting hardware.
2. Positive stops shall be required to limit travel to the designed fully open and fully closed positions. These stops shall be installed at either the top of the gate, or at the bottom of the gate where such stops shall horizontally or vertically project no more than is required to perform their intended function.
3. All weight bearing exposed rollers 8 feet (2.44 m), or less, above grade shall be guarded or covered
4. Gate movement shall not be initiated by gravity in either lineal direction of its travel.
5. Gates shall have sufficient lateral stability to assure that the gate will enter a receiver guide, where provided.
   5.1. Single Panel Gates: Receiver guides shall be recessed behind the leading edge of the receiver post or fixed object.
   Exception: Receiver guides mounted greater than 8 feet (2.44 m) above grade shall not be required to comply with this section.
   5.2. Dual Panels: Reciever guide installed on either panel, shall include a cross-sectional area of 9 square inches (5806 mm^2) or greater as measured on the leading edge of each guide.
6. Openings shall be designed, guarded, or screened from the bottom of the gate to the top of the gate or a minimum of 72 inches (1.83 m) above grade, whichever is less, to prevent a 2 ¼ inches (57 mm) diameter sphere from passing through the openings anywhere in the gate, and in that portion of the adjacent fence that the gate covers in the open position. The gate panel shall include the entire section of the moving gate, including any back frame or counterbalance portion of the gate.
7. A gap, measured in the horizontal plane parallel to the roadway, between a fixed stationary object nearest the roadway , such as a gate support post, and the gate frame when the gate is in either the fully open position or the fully closed position, shall not exceed 2 ¼ inches (57 mm).

304.19.2 Manual Swing Gates. A manual swing gate providing access to a facility, building or a portion thereof having one or more gate leaves more than 48 inches (1219 mm) in width or 84 inches (2134 mm) or greater in height shall be maintained in accordance with the following:

1. The hinge side of the gate shall be fitted with an anti-drop device so the gate shall not move downwards more than 12 inches (305 mm) in the case of a hinge separation.

2. Positive stops shall be required to limit travel to the designed fully open positions.
3. Gate keepers shall securely retain gate leaf in the fully open position.
4. Gate latches shall securely retain gate leaf in the fully closed position.
5. The minimum height for barbed wire shall not be less than 6 feet (1.83 m) above grade.
6. The minimum height for barbed tape shall not be less than 8 feet (2.44 m) above grade.
7. Gates shall have smooth bottom edges, with vertical bottom edged protrusions not exceeding 1/2 inch (12.7 mm).
8. Protrusions shall not be permitted on any gate.

Exceptions:

1. Vertical bottom edge protrusions permitted by Item 7.

2. Gate locks and latches shall not be considered protrusions.
3. Protrusions at the leading vertical gate edge shall not exceed 1/2 inch (12.7 mm), and shall be smooth on all surface with no sharp edges.
4. Top pickets and top decorative designs shall not be considered protrusions, provided they are in a vertical plane with respect to the gate. Protrusions extending outside the vertical plane shall be permitted, provided such protrusions are located 7 feet (2.13 m) or more above grade.

9. Gates shall be designed, constructed, and installed such that their movement shall not be initiated by gravity.
10. Horizontal swing gates shall not result in continuous, unimpeded movement in either direction along the arc of its path of travel.

304.19.3 Automatic Vehicular Gates. Automatic vehicular gates assemblies shall be maintained in accordance with ASTM F2200 or UL 325.

304.19.4 Inspection. Exterior gates installed in an opening more than 48 inches (1219 mm) in width or 84 inches (2134 mm) or greater in height, and automatic *vehicular gates*, shall be inspected by the *code official*, registered design professional, or an *approved agency* every five years in accordance with Sections 304.19.1, 304.19.2, 304.19.3. Repair, alteration, or replacement of such gates shall be performed in accordance with this section and the *International Building Code* or *International Residential Code*

Add new standard(s) as follows:

ASTM

ASTM International
100 Barr Harbor Drive, P.O. Box C700
West Conshohocken, PA 19428-2959

ASTM F2200-20	Standard Specification for Automated Vehicular Gate Construction
UL325-2017	Door, Drapery, Gate, Louver and Window Operators and Systems—with Revisions through February 2020

Reason: Reason Statement:

Gates are used, and depended on for our safety and security, throughout our society. Be it for residential use, at a sports arena, on schoolgrounds, a public park, in a parking garage, at a factory, in a multi-family dwelling or countless other applications, people are potentially in contact with a gate every day. Gates are so commonplace that most people don't think twice about their ability to operate

safely until something goes wrong. This is why it is of paramount importance that gates are designed and installed to the highest safety standard.

The need for safe, functioning gates has been underscored in recent years with stories like that of, Alex Quanbeck, the 7-year-old child who was killed by a poorly maintained gate in his school yard at recess in San Rafael, California. Under deeper review, it has been discovered that numerous fatalities and life-altering injuries have occurred in the United States because of these gate issues. A map of known gate fatalities and serious injuries from gates is provided from the Hummingbird Alliance (www.thehummingbirdalliance.com).

Having knowledge of the scope of this problem, ASTM International's F14 Committee on Fences, (which also holds jurisdiction for gate standards) updated their manual gate standards to reflect new safety requirements on slide gates (ASTM F1184) and swing gates (ASTM F900). ASTM had already updated its electric gate standard (ASTM F2200) to meet new requirements in 2002.

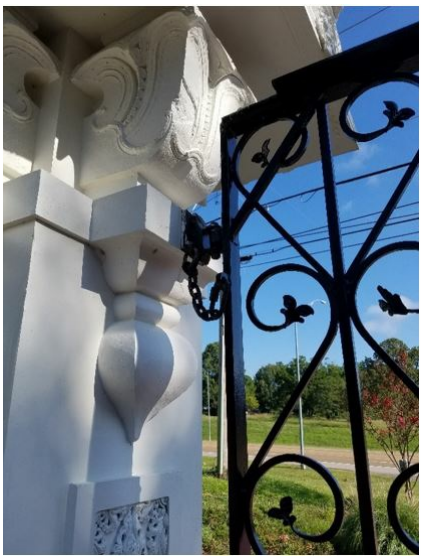
Cal/OSHA is currently reviewing these standards as well, to potentially include them in their own rules. While they do have a rule on gates, (Title 8 section 3324) it does not currently contain the provisions laid out in our proposal. In assessing these potential new standards, they reviewed some of their own accident data and found that their data from 1990 through 2005, showed that 15 out of 31 incidents (48%) involved failed or missing end stops/positive stops of gates. They then compared this data from data collected from 2014 through 2024 and found that 13 out of 16 incidents (81%) involved failed or missing end-stops/positive-stops of gates.

Because of these factors, they determined that, "The relatively low decrease in serious injuries and fatalities per year of only 8.2 percent after the promulgation of section 3324 in 2007 illustrates the need to amend and improve section 3324 to better protect California workers" (DOSH Evaluation, 2024).

The standards we are requesting be adopted would in no way impede first responders in accessing a property, in fact ensuring a gate is functioning properly would only provide them with safer and easier ingress and/or egress. It is when these gates go without the proper safety requirements, they are likely to fail to operate as intended or run the risk of injuring those who use them.

The ICC/AFA Gate Safety Code Development Work Group consists of a wide range of gate and security experts, consumers and code enforcement officials, who have diligently reviewed ASTM standards, current safety standards and the I-Codes to confirm that this addition to the I-Codes is needed and non-duplicative. The work group decided to alter the existing section 3110 to include all gates as well as maintaining the provision currently in place for automatic vehicular gates. The new provision would only apply to gates that are 7' (84 inches) in height or greater OR 4' (48") in length or greater. The code change references industry approved national standards for gate design and construction ASTM F900 for Swing Gates and ASTM F1184 for Slide Gates. The code also includes two new standards to be referenced in Chapter 35 that are necessary for the code change. The group also looked at where gates are required for permitting and inspection and discovered that gates are not specifically referenced in the permit exemption list in Section 105. The group decided to clarify that fences and gates are unique in their own application and as such both need specific permit exceptions.

The general requirements for Swing Gates require a keeper in accordance with ASTM F900. The gate keeper is a mechanical device for securing the free end of the gate when in the fully open position. The compliance for swing gates could be a chain connected to both the gate frame and the end post (or column/structure to which the gate is attached), see the pictures below.



The general requirements for slide gates in accordance with ASTM F1184 include:

A performance statement that gates that are installed shall not fall over more than 45 degrees from the vertical plane;

Positive stops to limit travel;

Weight bearing rollers are covered;

Gap no greater then 2-1/4”;

Gates designed for lateral stability; and

Gates design that will not move under the force of gravity.

Please see pictures below of ASTM 1184 compatible gates. Two options for fall post are shown. The first is the standard post cemented in the ground; it is the post with the yellow cap. The second is of an upside-down J bracket that has been welded on.

(Receiver Guide/ Gate Stop Below)

These standards and the code change proposal only address swing and slide gates. Overhead roll down (or up) doors, roll down security type doors (like those at the tenant space and the mall circulation areas), and parking garage entry, exit or point of sale barrier arms are not within the scope of the proposed code change or within the scope of the two reference standards. In addition, we believe that these requirements in no way negatively impact building egress required by Chapter 10 of this code. Any swing or slide gate installed within the means of egress should be in compliance with chapter 10, as well as any other technical provision of the code and compliance with any other code application is referenced in 3110.1, as proposed.

Compliance with the ASTM standards will greatly improve safety in and around the built environment by incorporating these simple changes, (like adding fall over protection and gate stops) lives like Alex's, can be saved. Alex's father, Eric Quanbeck was an active participant in this work group, as well as the local building official from the city where the tragedy occurred, along with representatives from the American Fence Association, ASTM International, DASMA and UL. After thorough review, we see a need to incorporate these standards through adoption into the I-Codes.

Cost Impact: Increase

Estimated Immediate Cost Impact:

Compared to the overall cost of these large gates, which can run anywhere from a couple thousand dollars to tens of thousands of dollars, depending on the size, material used, and whether they have an electric operator, the safety requirement costs are negligible. The material costs for the safety parts mentioned average $50.00, with many being less than that amount. For instance, a metal gate stop can be just a few dollars. Items like a Gate Keeper and the safety chain for swing gates can be found at several retailers, including on Amazon, both for under $50.00. Labor would depend on geographical area, but overall, it would average somewhere between $150.00 to $250.00.

Estimated Immediate Cost Impact Justification (methodology and variables):

Posts for this type of application typically run $50.00 a piece or less.

Example of some product costs on Amazon.

Amazon.com: OKG Heavy Duty Security Chain, 3.9ft x 5/16" Thick Outdoor Gate Chain, Cut Proof Chain Made of Hardened Alloy Steel Chain, Ideal for Fence Gates, Bicycles, Moped, Trailers, Generator, etc : Sports & Outdoors

Amazon.com: Chain Link Fence GATE HOLD BACK: Duck Bill Gate Holdback (1-5/8" to 2-3/8"). Holds The gate open for You while You work! : Tools & Home Improvement

PM29-25

PM30-25

IPMC: 305.1

Proponents: Ronald George, Plumb-Tech Design & Consulting Services LLC, representing Self

2024 International Property Maintenance Code

305.1 General. The interior of a *structure* and equipment therein shall be maintained in good repair, structurally sound, safe and in a sanitary condition. *Occupants* shall keep that part of the *structure* that they occupy or control in a clean and sanitary condition. Every *owner* of a *structure* containing a *rooming house, housekeeping units*, a hotel, a dormitory, two or more *dwelling unit*s or two or more nonresidential *occupancies*, shall maintain, in a clean and sanitary condition, the shared or public areas of the *structure* and *exterior property*.

Reason: This is simply Editorial

Cost Impact: The change proposal is editorial in nature or a clarification and has no cost impact on the cost of construction

Justification for no cost impact:

Editorial only

PM31-25

IPMC: 305.1

Proponents: Shane Hoeper, representing City of Dubuque, Iowa (shoeper@cityofdubuque.org)

2024 International Property Maintenance Code

305.1 General. The interior of a *structure* and equipment therein shall be in a sanitary condition, structurally sound and maintained in good repair~~, structurally sound and in a sanitary condition~~. *Occupants* shall keep that part of the *structure* that they occupy or control in a clean and sanitary condition. Every *owner* of a *structure* containing ~~a rooming house~~*units, housekeeping units*, a hotel, a dormitory, two or more *dwelling unit*s or two or more nonresidential *occupancies*, shall maintain~~, in a clean and sanitary condition~~, the shared or public areas of the *structure* and *exterior property* in a clean and sanitary condition.

