

## Proposal 2

### IPMC 304.13 (New), 405.6(New)

#### SECTION 304 EXTERIOR STRUCTURE

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

#### PM5-21, PM6-21

**304.1.1 Potentially unsafe Unsafe conditions.** The following conditions shall be determined as considered to be potentially unsafe, shall be assessed, and shall be repaired or replaced to comply with the *International Building Code* or addressed in compliance with the *International Existing Building Code*, the *International Residential Code* or the *International Building Code* as required for existing buildings:

1. Structural members have deterioration or distress that appears to reduce their load-carrying capacity. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength.
2. The anchorage of the floor or roof to walls or columns, and of walls and columns to foundations have deterioration or distress that appears to reduce their load-carrying capacity is not capable of resisting all nominal loads or load effects.
3. Structures or components thereof have deterioration or distress that appears to reduce their load-carrying capacity that have reached their limit state.
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 water tight.
5. Structural members that have evidence of deterioration or that are not capable of safely supporting all nominal loads and load effects.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.
- 10.1. 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.

~~1112.~~ Exterior stairs, decks, porches, balconies and all similar appurtenances attached thereto, including *guards* 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. Bleachers, folding and telescopic seating and grandstands and appurtenances attached thereto, including guards and handrails, which are not structurally sound, not properly ballasted or anchored or that are anchored with connections which have deterioration or distress that appear to reduce their load-carrying capacity. Openings in guards and open spaces between seatboards and footboards where the opening exceeds what is permitted in ICC 300 Chapter 5.

~~1213.~~ 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*.

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

**304.12 Handrails and guards.** Every handrail and *guard* shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

304.13 Bleachers, folding and telescopic seating and grandstands. Bleachers, folding and telescopic seating and grandstands shall be inspected, maintained and repaired in compliance with Chapter 5 of ICC 300. Openings at guards and open spaces between footboards and seatboards shall be closed, where required by Chapter 5 of ICC 300.

## SECTION 305 INTERIOR STRUCTURE

**305.1 General.** The interior of a *structure* and equipment therein shall be 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*, *housekeeping units*, a hotel, a dormitory, two or more *dwelling units* 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*.

**PM5-21, PM6-21, PM9-21 (also added IRC to Section 305.1.1)**

**305.1.1 Potentially unsafe Unsafe conditions. Potentially unsafe Unsafe conditions.** The following conditions shall be ~~determined as considered to be potentially unsafe, shall be assessed,~~ and shall be ~~repaired or replaced to comply with the International Building Code or addressed in compliance with the International Existing Building Code, the International Residential Code or the International Building Code as required for existing buildings:~~

1. ~~Structural members have deterioration or distress that appears to reduce their load-carrying capacity. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength.~~
2. ~~The anchorage of the floor or roof to walls or columns, and of walls and columns to foundations have deterioration or distress that appears to reduce their load-carrying capacity is not capable of resisting all nominal loads or load effects.~~
3. ~~Structures or components thereof have deterioration or distress that appears to reduce their load-carrying capacity that have reached their limit state.~~
4. ~~Structural members are incapable of supporting nominal loads and load effects.~~

**45.** 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. Bleachers, folding and telescopic seating and grandstands and appurtenances attached thereto, including guards and handrails, which are not structurally sound, not properly ballasted or anchored or that are anchored with connections which have deterioration or distress that appear to reduce their load-carrying capacity. Openings in guards and open spaces between seatboards and footboards where the opening exceeds what is permitted in ICC 300 Chapter 5.**

**56.** 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*.

**305.4 Stairs and walking surfaces.** Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.

**305.5 Handrails and guards.** Every handrail and *guard* shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

**305.6 Bleachers, folding and telescopic seating and grandstands.** Bleachers, folding and telescopic seating and grandstands shall be inspected, maintained and repaired in compliance with Chapter 5 of ICC 300. Openings at guards and open spaces between footboards and seatboards shall be closed, where required by Chapter 5 of ICC 300.

Chapter 8 – Referenced Standards

ICC 300 -2023 ICC Standard on Bleachers, Folding and Telescopic Seating and Grandstands

Reason: ICC 300 Chapter 5 contains requirements for maintenance and repairs. This should be reflected in the IPMC. In addition to standard repair of elements that might have deteriorated, openings in guards and spaces between footboards and seatboards may need to be infilled as an important move to provide safety.