

## IPMC Ordinance Submittal and Synopsis

Ordinance Title: 2015 *International Property Maintenance Code*.

The IPMC is the most up to date nationally recognized model code, which governs the maintenance of existing buildings. Included are clear and specific property maintenance requirements for building, plumbing, mechanical, electrical, and fire protection systems in existing residential and nonresidential structures and their premises.

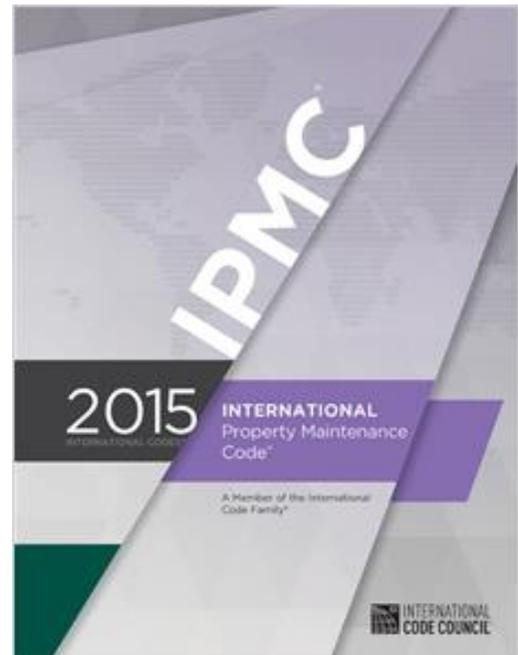
Date:

Section Numbers/Titles: Title XV Land Usage;  
Chapter 150 Building; Section 150.095 Adopted  
and Section 150.096 Amendments, additions, and  
deletions to the 2015 International Property  
Maintenance Code

First Reading:

Requested Date of Hearing:

Proposed By: Ron Bell  
Chief Building Services Official  
Planning and Building Services



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**Reason:** The attached ordinance proposes to adopt the 2015 *International Property Maintenance Code* (IPMC). The 2015 IPMC is the most up to date nationally recognized model code, which governs the maintenance of existing buildings. Included are clear and specific property maintenance requirements for building, plumbing, mechanical, electrical, and fire protection systems in existing residential and nonresidential structures and their premises.

The IPMC has been prepared and developed by the International Code Council (ICC) and is designed to be compatible with the *International Building Code*, *International Residential Code*, and other referenced *I*-codes.

**Notable changes from the 2012 IPMC to the 2015 IPMC are as follows:**

The majority of national changes are grammatical in order to provide the code user a better understanding of the intent of the section. Where there is a reference to an owner being responsible for a certain compliance requirement, the national code has expanded to allow an owner's authorized agent as an alternative to only the owner of the property as a contact for compliance.

**Section 105.2 Alternative materials, methods, and equipment**, has always allowed the code official to accept a material, product, or method of construction as an alternative to the prescribed reference standards within the code. This section has been expanded to require the code official to respond in writing to the applicant the reason for disapproving an alternative request.

**Chapter 2 Definitions.** New definitions have been included for:

- Cost of Demolition or Emergency Repairs
- Habitable Space
- Historic Buildings

**Section 704.1.2 Fire department connection** has been included to ensure that where a fire department connection exists on a structure, that it is clearly visible for an approaching fire apparatus.

**Section 704.2 Single and multiple single station smoke alarms** clarifies that existing multiple station fire alarms systems in buildings are required to be maintained. The entire section concerning the maintenance of multiple station fire alarms has been rewritten for clarification. Up-to-date national listing requirements for fire alarm systems has been included in the rewrite.

**The vast majority of local modifications to the 2015 IPMC carry over the same provisions from the 2012 IPMC. Notable local ordinances or modifications to the 2015 IPMC with a commentary are as follows:**

**Section 302.4 Weeds.** Section 302.4 is modified to clearly indicate that cultivated flowers and gardens are not considered as nuisance weeds or grass.

**Section 307.1** has been modified locally to require handrails on stairs consistent with the residential code. A handrail is required on a stair from "more than four risers" in the IPMC to "four or more risers" per the local modification.