Reason: The proposed changes are intended to make language consistent throughout the book.

Cost Impact: The change proposal is editorial in nature or a clarification and has no cost impact on the cost of construction

Justification for no cost impact:

The proposed changes are editorial and will not affect the enforcement of the provision.

PM32-25

IPMC: 305.4

Proponents: Shane Hoeper, representing City of Dubuque, Iowa (shoeper@cityofdubuque.org)

2024 International Property Maintenance Code

Revise as follows:

305.4 Stairs and walking surfaces. ~~Every stair~~ Stairs, ~~ramp~~ramps, ~~landing~~landings, ~~balcony~~ balconies, ~~porch~~ porches, ~~deck~~ decks ~~or~~ and other walking ~~surface~~ surfaces shall be ~~maintained in~~ structurally sound ~~condition~~ and maintained in good repair.

Reason: Editorial changes made to be consistant throughout the book.

Cost Impact: The change proposal is editorial in nature or a clarification and has no cost impact on the cost of construction

Justification for no cost impact:

The changes are editorial in nature and do not change the enforcement of this provision.

PM33-25

IPMC: 305.5

Proponents: Shane Hoeper, representing City of Dubuque, Iowa (shoeper@cityofdubuque.org)

2024 International Property Maintenance Code

Revise as follows:

305.5 Handrails and guards. ~~Every handrail;~~ Handrails and *~~guard~~guards* shall be~~firmly fastened and capable of supporting normally imposed loads~~ anchored, structurally sound and ~~shall~~ be maintained in good ~~condition~~ repair.

Reason: Editorial changes were made to use consistent language throughout the book.

Cost Impact: The change proposal is editorial in nature or a clarification and has no cost impact on the cost of construction

Justification for no cost impact:

The proposed changes are editorial in nature and no change in enforcement is needed for this provision.

PM34-25

IPMC: 306.1.1

Proponents: Gwenyth Searer, Wiss, Janney, Elstner Associates, Inc., representing myself (gsearer@wje.com); Phillip Elgin, Wiss, Janney, Elstner Associates, Inc., representing Self (pelgin@wje.com)

2024 International Property Maintenance Code

Delete without substitution:

~~**306.1.1 Potentially unsafe conditions.** Where any of the following conditions cause the component or system to be beyond its limit state, the component or system shall be considered to be unsafe and shall be addressed in compliance with the *International Existing Building Code* , the *International Residential Code* or the *International Building Code* :~~

1. ~~Soils that have been subjected to any of the following conditions:~~
   1.1. ~~Collapse of footing or foundation system.~~
   1.2. ~~Damage to footing, foundation, concrete or other structural element due to soil expansion.~~
   1.3. ~~Adverse effects to the design strength of footing, foundation, concrete or other structural element due to a chemical reaction from the soil.~~
   1.4. ~~Inadequate soil as determined by a geotechnical investigation.~~
   1.5. ~~Where the allowable bearing capacity of the soil is in doubt.~~
   1.6. ~~Adverse effects to the footing, foundation, concrete or other structural element due to the ground water table.~~
2. ~~Concrete that has been subjected to any of the following conditions:~~
   2.1. ~~*Deterioration.*~~
   2.2. ~~*Ultimate deformation.*~~
   2.3. ~~Fractures.~~
   2.4. ~~Fissures.~~
   2.5. ~~Spalling.~~
   2.6. ~~Exposed reinforcement.~~
   2.7. ~~*Detached*, dislodged or failing connections.~~
3. ~~Aluminum that has been subjected to any of the following conditions:~~
   3.1. ~~*Deterioration.*~~
   3.2. ~~Corrosion.~~
   3.3. ~~Elastic deformation.~~
   3.4. ~~*Ultimate deformation.*~~
   3.5. ~~Stress or strain cracks.~~
   3.6. ~~Joint fatigue.~~
   3.7. ~~*Detached*, dislodged or failing connections.~~

4. ~~Masonry that has been subjected to any of the following conditions:~~

   4.1. ~~*Deterioration.*~~

   4.2. ~~*Ultimate deformation.*~~

   4.3. ~~Fractures in masonry or mortar joints.~~

   4.4. ~~Fissures in masonry or mortar joints.~~

   4.5. ~~Spalling.~~

   4.6. ~~Exposed reinforcement.~~

   4.7. ~~*Detached*, dislodged or failing connections.~~

5. ~~Steel that has been subjected to any of the following conditions:~~

   5.1. ~~*Deterioration.*~~

   5.2. ~~Elastic deformation.~~

   5.3. ~~*Ultimate deformation.*~~

   5.4. ~~Metal fatigue.~~

   5.5. ~~*Detached*, dislodged or failing connections.~~

6. ~~Wood that has been subjected to any of the following conditions:~~

   6.1. ~~Ultimate deformation.~~

   6.2. ~~Deterioration.~~

   6.3. ~~Damage from insects, rodents and other vermin.~~

   6.4. ~~Fire damage beyond charring.~~

   6.5. ~~Significant splits and checks.~~

   6.6. ~~Horizontal shear cracks.~~

   6.7. ~~Vertical shear cracks.~~

   6.8. ~~Inadequate support.~~

   6.9. ~~*Detached*, dislodged or failing connections.~~

   6.10. ~~Excessive cutting and notching.~~

~~**Exceptions:**~~

1. ~~Where substantiated otherwise by an *approved* method.~~
2. ~~Demolition of unsafe conditions shall be permitted where *approved* by the *code official*.~~

Reason: Quite simply, this section is incorrect both from an engineering perspective and from an implementation perspective. For example:

- The title is potentially unsafe conditions; however the text talks about elements that are beyond their *limit state*, and every element in the list is assumed to have already caused the structure to be *unsafe*. Although there is an exception, the default assumption is that all of this laundry list constitutes unsafe conditions. This is not appropriate because very few structures are actually dangerous/unsafe. The default assumption should not be that a structure is dangerous/unsafe.
- Item 1 talks about soil being subjected to various things, but then Items 1.1, 1.2, 1.3 and 1.6 have nothing to do with distress in the soil. Items 1.4 and 1.5 actually do talk about the soil but only in incredibly vague terms (i.e., "inadequate soil" and "where the allowable bearing capacity of the soil is in doubt"). While "collapse of the footing or foundation system" is listed in Item 1.1, that is

already included in the definiton of dangerous. Item 2 talks about damage to the foundation, but foundations and other structural elements often crack when exposed to differential movement caused by soil or any other thing. That is not *dangerous* unless the condition meets the definition of *dangerous*, and is thus *unsafe*. Similarly adverse effects to the design strength from chemical reactions may or may not be *dangerous* or *unsafe*. And adverse effects on the footings, foundations, concrete, or other structural elements -- again, whatever these effects are, they must occur to the point where the elements in question are *dangerous* and thus *unsafe.*

- Similarly, regarding Item 2, concrete:
  - Nearly all concrete deteriorates as it carbonates and slowly loses its ability to protect the embedded steel reinforcing; this essentially unavoidable deterioration is not *dangerous* or *unsafe* in and of itself.
  - There is an old structural engineering joke that there are only two kinds of concrete: concrete that is cracked, and concrete that is going to crack. So to the extent that the undefined term "fractures" means "cracks" this is a bad criterion upon which to determine *dangerous* / *unsafe*. "Fractures" might mean "cracks", but it is not clear.
  - Fissures might be cracks or something else. Who knows? "Fissures" is not a technical term in reinforced concrete.
  - Spalling usually does not make a concrete structure dangerous or unsafe in and of itself, except for overhead spalls, which can result in a falling hazard.
  - Exposed reinforcement also generally does not make a structure *dangerous* or *unsafe*. If it corrodes and loses substantial capacity, sure. But that is already covered by the definition of *dangerous* or *unsafe*, and we don't need to say it again, just like detached, dislodged, or failing connections.
- Regarding Item 3, aluminum:
  - All of these items have similar implementation issues as Item 2, with the exception of Item 3.3, elastic deformation. This is one of the biggest head-scratchers, because elastic deformation happens with every structure ever built. It simply means that something deforms when a force acts on it, which is every structure. All structures deform when they are loaded. Further, the fact that it is elastic deformation means that we are flagging completely reversible deformation (i.e., no damage) as being *dangerous*/*unsafe*! And if only elastic deformation has occurred, how could the component or structure be beyond their limit state?
- Regarding Item 4, masonry:
  - This list as pretty much the same issues as Item 2, concrete. Please see above.
- Regarding Item 5, steel:
  - Again we tag "elastic deformation" (which means that there is no damage) as being *dangerous*/*unsafe.* All of the other items, if they rise to the level of being dangerous/unsafe, then they are *dangerous*/*unsafe*, but otherwise, they are not. They should not be deemed *dangerous*/*unsafe* by default.
- Regarding Item 6, wood:
  - Another head scratcher is Item 6.5, where we identify wood checks as being dangerous/unsafe by default. Checks do not typically reduce the strength of a wood member, so it is unclear why this laundry list considers checking so bad. Splits might be a problem, but it would depend on how big the split is, where the split is, and what the loads are. All of the other conditions are only *dangerous*/*unsafe* if they rise to that level; they should not be assumed to be *dangerous*/*unsafe* by default. Interestingly, only wood lists "inadequate support" as a reason to be considered dangerous/unsafe; none of the other more dense/heavy materials lists "inadequate support" as being a concern. The irony in that notwithstanding, again, as with all of the other items, either the structural members in question are actually dangerous/unsafe or they are not . The laundry list just confuses the issue for lay people, who may confuse one of the items on this list as being a life-safety concern because it is on the list... no matter how inappropriate for it to be on the list (See "elastic deformation").

For these reasons, this list should be deleted. It does not aid in understanding; it only adds confusion and imprecision to the code.

Cost Impact: The change proposal is editorial in nature or a clarification and has no cost impact on the cost of construction

Justification for no cost impact:

This list does not add to the clarity of the code; it detracts from it. Consequently, deletion of this section will improve the code and make it easier to understand and easier to admister. So there is some chance that this change will save money on the engineering/administrative side, but it is not expected to change the cost of construction in any measurable way.

PM35-25

IPMC: 306.1.1

Proponents: Ronald George, Plumb-Tech Design & Consulting Services LLC, representing Self

2024 International Property Maintenance Code

Revise as follows:

306.1.1 Potentially unsafe conditions. Where any of the following conditions cause the component or system to be unsafe or beyond its limit ~~state~~, the component or system shall be considered to be unsafe and shall be addressed in compliance with the *International Existing Building Code* , the *International Residential Code, International Plumbing Code, International Mechanical Code, International Fuel Gas Code* or the *International Building Code* :

1. Soils that have been subjected to any of the following conditions:
   1.1. Collapse of footing or foundation system.
   1.2. Damage to footing, foundation, concrete or other structural element due to soil expansion.
   1.3. Adverse effects to the design strength of footing, foundation, concrete or other structural element due to a chemical reaction from the soil.
   1.4. Inadequate soil as determined by a geotechnical investigation.
   1.5. Where the allowable bearing capacity of the soil is in doubt.
   1.6. Adverse effects to the footing, foundation, concrete or other structural element due to the ground water table.
2. Concrete that has been subjected to any of the following conditions:
   2.1. *Deterioration.*
   2.2. *Ultimate deformation.*
   2.3. Fractures.
   2.4. Fissures.
   2.5. Spalling.
   2.6. Exposed reinforcement.
   2.7. *Detached*, dislodged or failing connections.
3. Aluminum that has been subjected to any of the following conditions:
   3.1. *Deterioration.*
   3.2. Corrosion.
   3.3. Elastic deformation.
   3.4. *Ultimate deformation.*
   3.5. Stress or strain cracks.
   3.6. Joint fatigue.
   3.7. *Detached*, dislodged or failing connections.

4. Masonry that has been subjected to any of the following conditions:
    4.1. *Deterioration.*
    4.2. *Ultimate deformation.*
    4.3. Fractures in masonry or mortar joints.
    4.4. Fissures in masonry or mortar joints.
    4.5. Spalling.
    4.6. Exposed reinforcement.
    4.7. *Detached*, dislodged or failing connections.
5. Steel that has been subjected to any of the following conditions:
    5.1. *Deterioration.*
    5.2. Elastic deformation.
    5.3. *Ultimate deformation.*
    5.4. Metal fatigue.
    5.5. *Detached*, dislodged or failing connections.
6. Wood that has been subjected to any of the following conditions:
    6.1. Ultimate deformation.
    6.2. Deterioration.
    6.3. Damage from insects, rodents and other vermin.
    6.4. Fire damage beyond charring.
    6.5. Significant splits and checks.
    6.6. Horizontal shear cracks.
    6.7. Vertical shear cracks.
    6.8. Inadequate support.
    6.9. *Detached*, dislodged or failing connections.
    6.10. Excessive cutting and notching.

7. Plumbing:

7.1. Hot water temperatures in excess of 120 degrees Fahrenheit. Hot water temperatures in excess of 120 Fahrenheit shall be considered unsafe when flowing from:

7.1.1. Showers

7.1.2. Bathtubs

7.1.3. Whirlpool Bathtubs

7.1.4. Bathtub-Shower Combination Fixtures.

7.1.5. Lavatories

7.1.6. Bidet

7.1.7. Foot Bath

7.1.8. Shampoo Bowls

7.1.9. Sinks

7.2. Exceptions:

7.2.1. In special applications where manufacturer's literature requires equipment or processes that require water in excess of 120 F.

7.2.2. Maximum hot water temperatures flowing from each type of plumbing fixtures shall comply with the temperatures limits listed in Chapter 4 of the plumbing code.

7.2.3. The water heater thermostat for storage type water heaters shall not be used for compliance with the temperature limitations of 7.1 above.

Exception: Point-of-use water heaters installed in accordance with the requirements of ASSE 1084.

7.3. Restricted access to water heater thermostat controls.

7.4. Restricted access to, or tamper resistant cover on, hot Water System temperature control valves.

8. Mechanical:

8.1. Leaks in Chimney's or flue's that can allow carbon monoxide in the building.

8.1.1. Corrosion or disconnected water heater flue.

8.1.2. Corrosion or disconnected furnace flue.

8.1.3. Corrosion or disconnected gas fired appliance flue.

8.1.4. Corrosion, deterioration or grout loss in chimney's

8.2. Condensate pooling in A/C or Furnace where bacteria can grow.

8.3. Missing discharge piping on temperature or pressure relief valves.

8.4. Wood or oil burning appliance.

8.4.1. Clearance from Combustibles.

8.4.2. Flue is not corroded.

8.4.3. Flue Joints secured per chimney manuf. Requirements

8.4.4. Chimney Masonry in tact..

8.4.5. Chimney Damper operable.

8.4.6. Chimney cap & bird screen in place..

8.5. Check for clogged filters that can affect flue temperatures.

9. Fuel Gas:

9.1. Gas Leaks

9.1.1. Leaks in Gas Piping.

9.1.2. Lack of an appliance gas shutoff valve.

9.1.3. Open Gas pipes. No cap or plug where gas appliances was removed.

9.2. Yellow or incomplete combustion in furnaces/boilers/water heaters that can lead to:

9.2.1. Flue blockage from soot in flue.

9.2.2. CO Spillout from soot in flue.

9.2.3. Bird/rodent screen on flue outlet.

10. Electrical:

10.1. Ground Fault Plugs shall be located within 6 feet of a plumbing fixtures/water sources.

10.2. Improper wiring/grounding on electrical plugs.

10.3. Missing light bulbs/Non-working Lights.

10.4. Lighting on Front Porch.

10.5. Exposed wires.

10.6. Missing electrical panel cover.

11. Drywall/Plaster Partition Walls:

11.1. Holes in partitions that allow vermin, insects, smoke or fire to pass through.

12. Egress Doors, Windows & Passageways:

12.1. Blocked or locked egress doors.

12.2. Blocked or locked egress window/door bars that do not have quick release to allow egress.

12.3. Egress hallways/corridors clear,

Exceptions:

1. Where substantiated otherwise by an *approved* method.
2. Demolition of unsafe conditions shall be permitted where *approved* by the *code official*.

Reason: IPMC Chapter 3 – General Requirements

This chapter covers General Requirements and includes a variety of inspection requirements for the exterior property areas as well as the interior and exterior elements of the structure that are intended to maintain a minimum level of safety and sanitation for both the general public and the occupants of a structure. Chapter 3 provides specific criteria for regulating the maintenance of specific building components; vacant structures and land; interior and exterior of structures and all exterior property areas; and accessory structures. The scope and responsibility sections of this chapter identifies the minimum conditions and the responsibilities of persons for maintenance of structures, equipment and exterior property. It identifies the owner or owner's agent as being responsible to ensure that any repairs, additions or alterations to the building or portion thereof are performed or constructed in accordance with the International Building Code, International Residential Code or International Existing Building Code. I am proposing adding some references to other ICC codes for plumbing, mechanical and fuel gas items that are added in the section 306 Potentially Unsafe Items Checklist.
Section 306 of the IPMC addresses Component Serviceability and Section 306.1 General, states: The components of a structure and equipment therein shall be maintained in good repair, structurally sound, and in a sanitary condition.
I am adding the word "Safe" to be consistent with previous paragraphs.

Section 306 also has a **"Potentially Unsafe Conditions Checklist"**
The section referenced in this change gives a checklist of "potentially unsafe conditions". This section seems to have been developed originally as a blight ordinance that appears to mostly address structural issues. It states: Where any of the following conditions cause the component or system to be beyond its limit state, the component or system shall be considered to be unsafe and shall be addressed in compliance with the International Existing Building Code, the International Residential Code or the International Building Code. These codes indirectly reference the Plumbing Code, but upon adding some potentially unsafe conditions to the checklist I added reference to the appropriate codes that cover those references. The added text to the checklist is for some simple checks that a property maintenance inspector can add to their checklist in jurisdictions that adopt this code.

Cost Impact: Increase

Estimated Immediate Cost Impact:

$0.00 as these requirements do not affect initial cost of construction. This list is mostly editorial and the items are life safety items. Checking for gas leaks, fire hazards, carbon monoxide leaks, or dangerous water temperatures. There is only a cost if a repair is needed and the cost of the repair would be needed with or without this edition to the checklist. This simply adds plumbing, mechanical, architectural, egress and electrical items to the potentially unsafe items checklist for the Property maintenance inspector to check when checking for property maintenance.

Estimated Immediate Cost Impact Justification (methodology and variables):

No cost if the building is maintained properly in a good and safe condition.

Estimated Life Cycle Cost Impact:

This would reduce the overall cost of operating the building by maintaining a safe property and reducing insurance claims, and loss of the building due to fires and it provides an added level of safety for building occupants from injuries and loss of life.

Estimated Life Cycle Cost Impact Justification (methodology and variables):

It depends on the cost of the building. For Example if the inspection in a multi-family building finds a fire hazard hazard, and the building costs millions of dollars, finding a fire hazard can prevent millions in losses from a building fire. Finding a carbon monoxide hazard, Scald hazard, or egress hazard can saves lives and millions in litigation costs from injuries and deaths. These inspection items will also

improve the value of the property and the surrounding properties.

PM35-25

PM36-25

IPMC: 307.1

Proponents: Edward Lisinski, American Wood Council, representing ICC Region III Code Development Committee (elisinski@awc.org)

2024 International Property Maintenance Code

Revise as follows:

307.1 Handrails. Stairs having ~~more than~~ four or more risers shall have a handrail on one side of the stair.

Reason: This proposal tries to coordinate the requirements for handrails between the IPMC and the IRC. Currently, this section of the IPMC requires handrails on stairs with more than four risers only. However, Section R318.7.8 of the IRC requires handrails on stairs of four or more risers. This means that a handrail is required for stairs with four risers when a dwelling is constructed, but not once it is occupied.

Cost Impact: Increase

Estimated Immediate Cost Impact:

$100 for some dwellings in overall maintenance costs over the lifecycle of the dwelling.

Estimated Immediate Cost Impact Justification (methodology and variables):

This proposal could increase maintenance costs in dwellings with a stair having four risers only. However, since a handrail is required already at the time of construction, there are no initial cost increases. The cost increase would be to replace an IRC required handrail for a four-riser stair once over the lifecycle of the dwelling. A dwelling that does not have a stair with exactly four risers will see no increase in initial construction costs or maintenance costs.

PM37-25

IPMC: 307.2.1

Proponents: Gwenyth Searer, Wiss, Janney, Elstner Associates, Inc., representing myself (gsearer@wje.com)

2024 International Property Maintenance Code

Revise as follows:

307.2.1 Height. *Guards* shall be not less than 42 ~~30~~ inches (762 mm) high.

Exception: Guards that meet the height requirements for railings in the building code that governed their construction shall be permitted to remain.

Reason: There is no rational justification for most locations having perimeter guards that are substantially below the center of gravity of most people. The IBC contains a default requirement of 42 inches (Section 1015.3), which has been the standard for most guards for several decades. The IBC also contains exceptions in the same section that require minimum heights of 36 inches for Groups R-2 and R-3 applications, 34 inches for guards on stairs, and 30 inches for alternating tread devices and ship ladders. Section 1030.17 also contains guard requirements for assembly seating areas, which allows guards of 26 inches if seating sightlines are constrained by the guard (Section 1030.17.3). So the current requirement is both too low and too high, depending on the use of the railing.This proposal fixes the current IPMC requirement to match the various requirments of the building code in effect at the time of construction, and allows existing railings to remain unless they did not meet the requirements at the time of their construction. This is similar to the overall philosophy of the IEBC for most components.

Cost Impact: Increase

Estimated Immediate Cost Impact:

New guard rails or parapets can cost several hundred dollars per lineal foot, depending on the market. However, increasing the height of an existing parapet or guard is typically far less expensive than the cost of adding new guards.

For example, if a typical wood-framed guard rail around a deck in an apartment building is an inch below the required height, new pressure-treated 2x4s can be added to the top of the guard to raise the height by one and a half inches. This minimal retrofit is likely to cost on the order of $20 per lineal foot. So for a balcony that measures 5' x 10' and has low guards on three sides, the cost would be approximately (5 feet + 10 feet + 5 feet) x $20/ft = $400.

Although it is possible that adding a small amount of height would cause the posts or their connections to be 'overstressed', the addition of 1.5 inches to a 35-inch railing would increase the design moment only by about 4 percent, which is very minor and within acceptable design margins for most engineers. Worst case, if the posts or connections were already substantially overstressed, the railing might have to be replaced in its entirety, but that would be addressing a pre-existing problem that is unrelated to the issue at hand.

For pipe railings, I have increased their height by welding light-gauge steel shapes to their tops for an estimated cost of about $50 per lineal foot. And for parapets, I have increased their height by adding engineered sheet metal extensions for a similar cost per lineal foot. Another option I have used is to bolt small stainless steel tubes to the tops of concrete parapets to increase their heights; again, this would be a similar cost per lineal foot.

Estimated Immediate Cost Impact Justification (methodology and variables):

The costs presented above are based on my own experience in a location with very high construction costs. Variables include the materials used in the existing guards, local labor and material costs, how much the height needs to be increased to meet the original code under which the guard was constructed, and whether or not the existing guard is able to resist the increase in design moment associated with the increase in height.

PM38-25

IPMC: 309.4

Proponents: Shane Hoeper, representing City of Dubuque, Iowa (shoeper@cityofdubuque.org)

2024 International Property Maintenance Code

Revise as follows:

309.4 Multiple occupancy. The *owner* of a *structure* containing two or more *dwelling unit*s, a multiple *occupancy*, a *rooming house* or a nonresidential *structure* shall be responsible for *pest elimination* in the public or shared areas of the *structure* and *exterior property*. ~~If~~ ~~*infestation*~~ *Infestations* ~~is~~ caused by failure of an *occupant* to prevent such *infestation* in the ~~area occupied~~public or shared areas or *exterior property*, the *occupant* and *owner* shall be jointly responsible for *pest elimination*.

Reason: The proposed changes are intended to clarify the requirements of this section.

Cost Impact: The change proposal is editorial in nature or a clarification and has no cost impact on the cost of construction

Justification for no cost impact:

The proposed change clarifies the section and will not affect enforcement of the provision.

PM39-25

IPMC: 310.1, 310.1.1

Proponents: Shane Hoeper, representing City of Dubuque, Iowa (shoeper@cityofdubuque.org)

2024 International Property Maintenance Code

Delete without substitution:

~~**310.1 General.** A facility that is required to be accessible shall be maintained accessible during *occupancy*.~~

Revise as follows:

310.1 ~~**310.1.1**~~ **Accessible features**~~**Maintenance.**~~ ~~The accessible~~Accessible features ~~of a facility~~ shall be ~~maintained in good repair,~~ in a clean~~, structurally sound~~ and sanitary condition~~, and~~ structurally sound ~~and free from impediments to accessibility~~and maintained in good repair.

Reason: The two accessibility sections have been reduced to one because they were duplicative. Language was modified to be consistent throughout the book

Cost Impact: The change proposal is editorial in nature or a clarification and has no cost impact on the cost of construction

Justification for no cost impact:

The proposed changes are editorial and do not affect enforcement of the provision.

PM40-25

IPMC: 311.3

Proponents: Shane Hoeper, representing City of Dubuque, Iowa (shoeper@cityofdubuque.org)

2024 International Property Maintenance Code

Delete without substitution:

~~**311.3 Maintenance and repairs.** Community *storm shelters* shall be maintained in an operable condition. All structural and operational elements shall be repaired or replaced in accordance with ICC 500 where damaged or found to be inoperable.~~

Reason: Section 311.3 is unnecessary as Section 311.1 requires the shelter to be maintained.

Cost Impact: The change proposal is editorial in nature or a clarification and has no cost impact on the cost of construction

Justification for no cost impact:

The proposed change will not affect enforcement of the provision.

PM41-25

IPMC: 306.1.1

Proponents: Tim Earl, Earl Code Solutions, representing the Gypsum Association (tearl@gbhint.com)

2024 International Property Maintenance Code

Revise as follows:

306.1.1 Potentially unsafe conditions. Where any of the following conditions cause the component or system to be beyond its limit state, the component or system shall be considered to be unsafe and shall be addressed in compliance with the *International Existing Building Code* , the *International Residential Code* or the *International Building Code* :

1. Soils that have been subjected to any of the following conditions:
   1.1. Collapse of footing or foundation system.
   1.2. Damage to footing, foundation, concrete or other structural element due to soil expansion.
   1.3. Adverse effects to the design strength of footing, foundation, concrete or other structural element due to a chemical reaction from the soil.
   1.4. Inadequate soil as determined by a geotechnical investigation.
   1.5. Where the allowable bearing capacity of the soil is in doubt.
   1.6. Adverse effects to the footing, foundation, concrete or other structural element due to the ground water table.
2. Concrete that has been subjected to any of the following conditions:
   2.1. *Deterioration.*
   2.2. *Ultimate deformation.*
   2.3. Fractures.
   2.4. Fissures.
   2.5. Spalling.
   2.6. Exposed reinforcement.
   2.7. *Detached*, dislodged or failing connections.
3. Aluminum that has been subjected to any of the following conditions:
   3.1. *Deterioration.*
   3.2. Corrosion.
   3.3. Elastic deformation.
   3.4. *Ultimate deformation.*
   3.5. Stress or strain cracks.
   3.6. Joint fatigue.
   3.7. *Detached*, dislodged or failing connections.

4. Masonry that has been subjected to any of the following conditions:
   4.1. *Deterioration.*
   4.2. *Ultimate deformation.*
   4.3. Fractures in masonry or mortar joints.
   4.4. Fissures in masonry or mortar joints.
   4.5. Spalling.
   4.6. Exposed reinforcement.
   4.7. *Detached*, dislodged or failing connections.
5. Steel that has been subjected to any of the following conditions:
   5.1. *Deterioration.*
   5.2. Elastic deformation.
   5.3. *Ultimate deformation.*
   5.4. Metal fatigue.
   5.5. *Detached*, dislodged or failing connections.
6. Wood that has been subjected to any of the following conditions:
   6.1. Ultimate deformation.
   6.2. Deterioration.
   6.3. Damage from insects, rodents and other vermin.
   6.4. Fire damage beyond charring.
   6.5. Significant splits and checks.
   6.6. Horizontal shear cracks.
   6.7. Vertical shear cracks.
   6.8. Inadequate support.
   6.9. *Detached*, dislodged or failing connections.
   6.10. Excessive cutting and notching.
7. Gypsum board that has been subjected to any of the following conditions:
   7.1 Deterioration.
   7.2 Fire or smoke damage.
   7.3 Significant splits, cracks, or holes.
   7.4 Hazardous chemical exposure.
   7.5 Mold or core damage from moisture.

Exceptions:

1. Where substantiated otherwise by an *approved* method.
2. Demolition of unsafe conditions shall be permitted where *approved* by the *code official*.

Reason: Gypsum board is notably absent from this list, so this proposal seeks to advise users of conditions that warrant repair or replacement.

Cost Impact: Increase

Estimated Immediate Cost Impact:

People should be addressing these situations already, but if they are not, this will increase costs by approximately $1 per square foot plus labor at an approximate rate of $70-80/hr. Gypsum board prices vary greatly depending on location and quantity purchased, so this number is simply an estimate. If the board can be repaired in lieu of replacement, the cost of materials is negligible and will be the cost of labor per hour, which varies but can be estimated at $70-80 per hour.

Estimated Immediate Cost Impact Justification (methodology and variables):

Gypsum board prices vary greatly depending on location and quantity purchased, but an estimate to include other materials such as mud, tape, screws, etc. is approximately $1/square foot for replacement. If board is repaired instead of being replaced, the materials costs are negligible, but labor for drywall repair can be estimated at $70-80 per hour. This varies greatly based on location.

PM41-25

PM42-25

IPMC: 307.2.1

Proponents: Phillip Elgin, Wiss, Janney, Elstner Associates, Inc., representing Self (pelgin@wje.com)

2024 International Property Maintenance Code

307.2.1 Height. Required *guards* shall be not less than 42~~30~~ inches (1067~~762~~ mm) high.

Exception: Guard height shall be permitted to be lower where allowed by the currently adopted building code.

Reason: The height requirement should align with IBC 2024 (42 inches). Rather than duplicate the allowed variances from IBC 2024, the exception allows for that adjustment in appropriate situations.

Bibliography: https://www.angi.com/articles/what-should-labor-cost-installing-new-deck-railing-be.htm

https://www.simplifiedbuilding.com/railing/guardrail?srsltid=AfmBOopPptwmS1t7kDHryOveCZBr_3gUc9gPFVLA742doYsiizpYKuOG

https://homeguide.com/costs/deck-or-porch-railing-cost#:~:text=Tropical%20woods%20like%20tigerwood%2C%20Ipe,%2C%20low%20maintenance%2C%20and%20lightweight.

Cost Impact: Increase

Estimated Immediate Cost Impact:

The cost impact will vary based on location and building conditions and whether the existing guard can be modified in place or if it needs to be replaced. Cost impact will also be affected by material type, structural supports, and guard length.

Recent project experience for new residential guards (wood and/or aluminum) had costs that ranged from $25 to $50 per linear foot. With approximately 50 linear feet, that project cost ranged from $1,250 to $2,500. Commercial guard pricing has been priced at $30 to $100 per linear foot. Costs to modify existing guards should be significantly less, likely in the $10 to $20 per linear foot.

Estimated Immediate Cost Impact Justification (methodology and variables):

Cost impacts are based on recent project pricing and web searches. Further information that would be needed includes the material and design of the existing guards, the nature of the existing structure that supports the guards, and the cost of labor and materials at the time the guards are retrofitted. Given that the proposed guard heights have been in the building code for decades, there should not be a substantial number of buildings with guards of substandard height; however, if there are guards that are unusually low in height, they should be improved.

PM43-25

IPMC: SECTION 202 (New), SECTION 312 (New), 312.1 (New), 312.1.1 (New), 312.1.2 (New), 312.2 (New), 312.3 (New), ICC Chapter 08 (New)

Proponents: Dwayne Garriss, Synergy Consortium Group, representing Self (dwaynescg@gmail.com)

2024 International Property Maintenance Code

Add new definition as follows:

CONDITION ASSESSMENT. An observation of the existing building, facility, system(s) or component(s) and review of records, where available, as documented in a written report.

Add new text as follows:

SECTION 312
EXISTING BUILDING CONDITION ASSESSMENTS

312.1 General. *Condition assessments* shall be performed on all existing buildings in accordance with this section and ICC 1500.

Exceptions: *Condition assessments* are not required for the following buildings and occupancies.

1. Detached one- and two-family dwellings and townhouses not more than three stories above grade plane in height with a separate means of egress and their accessory structures not more than three stories above grade plane in height.
2. Other buildings and facilities where a national, state, local authority or organization which provides a systematic approach to a building *condition assessment* that is determined to provide the requisite level of occupant safety.
3. Other occupancies and building types as determined by the jurisdiction.

312.1.1 Ongoing assessments. *Condition assessments* shall be continued for the life of each occupied or vacant building in accordance with ICC 1500.

312.1.2 Frequency. The frequency interval of required condition *assessments* shall be assigned in accordance with ICC 1500. Condition assessment frequency intervals shall begin on the date of the building's certificate of occupancy, or a date established by the code official.

312.2 Identification of unsafe conditions.. Where the *condition assessment* identifies repairs or replacements are required such repairs or replacements shall be addressed in accordance with Section 109.

312.3 Notification. Where potential unsafe or *dangerous* conditions are identified, the *code official* shall be notified as soon as possible to determine if an *imminent danger* exists. Where an immeinet danger exists the code official is authorized to require the occupants to vacate the building or portions thereof and take other actions necessary to ensure occupant safety.

Add new standard(s) as follows:

ICC

International Code Council
200 Massachusetts Avenue, NW, Suite 250
Washington, DC 20001

ICC 1500-xx Standard for Existing Building Condition Assessments

Reason: Maintaining the integrity of the structural, fire and life safety, envelope, plumbing, mechanical, electric, and fuel gas components and systems of a building throughout its life is of paramount importance to maintain the health, safety and welfare of the occupants and public. Because building systems work together, it is not enough to just consider one system while overlooking others. The fundamental

purpose of an Existing Building Safety Condition Assessment program is to establish the minimum timeframes for condition assessments, therefore enabling the building owners to reasonably maintain their buildings, such that identifiable potential or current unsafe conditions have been noted and remedied. This proposed standard being developed is intended to provide the framework for an Existing Building Condition Assessment program to be used by jurisdictions for implementing a program to supplement provisions in other codes such as the:

- International Building Code (IBC),
- International Plumbing Code (IPC),
- International Mechanical Code (IMC),
- National Electrical Code (NEC),
- International Existing Building Code (IEBC), and
- International Fire Code (IFC).

While the proposed standard is not complete at this time, there is an existing guideline that provides similar framework as template meant to convey important concepts related to condition assessments of existing buildings.

In general, the IPMC require owners to continually maintain their buildings in good repair including the structural components; the exterior building envelope (including the roof); the electrical, plumbing, mechanical, and fuel gas equipment and systems; and the operational capacity of life safety systems (such as means of egress and active and passive fire protection systems so as to not pose a threat to safety, health, and welfare of occupants and the general public but does not currently provide a mechanism for actively assessing exiting buildings. This proposal would codify requirements for assessments and reference the ICC 1500 standard currently being developed to establish the minimum timelines, action, and assessment types that must be performed to promote adequate building maintenance. Thus, providing public safety, health, and welfare to communities in light incidences such as the Champlain Tower South collapse in Surfside FL.

Cost Impact: Increase

Estimated Immediate Cost Impact:

$0.00. There is no cost impact to initial construction.

Estimated Immediate Cost Impact Justification (methodology and variables):

There is an increased cost to perform the assessment dependent on size of the building, the level of assessment needed, and the market rate for the professional services.

Estimated Life Cycle Cost Impact:

There is an increased cost to perform the assessment dependent on size of the building, the level of assessment needed, the frequency rate of the required assessments and the market rate for the professional services.

Staff Analysis:

A review of the standard proposed for inclusion in the code, *ICC 1500-xx Standard for existing Building Condition Assessments* with regard to some of the key ICC criteria for referenced standards (Section 4.6 of CP#28) will be posted on the ICC website on or before April 1, 2025.

PM43-25

PM44-25

IPMC: SECTION 202 (New), SECTION 312 (New), 312.1 (New), NFPA Chapter 08 (New)

Proponents: Chad Sievers, NYS, representing NYS Dept of State (chad.sievers@dos.ny.gov); Stephen Van Hoose, representing NYS DOS (stephen.vanhoose@dos.ny.gov); Larissa DeLango, representing NYSDOS (larissa.delango@dos.ny.gov); Daniel Carroll, New York State Department of State, representing Division of Building Standards and Codes (daniel.carroll@dos.ny.gov); Christopher Jensen, representing NYS DOS - Division of Building Standards and Codes (christopher.jensen@dos.ny.gov); China Clarke, representing New York State Dept of State (china.clarke@dos.ny.gov); Bryant Arms, representing NYS DOS (bryant.arms@dos.ny.gov); Bryan Toepfer, representing NY DOS (bryan.toepfer@dos.ny.gov)

2024 International Property Maintenance Code

Add new definition as follows:

LIVE FIRE TRAINING STRUCTURE. A structure utilized by the fire department for conducting live fire training on a repetitive basis.

Add new text as follows:

SECTION 312
LIVE FIRE TRAINING STRUCTURE

312.1 General. *Live fire training structures* shall be secured in accordance with Section 5.2 of NFPA 1402, and evaluated, maintained, and repaired in accordance with Section 7.2 of NFPA 1402.

Add new standard(s) as follows:

NFPA

National Fire Protection Association
1 Batterymarch Park
Quincy, MA 02169-7471

1402.-2019 Standard on Facilities for Fire Training and Associated Props

Reason: Live fire training facilities contain unique types of buildings/structures that are in some instances, purposely designed to not meet building codes and/or simulate potentially hazardous conditions. NFPA 1402, when combined with the codes, provides for the necessary provisions for these types of buildings and gives the code enforcement community the tools necessary to properly regulate them. this code proposal was kept This provision requires 3 items

1. The building be secured 2. An annual inspection by the owner3. A professional inspection once every few years (3, 5,10 depending on the construction type.)

Cost Impact: Increase

Estimated Immediate Cost Impact:

This proposal may increase the cost of construction or the cost may remain the same, depending on how the enforcement community has previously enforced the provisions of the code on these types of buildings. Some already enforce these additional standards, others may enforce nothing, treating these buildings as outside the scope. In the second scenario, the cost may increase in order to ensure compliance with the new standards. Based on cost one company that installs live fie training buildings and provide inspections as required by NFPA 1402 (5-year inspections for live fire building not fired by gas) the inspection cost ranges from $14,000 to $18,000 based on what state the facility is located in.

Estimated Immediate Cost Impact Justification (methodology and variables):

since there are relatively few engineers who perform theses types of inspection the cost will vary depending on location. Estimated cost were obtained form a business that performs these inspections. The inspection performed in accordance with NFPA 1402 Section 7.2 the standard requires them to be performed at a 3 yr, 5 yr or 10 yr interval) with the typical one at a 5 yr interval.

Estimated Life Cycle Cost Impact:

it is estimated that a live fire training build will last 25 years but with proper maintenance the building may last longer than the estimated life span, therefore it is expected that over 25 years there would be 5 inspection @ $18000 would be a $90,000 life cycle cost.

Estimated Life Cycle Cost Impact Justification (methodology and variables):

see above , numbers are rounded up from the actual cost for my jurisdiction.

A review of the standard proposed for inclusion in the code, NFPA 1402-2019 S*tandard on Facilities for Fire Training and Associated Props*, with regard to some of the key ICC criteria for referenced standards (Section 4.6 of CP#28) will be posted on the ICC website on or before April 1, 2025.

PM44-25

PM45-25

IPMC: 402.1, 402.1 (New)

Proponents: Shane Hoeper, representing City of Dubuque, Iowa (shoeper@cityofdubuque.org)

2024 International Property Maintenance Code

Delete without substitution:

~~**402.1 Habitable spaces.** Every *habitable space* shall have not less than one window of *approved* size facing directly to the outdoors or to a court. The minimum total glazed area for every *habitable space* shall be 8 percent of the floor area of such room. Wherever walls or other portions of a *structure* face a window of any room and such obstructions are located less than 3 feet (914 mm) from the window and extend to a level above that of the ceiling of the room, such window shall not be deemed to face directly to the outdoors nor to a court and shall not be included as contributing to the required minimum total window area for the room.~~

~~**Exception:** Where natural light for rooms or spaces without exterior glazing areas is provided through an adjoining room, the unobstructed opening to the adjoining room shall be not less than 8 percent of the floor area of the interior room or space, or not less than 25 square feet (2.33 m^2), whichever is greater. The exterior glazing area shall be based on the total floor area being served.~~

Add new text as follows:

402.1 Habitable rooms. Habitable rooms shall have an aggregate area of glazed openings not less than 8 percent of the floor area of such rooms. Required glazed openings shall face directly onto a street, alley or *public way*, or a yard or *court* located on the same *lot* as the *building*.

Exceptions:

1. Required glazed openings shall be permitted to face into a roofed porch, deck or patio adjacent to a street, alley, *public way*, yard or *court*, where there the longer side of the roofed area is not less than 65 percent unobstructed and the *ceiling height* is not less than 7 feet (2134 mm).
2. Required glazed openings shall be permitted to face into a *sunroom* adjacent to a street, alley, *public way*, *yard* or *court*.
3. Glazed openings are not required where artificial light is provided that is capable of producing an average illumination of 6 footcandles (65 lux) over the area of the room at a height of 30 inches (762 mm) above the floor level.
4. Eave projections shall not be considered as obstructing the clear open space of a *yard* or *court*.

Reason: Replacing 402.1 with the corresponding requirements from the 2024 IRC maintains consistency across books. The IRC also provides an exception for artificial light. Including this exception prevents the existing buildings from being more restrictive than new buildings.

For information the 2024 IRC Section 325.1.1 reads:

R325.1.1 Natural light. Habitable rooms shall have an aggregate area of glazed openings not less than 8 percent of the floor area of such rooms. Required glazed openings shall face directly onto a street, alley or *public way*, or a yard or *court* located on the same *lot* as the *building*.

Exceptions:

1. Required glazed openings shall be permitted to face into a roofed porch, deck or patio adjacent to a street, alley, *public way*, ya (2134 mm).
2. Required glazed openings shall be permitted to face into a *sunroom* adjacent to a street, alley, *public way*, *yard* or *court*.

3. Glazed openings are not required where artificial light is provided that is capable of producing an average illumination of 6 foo
4. Eave projections shall not be considered as obstructing the clear open space of a *yard* or *court*.

R325.1.3 Adjoining rooms. For the purpose of determining light and *ventilation* requirements, rooms shall be considered to be a portion of an adjoining room where not less than one-half of the area of the common wall is open and unobstructed and provides an opening of not less than one-tenth of the floor area of the interior room and not less than 25 square feet (2.3 m^2).

Cost Impact: The change proposal is editorial in nature or a clarification and has no cost impact on the cost of construction

Justification for no cost impact:

The changes do not change enforcement of the provision.

PM45-25

PM46-25

IPMC: 402.2

Proponents: Shane Hoeper, representing City of Dubuque, Iowa (shoeper@cityofdubuque.org)

2024 International Property Maintenance Code

Revise as follows:

402.2 Common halls and stairways. ~~Every common hall~~Common halls and stairways in residential *occupancies*, other than in one-and two-family dwellings, shall be ~~lighted~~illuminated at all times with not less than a 60-watt standard incandescent light bulb for each 200 square feet (19 m^2) of floor area or equivalent illumination, provided that the spacing between lights shall not be greater than 30 feet (9144 mm). In other than residential *occupancies*, interior and exterior means of egress~~,~~ and stairways shall be illuminated at all times the building space served by the means of egress is occupied with not less than 1 footcandle (11 lux) at floors, landings and treads.

Reason: Changes provide consistency in language throughout the book.

Cost Impact: The change proposal is editorial in nature or a clarification and has no cost impact on the cost of construction

Justification for no cost impact:

The editorial changes do not affect enforcement of the provision.

PM47-25

IPMC: 402.3

Proponents: Shane Hoeper, representing City of Dubuque, Iowa (shoeper@cityofdubuque.org)

2024 International Property Maintenance Code

Revise as follows:

402.3 Other spaces. Other spaces shall be provided with sufficient natural or artificial light ~~sufficient~~ to permit the maintenance of sanitary conditions, ~~and~~ the safe *occupancy* of the space and utilization of the appliances, equipment and fixtures.

Reason: Changes to maintain consistency throughout the book and correct grammar issues.

Cost Impact: The change proposal is editorial in nature or a clarification and has no cost impact on the cost of construction

Justification for no cost impact:

The editorial changes will not affect enforcement of this provision.

PM48-25

IPMC: 403.1

Proponents: Shane Hoeper, representing City of Dubuque, Iowa (shoeper@cityofdubuque.org)

2024 International Property Maintenance Code

Revise as follows:

403.1 Habitable spaces. ~~Every *habitable space*~~*Habitable spaces* shall have not less than one openable window. The total *openable area* ~~of the window~~ in every ~~room~~*habitable space* shall be ~~equal to~~ not less than 45 percent of the minimum glazed area required in Section 402.1.

Exception: Where rooms and spaces without openings to the outdoors are ventilated through an adjoining room, the unobstructed opening to the adjoining room shall be not less than 8 percent of the floor area of the interior room or space, but not less than 25 square feet (2.33 m^2). The *ventilation* openings to the outdoors shall be based on a total floor area being ventilated.

Reason: The changes are intended to provide consistency throughout the book and to clarify the requirements of this provision.

Cost Impact: The change proposal is editorial in nature or a clarification and has no cost impact on the cost of construction

Justification for no cost impact:

The proposed changes do not change enforcement of this provision.

PM49-25

IPMC: 403.2

Proponents: Shane Hoeper, representing City of Dubuque, Iowa (shoeper@cityofdubuque.org)

2024 International Property Maintenance Code

Revise as follows:

403.2 Bathrooms and toilet rooms. ~~Every *bathroom*~~*Bathroom* and *toilet room*~~s~~ shall comply with the *ventilation* requirements ~~for *habitable spaces* as~~ required by Section 403.1, except that a window shall not be required in such spaces equipped with a mechanical *ventilation* system. Air exhausted by a mechanical *ventilation* system ~~from a *bathroom* or *toilet room*~~ shall discharge to the outdoors and shall not be recirculated.

Reason: Changes provide consistency throughout the book and removes unnecessary language

Cost Impact: The change proposal is editorial in nature or a clarification and has no cost impact on the cost of construction

Justification for no cost impact:

The editorial changes do not affect enforcement of this provision.

PM50-25

IPMC: 404.1

Proponents: Bryant Arms, representing NYS DOS (bryant.arms@dos.ny.gov); Jeanne Rice, representing NYSDOS (jeanne.rice@dos.ny.gov); China Clarke, representing New York State Dept of State (china.clarke@dos.ny.gov); Chad Sievers, NYS, representing NYS Dept of State (chad.sievers@dos.ny.gov); Stephen Van Hoose, representing NYS DOS (stephen.vanhoose@dos.ny.gov); Larissa DeLango, representing NYSDOS (larissa.delango@dos.ny.gov); Bryan Toepfer, representing NY DOS (bryan.toepfer@dos.ny.gov); Daniel Carroll, New York State Department of State, representing Division of Building Standards and Codes (daniel.carroll@dos.ny.gov); Gregory Benton, NYS, representing Department of State, Division of Building Standards and Codes (gregory.benton@dos.ny.gov)

2024 International Property Maintenance Code

Revise as follows:

404.1 Privacy. *Dwelling units*, hotel units, *housekeeping units, rooming units*, *sleeping units,* and dormitory units shall be arranged to provide privacy and be separate from other adjoining spaces.

Reason: Unless "sleeping units" are not supposed to be private spaces, they should be included in this provision's list of effected spaces.

Cost Impact: The change proposal is editorial in nature or a clarification and has no cost impact on the cost of construction

Justification for no cost impact:

This change doesn't affect the intent of the code's provisions. Neither does it affect the usual behavior of designers, occupants, and builders. This proposal merely includes "sleeping units" within this provision, which seems to have been the application of this section anyway. The other change, from "privacy" to "individual private space" doesn't significantly affect the meaning of this code, though it does seem to clarify it beside reinforcing another proposal for Section 404.4.3 of the IPMC.

PM51-25

IPMC: 404.4.3

Proponents: Bryant Arms, representing NYS DOS (bryant.arms@dos.ny.gov); Jeanne Rice, representing NYSDOS (jeanne.rice@dos.ny.gov); China Clarke, representing New York State Dept of State (china.clarke@dos.ny.gov); Chad Sievers, NYS, representing NYS Dept of State (chad.sievers@dos.ny.gov); Stephen Van Hoose, representing NYS DOS (stephen.vanhoose@dos.ny.gov); Larissa DeLango, representing NYSDOS (larissa.delango@dos.ny.gov); Bryan Toepfer, representing NY DOS (bryan.toepfer@dos.ny.gov); Daniel Carroll, New York State Department of State, representing Division of Building Standards and Codes (daniel.carroll@dos.ny.gov)

2024 International Property Maintenance Code

Revise as follows:

404.4.3 Water closet ~~accessibility~~and lavatory access. Every *bedroom* shall have access to not less than one water closet and one lavatory without passing through another *bedroom*. Every *bedroom* in a *dwelling unit* shall have access to not less than one water closet and lavatory located in the same story as the *bedroom* or an adjacent story.

Exception: Water closet and lavatory access required by this section, in dwelling units regulated by the International Residential Code, is not required to be within a building. The distance of travel shall be limited to 100 feet on the same lot. The requirements to access at least one water closet and one lavatory without passing through another bedroom shall still apply.

Reason: The requirement in Section 404.4.3 of the 2024 IPMC to have the water closet for a bedroom be located either on the same story or an adjacent story implies that the water closet must be in the same building as the bedroom. That compliments similar provisions for various lodging accommodations and the IBC's group-R and group-I occupancies to have indoor access to bathrooms. But Section 404.4.3's requirement for indoor access to a bathroom is not necessary for the International Residential Code's dwellings.

The exception that is being proposed here facilitates the efficient design for an IRC dwelling unit when it is a residential compound of interdependent buildings on the same lot. For example, imagine a home where each of its rooms are in closely spaced but separate buildings on the same lot, or simply imagine a detached guestroom behind the main house. This proposal allows that arrangement to not have a bathroom attached to each detached bedroom. It also prohibits multiple dwelling units on the same lot from depending on a shared bathroom.

Until privies (outhouses) with their challenging design limits were replaced relatively recently by indoor water closets, having toilets in separate buildings hasn't been unusual. This exception increases the potential for home designs to suite their occupants by enabling the IRC's dwelling units to have detached bedrooms that don't each include an attached bathroom.

The overall 100-feet travel distance for the IRC's dwelling units is arbitrary, but a limit is needed for sprawling or complex arrangements. This proposed exception for the IRC's bedrooms from the existing implied requirement to have indoor access to a bathroom does not affect the IBC's dwelling units (e.g. Group R occupancies), which would continue to need indoor access from bedrooms to bathrooms.

The replacement in this Section's title of the word "accessibility" with "and lavatory access" is intended to clarify that this section is about 'access' to both a water closet and a lavatory.

If both of my proposals should pass (11604 and 11679) it is my intention that they would be combined as follows:

404.4.3 Water closet ~~accessibility~~and lavatory access. Every *bedroom* shall have access to not less than one water closet and one lavatory without passing through another *bedroom* or any space that is off-limits to the bedroom's occupants. Every *bedroom* in a *dwelling unit* shall have access to not less than one water closet and lavatory located in the same story as the *bedroom* or an adjacent story.

Exception: Water closet and lavatory access required by this section, in dwelling units regulated by the International Residential Code, is not required to be within a building. The distance of travel shall be limited to 100 feet on the same lot. The requirements to access at least one water closet and one lavatory without passing through another bedroom or any space that is off-limits to the bedroom's occupants shall still apply.

Cost Impact: Decrease

Estimated Immediate Cost Impact:

Cost decrease of $4,500 - $12,000.

Estimated Immediate Cost Impact Justification (methodology and variables):

All dwelling units are currently required to have a water closet and a lavatory – this proposal does not change that requirement, it simply relaxes the requirements for such water closet and lavatory to allow utilization of water closets/lavatories which are accessed via the exterior of the structure, such as water closets/lavatories that are located in an accessory building on the same lot within the required travel distance. This provision would allow a building to use an outhouse as the required water closet and/or lavatory, or allow a bedroom located in a detached accessory structure to utilize a water closet and lavatory inside the dwelling, instead of requiring a separate water closet/lavatory to be installed in the detached bedroom structure.

The cost impact of this proposal is a potential cost decrease in that it may, in some circumstances, prevent the requirement of constructing an additional water closet and lavatory, plus any additional plumbing required to supply such fixtures. While a water closet and lavatory are still required to exist on the property, the cost of additional water closets and lavatories may be avoided. The average cost to install a “half bath” (water closet + lavatory) ranges from $4,500 to $12,000, depending on a variety of factors, including the price of interior finishes (1).

Source:

https://www.angi.com/articles/how-much-does-it-cost-to-add-half-bathroom.htm

Estimated Life Cycle Cost Impact:

Negligible.

Estimated Life Cycle Cost Impact Justification (methodology and variables):

After installation, the primary cost is for maintenance of a bedroom's required water closet and lavatory. Being an indoor location, the cost of maintaining the required water closet and lavatory is independent of its building's location.

PM51-25

PM52-25

IPMC: 404.4.3

Proponents: Bryant Arms, representing NYS DOS (bryant.arms@dos.ny.gov); Jeanne Rice, representing NYSDOS (jeanne.rice@dos.ny.gov); China Clarke, representing New York State Dept of State (china.clarke@dos.ny.gov); Chad Sievers, NYS, representing NYS Dept of State (chad.sievers@dos.ny.gov); Stephen Van Hoose, representing NYS DOS (stephen.vanhoose@dos.ny.gov); Larissa DeLango, representing NYSDOS (larissa.delango@dos.ny.gov); Bryan Toepfer, representing NY DOS (bryan.toepfer@dos.ny.gov); Daniel Carroll, New York State Department of State, representing Division of Building Standards and Codes (daniel.carroll@dos.ny.gov); Gregory Benton, NYS, representing Department of State, Division of Building Standards and Codes (gregory.benton@dos.ny.gov)

2024 International Property Maintenance Code

404.4.3 Water closet ~~accessibility~~and lavatory access. Every *bedroom* shall have access to not less than one water closet and one lavatory without passing through another *bedroom*or any space that is off-limits to the bedroom's occupants. Every *bedroom* in a *dwelling unit* shall have access to not less than one water closet and lavatory located in the same story as the *bedroom* or an adjacent story.

Reason: This proposal increases the effectiveness of the requirement for each bedroom to have access to at least one water closet and one lavatory. Currently, access to a bathroom from a bedroom is prohibited from passing through another bedroom. Apparently, that's due to how a bedroom is usually off limits to other occupants in a dwelling unit. But other areas between a bedroom and its bathroom may be similarly off limits to the bedroom's occupants.

For example, a bedroom is provided with a designated water closet and lavatory to technically comply with this code, but to access them the bedroom's occupants must pass through another occupant's private home office while that is off limits. Another example: the landlord closes the lodger's path to the bathroom to reduce noise during sleeping hours or for other reasons.This proposal merely makes sure that access to a bedroom's designated bathroom cannot be blocked by other spaces that could be off limits to the bedroom's occupants.

The replacement in this Section's title of the word "accessibility" with "and lavatory access" is intended to clarify that this section is about 'access' to both a water closet and a lavatory.

Cost Impact: The change proposal is editorial in nature or a clarification and has no cost impact on the cost of construction

Justification for no cost impact:

The provision's intent is already widely understood to mean that a bedroom's occupants can access a toilet and lavatory without invading anyone's privacy despite how it's specific to only one way that happens. Consequently, buildings are typically designed to provide access to bathrooms from bedrooms through the dwelling's common areas. This provision merely makes sure that slumlords cannot create a locked space through which a bedroom's occupants much pass to access the designated bathroom.

PM53-25

IPMC: 404.4, 404.4.1, 404.4.2, 404.4.3, 404.4.4, 404.4.5

Proponents: Shane Hoeper, representing City of Dubuque, Iowa (shoeper@cityofdubuque.org)

2024 International Property Maintenance Code

Revise as follows:

404.4 Habitable ~~room~~space requirements. ~~Every habitable room~~Habitable spaces shall comply with the requirements of Sections 404.4.1 through 404.4.~~5~~4.

404.4.1 Room area. ~~Every habitable room~~Habitable spaces shall contain not less than 70 square feet (6.5 m^2) and every bedroom occupied by more than one *person* shall contain not less than 50 square feet (4.6 m^2) of floor area for each *occupant* thereof.

404.4.2 Access from bedrooms. *Bedrooms* shall not constitute the only means of access to other *bedrooms* or *habitable spaces* and shall not serve as the only means of egress from other *habitable spaces*.

Exception: Units that contain fewer than two *bedrooms*.

404.4.3 Water closet accessibility. ~~Every *bedroom*~~*Bedrooms* shall have access to not less than one water closet and one lavatory without passing through another *bedroom*. ~~Every *bedroom*~~*Bedrooms* in a *dwelling unit* shall have access to not less than one water closet and one lavatory located in the same story as the *bedroom* or an adjacent story.

404.4.4 Prohibited occupancy. Kitchens and nonhabitable spaces shall not be used for sleeping purposes.

Delete without substitution:

~~**404.4.5 Other requirements.** *Bedrooms* shall comply with the applicable provisions of this code including, but not limited to, the light, *ventilation*, room area, ceiling height and room width requirements of this chapter; the plumbing facilities and water-heating facilities requirements of Chapter 5; the heating facilities and electrical receptacle requirements of Chapter 6; and the smoke detector and emergency escape requirements of Chapter 7.~~

Reason: Changes were mode for consistency throughout the book. Deleted 404.4.5 because it restates other portions of the book.

Cost Impact: The change proposal is editorial in nature or a clarification and has no cost impact on the cost of construction

Justification for no cost impact:

The changes made will not affect enforcement of this provision.

PM54-25

IPMC: 501.2

Proponents: Andrew Bevis, Chair, representing Plumbing, Mechanical and Fuel Gas Code Action Committee (pmgcac@iccsafe.org); Jeff Grove, Chair, representing BCAC (bcac@iccsafe.org)

2024 International Property Maintenance Code

Revise as follows:

501.2 Responsibility. The *owner* of the *structure* shall provide and maintain such plumbing facilities and plumbing fixtures in compliance with ~~these~~ the requirements of this chapter and the *International Plumbing Code or the International Residential Code*. A *person* shall not occupy as *owner-occupant* or permit another *person* to occupy any *structure* or *premises* that does not comply with the requirements of this chapter.

Reason: Current text implies that the IPMC governs all requirements related to plumbing systems. The revisions clarify the IPMC is related to maintenance and the foundational code for plumbing systems in the IPC.

The PMGCAC recommends that the Code Correlation Committee apply a [P] scoping to to this section.

PMGCAC was established by the ICC Board of Directors in July 2011 to pursue opportunities to improve and enhance assigned International Codes or portions thereof. In 2023 and 2024 the BCAC has held numerous virtual meetings open to any interested party. Related documents and reports are posted on the PMGCAC website at PMGCAC webpage.

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Cost Impact: The change proposal is editorial in nature or a clarification and has no cost impact on the cost of construction

Justification for no cost impact:

Maintenance is not a cost of construction. This proposal only clarifies what requirements apply when maintaining plumbing facilities and and fixtures.

PM55-25

IPMC: SECTION 603 (New), 603.1 (New), 603.2 (New), 603.3 (New), 603.5 (New)

Proponents: Clayton Trevillyan, representing City of Tucson (clayton.trevillyan@tucsonaz.gov); Jane Gilbert, Miami Dade County, representing Miami-Dade County (jane.gilbert@miamidade.gov); Mary Wright, Office of Heat Response and Mitigation, City of Phoenix, representing self; Ali Frazzini, representing Los Angeles County Chief Sustainability Office (afrazzini@cso.lacounty.gov); Pedro Quintela, Miami Dade County, representing RER

2024 International Property Maintenance Code

Add new text as follows:

SECTION 603
COOLING SYSTEMS

603.1 System maintenance. Where cooling systems are provided in existing *structures* they shall be maintained as required by this section.

603.2 Dwelling and sleeping units. Cooling systems shall be maintained and capable of performing the intended function for thermal comfort. Every *owner* and *operator* of any building who rents, leases, or lets one or more *dwelling units* or *sleeping units* on terms, either expressed or implied, shall maintain the provided equipment and systems in a manner to provide thermal comfort in habitable rooms at or below 80°F (26.7°C). Where permanently installed fans are capable of generating 120 fpm (0.6 m/s) air speed within the habitable rooms, the indoor temperature shall be maintained at or below 85°F (29.4°C).

Exception: Where site-specific climate conditions warrant, as *approved* by the *building official*.

603.3 Occupiable workspaces. Cooling systems shall be maintained in working order and capable of thermal comfort to maintain a maximum temperature of 80°F (26.7°C) during the period the spaces are occupied. Where permanently installed fans are capable of generating 120 fpm (0.6 m/s) air speed within the spaces occupied, the indoor temperature shall be maintained at or below 85°F (29.4°C).

Exceptions:

1. Processing, storage, operation areas or special uses require heat that exceeds 80°F (26.7°C) or other special temperature conditions provided employees have access to an area either inside or outside of the building where thermal comfort can be obtained.
2. Where site-specific climate conditions warrant, as *approved* by the *building official*.

603.5 Room temperature measurement. 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.

Reason: According to the National Association of Home Builders, 95% of new single-family homes started in 2020 are constructed with a central air conditioning system, up from 85% in 2000[1]. In 2020, the US Energy Information Administration reported in May of 2022 that approximately two-thirds of all American households use central air conditioning[2]. 78% of US commercial building use of air conditioning[3].

The IPMC is relatively silent on the requirements to maintain these systems, despite the majority of buildings having these systems. The built environment is a safe haven from the effects of weather and climatic conditions, heat not being an exception for people to seek shelter from the elements. As a result of increased summer temperatures, nearly half of heat-related deaths happen inside a person's home[4] and some jurisdictions have already mandated cooling be provided in new buildings while many others are considering extreme heat related ordinances. Media attention to heat-related health emergencies on the elderly and people in underserved communities

demonstrates the need for improvements in the built environment that would require maintenance of cooling equipment similar to the requirement for heating equipment to be maintained.

This new section follows a consistent format to Section 602 – Heating Facilities in the IPMC with some significant deviations that are specific to cooling equipment. Unlike the heating facilities that shall be provided, this section only applies to buildings **where cooling equipment is installed**. This section is not a requirement for a retroactive provision on existing buildings that were constructed to code. However, when installed they should be maintained to provide the thermal comfort intended.

If owner-occupied residential units are maintained and capable of performing as intended, then compliance is obtained. The owner-occupant has the right to decide whether to use or not to use air conditioning to the degree needed. Code enforcement action could be taken where unmaintained air conditioning systems are putting children, the elderly, or others at risk of heat related health emergencies. Where A/C is installed in rental units, the landlord is held to a higher standard of care to protect the occupants, consistent in nature to the requirement for heating. Maintenance is required, as well as an 80°F maximum temperature or 85°F when permanently installed fans are capable of maintaining air flow of 120 ft/min. The 85°F temperature is based on an interior temperature of 80°F for the thermal comfort of the interior environment plus 5°F temperature differential where air movement provides additional thermal relief based on ANSI/ASHRAE Standard 55-2023[5]. An exception allows the code official leniency on enforcement when a system is being maintained and the ambient conditions are within normal environmental parameters.

Maintenance of cooling equipment for commercial spaces is based on similar provisions for the Heat Facilities requirement in 602.3. The 80°F temperature limit is based on a proposal presented for the Building and Mechanical Codes. ANSI/ASHRAE Standard 55-2023[5] recommends 80°F as optimal temperature for thermal comfort in most applications. The exception is adjusted to reflect the different working conditions than those reflected in the heat requirement. Some business applications may require heat for processing, manufacturing, or storage of commodities. Requiring an ambient indoor temperature below 80 degrees for employees in spaces where temperatures above 80 degrees are required for processing, storage, or operations would be challenging and counterproductive. An additional requirement, modeled after a recently adopted California OSHA regulation, is for employees to be provided access to areas where relief from heat can be obtained where subjected to those working conditions where air conditioning is not provided[6].

The location of the temperature measurement is consistent with Section 602 and other International Code applications.

Bibliography:

1. https://www.nahb.org/blog/2021/09/which-heating-and-cooling-systems-are-most-common-for-new-homes/
2. https://www.eia.gov/todayinenergy/detail.php?id=52558
3. https://www.eia.gov/consumption/commercial
4. ANSI/ASHRAE 55-2020: Thermal Environmental Conditions for Human Occupancy. Atlanta, GA, US: ASHRAE, 2020.
5. https://www.dir.ca.gov/oshsb/documents/Indoor-Heat-proptxt.pdf

Cost Impact: The change proposal is editorial in nature or a clarification and has no cost impact on the cost of construction

Justification for no cost impact:

This code change does not require the installation of any equipment, only that any equipment that has been installed is maintained in proper working order.

PM55-25

PM56-25

IPMC: 603.1, 603.2

Proponents: Andrew Bevis, Chair, representing Plumbing, Mechanical and Fuel Gas Code Action Committee (pmgcac@iccsafe.org)

2024 International Property Maintenance Code

Revise as follows:

603.1 Mechanical equipment and appliances. Mechanical equipment, appliances, fireplaces, ~~solid~~ fuel-burning appliances, cooking appliances and water heating appliances shall be maintained in a safe working condition and shall be capable of performing the intended function. The equipment and appliances shall be installed in accordance with the *International Residential Code* or the *International Mechanical Code* and *International Fuel Gas Code.*
~~shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function.~~

603.2 Removal of combustion products. Fuel-burning equipment and appliances shall be connected to an *approved* chimney or vent in accordance with the International Mechanical Code or the International Fuel Gas Code.

Exception: Fuel-burning equipment and appliances that are *listed* and *labeled* for unvented operation.

Reason: This proposal is not a technical change. The intent is to reference the correct applicable code.

PMGCAC was established by the ICC Board of Directors in July 2011 to pursue opportunities to improve and enhance assigned International Codes or portions thereof. In 2023 and 2024 the BCAC has held numerous virtual meetings open to any interested party. Related documents and reports are posted on the PMGCAC website at PMGCAC webpage.

BCAC was established by the ICC Board of Directors in July 2011 to pursue opportunities to improve and enhance assigned International Codes or portions thereof. In 2023 and 2024 the BCAC has held several virtual meetings open to any interested party. In addition, there were numerous virtual Working Group meetings for the current code development cycle, which included members of the committee as well as interested parties. Related documents and reports are posted on the BCAC website at BCAC webpage.

Cost Impact: The change proposal is editorial in nature or a clarification and has no cost impact on the cost of construction

Justification for no cost impact:

Referencing the applicable codes in the text of the IPMC is simply confirming what the basis of "installed" means and how approval of an installation is given.

PM57-25

IPMC: 603.1.1 (New)

Proponents: Jonathan Roberts, representing UL Solutions (jonathan.roberts@ul.com)

2024 International Property Maintenance Code

Add new text as follows:

603.1.1 Refrigerant Detection Systems. Where required by the equipment or appliance manufacturer, refrigerant leak detection systems shall be maintained in accordance with the manufacturer's instructions.

Reason: EPA Significant New Alternative Policy Program (SNAP) rules regarding low-GWP refrigerants will essentially require the use of refrigerants with higher flammability safety classifications per ASHRAE 34. These refrigerants introduce new hazards compared to those used previously. These concerns are addressed in the standards used to evaluate this equipment for listing (UL 60335-2-40 for air-conditioning equipment, and UL 60335-2-89 for refrigerating equipment).

One of the key product features required by these standards for many refrigerant-containing mechanical appliances is a Refrigerant Detection System (RDS). The RDS detects leaks and initiates mitigation actions to minimize flammable concentrations and minimize potential sources of ignition.

It is important that these systems are maintained in working order and inspected as part of property maintenance. The RDS is integral to the appliance, usually located near the indoor coil. Most systems incorporate self-diagnosis, and do not require sensor replacement unless there is a malfunction. In some cases, the manufacturer may specify a replacement date for a sensor. In most cases the inspection would simply consist of verifying that they system is still installed and has not been bypassed.

Cost Impact: The change proposal is editorial in nature or a clarification and has no cost impact on the cost of construction

Justification for no cost impact:

Editorial in nature.

PM58-25

IPMC: 605.1, NFPA Chapter 08 (New)

Proponents: Bryan Holland, representing National Electrical Manufacturers Association (NEMA) (bryan.holland@nema.org)

2024 International Property Maintenance Code

Revise as follows:

605.1 Installation. Electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and *approved* manner in accordance with NFPA 70 and NFPA 70B, as applicable.

Add new standard(s) as follows:

NFPA

National Fire Protection Association
1 Batterymarch Park
Quincy, MA 02169-7471

70B-23 Standard for Electrical Equipment Maintenance

Reason: This proposal adds a pointer to NFPA 70 and NFPA 70B in section 605.1 to ensure electrical equipment, wiring, and appliances are properly installed in compliance with the NEC and maintained in accordance with NFPA 70B. As such, the title of the section is revised to include maintenance in addition to installation. NFPA 70B details preventive maintenance for electrical, electronic, and communication systems and equipment, such as those used in industrial plants, institutional and commercial buildings, and large multi-family residential complexes, to prevent equipment failures and worker injuries. The proposal also adds the 70B standard to Chapter 8 as an official referenced standard and links NFP 70 to section 605.1.

Cost Impact: The change proposal is editorial in nature or a clarification and has no cost impact on the cost of construction

Justification for no cost impact:

This code proposal has no cost impact on the cost of construction but will require compliance with NFPA 70B when electrical equipment installed in an existing building undergoes repair or maintenance. The cost to maintain equipment varies greatly and is dependent on the scale, scope, environmental conditions, and other variables associated with the electrical equipment being maintained.

A review of the standard proposed for inclusion in the code, NFPA 70B-23 *Standard for Electrical Equipment Maintenanc*e, with regard to some of the key ICC criteria for referenced standards (Section 4.6 of CP#28) will be posted on the ICC website on or before April 1, 2025. Standard NFPA 70 is already in the reference standards chapter of this code.

PM58-25

PM59-25

IPMC: 605.2

Proponents: Shane Hoeper, representing City of Dubuque, Iowa (shoeper@cityofdubuque.org)

2024 International Property Maintenance Code

Revise as follows:

605.2 Receptacles. ~~Every *habitable*~~ *Habitable* ~~*space*~~ *spaces* ~~in a dwelling~~ shall contain not less than two separate and remote receptacle outlets. ~~Every laundry~~ Laundry ~~area~~ areas shall contain not less than one grounding-type receptacle or a receptacle with ~~a~~ ground fault circuit interrupter protection. ~~Every *bathroom*~~ *Bathrooms* shall contain not less than one receptacle. ~~Any new *bathroom* receptacle outlet shall have ground fault circuit interrupter protection. All receptacle~~ Receptacle outlets shall have the appropriate faceplate cover for the location.

Reason: Changed language to be consistent throughout the book. Removed the sentence that is covered by the NEC and is not in the scope of the IPMC.

Cost Impact: The change proposal is editorial in nature or a clarification and has no cost impact on the cost of construction

Justification for no cost impact:

The changes are intended to be editorial in nature and will not change enforcement of the provision.

PM60-25

IPMC: 607.2

Proponents: Shane Hoeper, representing City of Dubuque, Iowa (shoeper@cityofdubuque.org)

2024 International Property Maintenance Code

Delete without substitution:

~~**607.2 Clothes dryer exhaust duct system maintenance.** The lint trap, mechanical and heating components, and the exhaust duct system of a clothes dryer shall undergo periodic removal of accumulations of lint in accordance with the manufacturer's operating instructions to prevent obstruction of exhaust air and products of combustion.~~

Reason: This section is adequately covered by 603.1 and 607.1 and is unnecessary.

Cost Impact: The change proposal is editorial in nature or a clarification and has no cost impact on the cost of construction

Justification for no cost impact:

Removing this language will have no impact on enforcement result in no additional costs.

PM61-25

IPMC: APPENDIX C (New), SECTION C101 (New), C101.1 (New), C101.2 (New), SECTION 202 (New), C101.3 (New), SECTION C102 (New), C102.1 (New), C102.2 (New), C102.3 (New), C102.3.1 (New), C102.3.2 (New), C102.3.3 (New), C102.3.4 (New), C102.4 (New), C102.5 (New), C102.6 (New), C102.7 (New), C102.8 (New), C102.9 (New), C102.10 (New), SECTION C103 (New), C103.1 (New), C103.2 (New), SECTION C104 (New), C104.1 (New), C104.2 (New), C104.3 (New), C104.4 (New), SECTION C105 (New), C105.1 (New), C105.2 (New), C105.3 (New), C105.4 (New), SECTION C106 (New), C106.1 (New), C106.1.1 (New), C106.2 (New), SECTION C107 (New), C107.1 (New)

Proponents: Jeffrey Shapiro, P.E., FSFPE, LTFR, representing Lake Travis Fire Rescue (jeff.shapiro@intlcodeconsultants.com)

2024 International Property Maintenance Code

Add new text as follows:

APPENDIX C
SHORT-TERM RESIDENTIAL RENTAL SAFETY PROGRAM

SECTION C101
GENERAL

C101.1 Scope. *Dwelling units*, *sleeping units*, and portions thereof classified as a short-term rental property shall comply with this appendix.

C101.2 Definitions. For the purpose of this appendix, certain terms are defined as follows:

Add new definition as follows:

RESPONSIBLE PARTY. An *owner* or manager operating a *short-term rental property.*
SHORT-TERM RENTAL PROPERTY. A *dwelling unit*, *sleeping unit*, or portion thereof providing one or more sleeping spaces, made available for transient overnight occupancy, whether rented or swapped, for a period of 30 or fewer days.
SLEEPING SPACE. A bedroom or other location in a *short-term rental property* designated in the permit application as a space that will be offered for overnight occupancy.

Add new text as follows:

C101.3 Permit. A permit shall be required for each short-term rental property. Where two or more *sleeping spaces* are available for separate rental or exchange in a single *dwelling unit* or *sleeping unit*, only one permit for the *dwelling unit* or *sleeping unit* shall be required. A permit application shall be accompanied by a floor plan that identifies every *sleeping space* and a copy of the safety plan required by this appendix.

SECTION C102
GENERAL SAFETY FEATURES AND PRECAUTIONS

C102.1 General. *Short-term rental properties* shall comply with Sections C102.2 through C102.10.

C102.2 Permissible locations.. *Short-term rental properties* shall only be located in *dwelling units* or *sleeping units* in buildings that are legally in existence for residential use and are maintained in accordance with this Code.

Exception: The *fire code official* is authorized to accept other *short-term rental properties* where justified in accordance with *International Fire Code* Sections 104.2.3 or 104.2.4.

C102.3 Smoke alarms. *Smoke alarms* shall be installed and maintained in accordance with *International Fire Code* Section 907.2.11 except as provided by Sections C102.3.1 through C102.3.4.

C102.3.1 Interconnection. Where more than one *smoke alarm* is required to be installed within an individual *dwelling or sleeping unit*, the *smoke alarms* shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. Physical interconnection of *smoke alarms* shall not be required where *listed* wireless alarms are installed and all alarms sound upon activation of one alarm. The alarm shall be clearly audible in all *sleeping spaces* over background noise levels with all intervening doors closed.

C102.3.2 Power source. *Smoke alarms* shall be powered in accordance with Section 704.6.3.

C102.3.3 Additional smoke alarms. Where a *sleeping space* would otherwise not require a *smoke alarm* based on the requirements of *International Fire Code* 907.2.11, a *smoke alarm* shall be installed in such space.

C102.3.4 Replacement. If a *smoke alarm* stops functioning or is more than 10-years old, based on the date marked on the back of the device, or if there is no marked date, such *smoke alarm* shall be replaced.

C102.4 Carbon monoxide alarms. Carbon monoxide alarms shall be provided and maintained in accordance with *International Fire Code* Section 915.

C102.5 Portable fire extinguishers. A minimum of one *portable fire extinguisher* with a minimum rating of 1-A:10-B:C shall be provided on each *story* of a *dwelling unit* or *sleeping unit* being used as a *short-term rental property* and as required by Section C102.9, secured on a mounting bracket in a conspicuous and unobstructed location along a normal path of travel.

C102.6 Fire protection system maintenance. *Fire alarm systems* and *automatic sprinkler systems*, where provided, shall be inspected, tested, and maintained operational in accordance with this code.

C102.7 Electrical Safety. Use of current taps, relocatable power taps and extension cords shall be in a safe manner and that complies with *International Fire Code* Sections 603.5 and 603.6.

C102.8 Portable heater safety. Portable heaters shall be *listed* and *labeled* and shall be located not less than 3 feet (914 mm) from any combustible material. Portable electric heaters shall be plugged directly into a permanent receptacle. Portable fuel-fired heaters shall not be placed in a sleeping space or within 5 feet (1524 mm) of an *exit*.

C102.9 Outdoor cooking. A 1A:10BC *portable fire extinguisher* and *appliance* operating instructions shall be located within 10 feet of outdoor cooking *appliances*.

C102.10 Clothes dryer maintenance. The lint trap, mechanical and heating components, and the exhaust duct system of clothes dryers shall be maintained free of lint accumulation.

SECTION C103
OCCUPANCY AND USE LIMITS

C103.1 Overcrowding. The number of occupants in a *short-term rental property* shall not exceed the limits established by Section 404 of this code.

C103.2 Prohibited sleeping spaces. Kitchens and rooms or areas not designated on the permit application and *approved* for use as a *sleeping space* shall not be used as *sleeping spaces*.

SECTION C104

MEANS OF EGRESS AND ESCAPE

C104.1 Minimum access. *Sleeping spaces* shall have unrestricted access to both a *means of egress* and where required by Section C104.3, at least one *approved emergency escape and rescue opening*. Escape paths within a *dwelling unit* or *sleeping unit* used as a *short-term rental property* shall not include any intervening lockable doors or other obstructions that are not controlled by occupants of the *short-term rental property*.

C104.2 Exit identification. Where the egress path to an *exit* in a *dwelling unit* or *sleeping unit* used as a *short-term rental property* is not readily apparent, photoluminescent exit signs shall be installed to clearly mark the egress path in the *dwelling unit* or *sleeping unit*.

C104.3 Emergency escape and rescue openings. Each *sleeping space* shall have an e*mergency escape and rescue opening* that complies with the requirements of the code that was in effect at the time of construction applicable to bedrooms, and such openings, where required, shall be maintained operational from the inside without the use of keys or tools. Where bars, grilles, grates or similar devices are placed over an *emergency escape and rescue opening*, the minimum net clear opening size that complies with the code that was in effect at the time of construction shall be maintained.

C104.4 Escape ladders. Where a *sleeping space* in a *dwelling unit* or *sleeping unit* used as a *short-term rental property* is located more than one *story* above *grade plane*, an emergency escape ladder shall be provided at not less than one emergency *escape and rescue opening* on each such *story*.

Exception: An emergency escape ladder is not required for *stories* that have two or more *means of egress*.

SECTION C105
SAFETY PLAN

C105.1 General. The *responsible party* shall prepare, implement, and maintain a written safety plan for each *dwelling unit* or *sleeping unit* use as a *short-term rental property*.

C105.2 Approval. The safety plan shall be submitted to the *Fire Code Official* and approved before a permit is issued.

C105.3 Safety plan elements. *Short-term rental property* safety plans shall include the following:

1. Name and contact information of *responsible party*.
2. The procedure for a transient occupant to report an emergency and the means of communicating that procedure to transient occupants.
3. A graphic illustration of the full floor plan of the *dwelling unit* or *sleeping unit* with a *short-term rental property* that includes the following:
   - 3.1. The location of each *sleeping space*.
   - 3.2. Two escape paths for each *sleeping space*, including the path to the nearest outside *exit* door and to a designated *emergency escape and rescue opening* for the *sleeping space*.
   - 3.3. The location of *portable fire extinguishers*, *smoke alarms*, *carbon monoxide alarms*, and emergency escape ladders if provided.
4. Safety equipment records, including the following:
   - 4.1. Location and manufacturing date of each *smoke alarm*, as marked on the back of the alarm.
   - 4.2. Location and manufacturing date of each *carbon monoxide alarm*, as marked on the back of the alarm.
5. Location of fuel-fired equipment and *appliances*.

C105.4 Emergency card. An emergency card shall be permanently or semi-permanently mounted in a conspicuous and central location within *dwelling units* and *sleeping units* used as *short-term rental properties*. The information included on the card shall include all of the following:

1. Phone number to call in the event of an emergency.
2. Property address.
3. Floor plan designating beds in *sleeping spaces* consistent with those shown on the permit application; location of *exits*; location of *emergency escape and rescue openings*, where provided; and location of *portable fire extinguishers.*

SECTION C106
FIRE SAFETY INSPECTIONS

C106.1 Responsible party inspections. The *responsible party* shall complete a monthly fire safety inspection of *dwelling units* or *sleeping units* used as *short-term rental property* to verify compliance with this appendix. All indoor and outdoor areas associated with the *dwelling unit* or *sleeping unit* used as a *short-term rental property* shall be inspected.

C106.1.1 Inspection of automatic sprinkler systems. Inspection of *automatic sprinkler systems*, where provided, shall include the following on a monthly basis unless otherwise indicated:

1. Control valves in the *dwelling unit* or *sleeping unit* shall be verified as being in the open position.
2. Leaking, damaged, corroded, or painted sprinklers in a *dwelling unit* or *sleeping unit* shall be replaced.
3. Decorations or other materials obstructing sprinkler discharge or attached to sprinklers in a *dwelling unit* or *sleeping unit* shall be removed.
4. Water tanks or other stored water sources, if present in a *dwelling unit* or *sleeping unit*, shall be verified as full.
5. Instruction signs and tags in a *dwelling unit* or *sleeping unit* shall be installed near the main valve.
6. The owner's manual for the system in a *dwelling unit* or *sleeping unit* shall be onsite.
7. Water pumps, if present in a *dwelling unit* or *sleeping unit*, shall be tested annually to confirm proper operation.
8. Waterflow devices that initiate alarms, if present in a *dwelling unit* or *sleeping unit*, shall be tested annually to confirm proper operation.

C106.2 Official inspections. Where required by the *fire code official*, an annual inspection shall be conducted to verify compliance with this appendix. The results of each inspection shall be documented and maintained at the *dwelling unit* or *sleeping unit* used as a *short-term rental property* in a conspicuous location for transient occupants to review.

SECTION C107
VIOLATIONS

C107.1 General. Failure to comply with this appendix shall constitute an unlawful act in accordance with Section 107.1 and shall result in the issuance of a notice of violation to the *short-term rental* owner in accordance with Section 107.2.

Reason: This proposal correlates with the action of the IFC Code Development Committee on Proposal F280-24. It is the intent to duplicate the IFC Appendix P proposal into the IPMC, as modified to match internal references in the IPMC where appropriate, and this

proposal reflects the approved IFC text up to and including actions taken at CAH#2. If there any action taken during the public comment process, this proposal can be adjusted to continue correlation. The intent is to have the IFC CDC be assigned maintenance responsibility by the Code Correlation Committee/ICC Board to keep the IFC and IPMC in sync. For context, the following is the reason statement published in the Group A CAH#1 hearing monograph. I have not included the reasons for modifications made during CAH#2 and committee statements to avoid making things too complicated here. Because regulation of short-term rental properties is probably going to be a joint effort of fire code officials and the code official charged with enforcing the IPMC, it is felt that both codes should include these provisions to help ensure a successful program.

Regulation of short-term rental (STR) properties is largely done by a patchwork of jurisdiction-by-jurisdiction requirements with little consistency from what I've found. My focus in submitting this proposal is gaining a level of consistency and education of STR owners and operators via a understandable consolidation of the "most important" safety requirements in ICC codes. Although the ICC codes, such as the IFC and IPMC, include a large number of safety-related provisions that are applicable to STRs (and served as the basis for much of the appendix content), they are currently dispersed in a way that does not promote understanding or compliance by people who don't live in the code world. "Most important" reflects my personal opinion of code requirements that I felt were appropriate to include/duplicate/reference in the new appendix to have the greatest impact on improving safety (primarily fire safety) if understood and followed by responsible parties. Certainly, others may have different perspectives, and hopefully the framework provided by the proposed appendix can be further populated as needed to address considerations raised by others during the code development process.

Some additional requirements, that are not otherwise provided for by current codes and seem appropriate for regulation of STRs, are also included in the proposal. These include, among others, as escape ladders for second story sleeping areas, declaration of sleeping spaces, and requiring that sleeping spaces are treated as bedrooms even though such spaces in a STR might be repurposed common areas that wouldn't have previously been considered or regulated as a bedroom. It's important to note that while fires are not known to be frequent in STRs, they have resulted in significant life loss. Also note that the content of this appendix deliberately sidesteps some of the most controversial issues surrounding regulation of STRs by a jurisdiction, particularly nuisance complaints related to noise, parking and trash; neighborhood STR density limits; licensing; and collection of fees/lodging taxes.

Although I serve as a consultant to the National Fire Sprinkler Association, and while this proposal includes regulations that affect sprinklers, this proposal was not reviewed or endorsed by NFSA. And, I am not representing NFSA on this issue.

The following is statement is provided for staff to insert under the APPENDIX C header if this proposal is successful:

"The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance or legislation of the jurisdiction."

"About this appendix: This appendix prescribes minimum safeguards for life-safety to protect transient occupants of a short-term rental property. It is intended for distribution to a responsible party to highlight select requirements of the International Fire Code and International Property Maintenance Code plus prescribe additional requirements that are uniquely applicable to short-term rental properties."

Cost Impact: The change proposal is editorial in nature or a clarification and has no cost impact on the cost of construction

Justification for no cost impact:

Actually, the proposal is not entirely editorial, but that's the only option for suggesting that there is no impact on the cost of construction. For the most part, this proposal simply consolidates/duplicates a selection of existing ICC code requirements into a single location. That's not to say that there wouldn't be costs associated with upgrading an otherwise non-compliant STR property or the required administrative oversight or safety feature additions, but these are not construction costs.

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