

KEY CHANGES FROM THE 2009 TO THE UPDATED 2015 INTERNATIONAL PROPERTY MAINTENANCE CODE (IPMC)

The purpose of this report is familiarizing rental property owners and property owners of the updated changes related the minimum requirements for interior and exterior maintenance for existing buildings and properties. The City of Burleson is currently operating under 2009 IPMC version. Staff plans on proposing the adoption of the 2015 edition in the near future. The IPMC is the most up to date nationally recognized model code, which governs the maintenance of existing buildings. The IPMC provides for the regulation and safe use of existing structures in the interest of the social and economic welfare of the community. Included are clear and specific property maintenance requirements for building, plumbing, mechanical, electrical, and fire protection system in existing residential and nonresidential structure and their premises.

This document points out the **key** changes that have occurred from the 2009 to 2015 edition of the IPMC. The **key** components of the 2015 edition of the IPMC include provisions for safe means of egress, the remediation of hazardous structural conditions and a clean and sanitary environment. The code furthers the goal of consistent code enforcement through it use of reference codes particularly the International Fire Code.

View the different editions of the I-Codes at the following link:

<http://codes.iccsafe.org/I-Codes.html>

Chapter 1

- The addition of “owners authorized agent” to Sections 107.2, 107.6, 108.2, 108.2.1, 108.3, 108.6, 109.5, 110.1, 110.3, 112.2, allowing city officials to place responsibility on property managers or business representatives as well as the property owner.
- Updating sections 102.3, 201.3 to provide further provisions to repairs, additions or alterations to the structure as well as changes of occupancy; including:
 - 2012: International Energy Conservation Code, International Fire Code, International Fuel Gas Code, International Mechanical Code, International Residential Code, International Plumbing Code and NFPA 70.
 - 2015: International Existing Building Code, International Energy Conservation Code.
- Providing exceptions in Section 102.7 when regarding to other codes that may violate the conditions of the listing of the equipment or appliance, the conditions of the listing shall apply. The addition of 102.7.1 Conflicts provides resolution to allow the provisions of this code to apply. The addition of 102.7.2 Provisions in referenced codes and standards provides that the provisions of this code takes precedence over provisions in referenced code.

- The addition of “civil or criminally liable personally” to Section 103.4 Liability providing further legal coverage for employee(s) who are acting for the jurisdiction, in good faith and without malice in the discharge of the duties required by this code or other pertinent law or ordinance.
- The additional language to Section 105.2 to requires the code official to provide reasons in writing when an alternative is not approved.

Chapter 2

- The addition to Section 202 General Definitions.
 - a. Historical Buildings requirements defined.
 - b. Infestation, the term rodent was added.

Chapter 3

- The addition of “operator systems if provide” to Section 304.14 Doors, allowing officials to enforce the mechanics of a handicap door to remain operable for example. (Introduced in 2012 continued through 2015)
- The addition of Section 304.19 Gates. provides the opportunity to enforce the condition of gates.

Chapter 4

- The addition of Section 404.4.1 Room Area provides requirements of size per person occupying it.
- The addition of Section 404.5 Minimum Area Required provides in detail a formula for the proper about of people per square foot.
- The addition of Section 404.5.1 Sleeping Area, and 404.5.2 Combined spaces provides descriptions for the use of size when figuring occupancy.
- The addition to Section 404.6 Efficiency Unit provides further details for size compared to occupancy.

Chapter 5

- The update to Section 506.3 Grease interceptors. Providing enforcement for proper maintenance of these devices.

Chapter 6

- The update to Section 602.2 Residential Occupancies provides guidelines prohibiting the use of fuel burning space heaters and exceptions to the section.
- The update to Section 605.2 Receptacles provides that each receptacle must have the appropriate faceplate cover for the location.

- The update to Section 605.3 Luminaires provides additional detail requiring a ground to pool or spa luminaires over 15 V. The addition of 605.4 Wiring provides additional details on wiring luminaires.

Chapter 7

- The addition of 704.1.2 Fire Department Connection – Requirements for a sign indicating the location of the fire department connection when the connection is not visible to approaching fire apparatus.
- The addition to the Fire Safety Requirements, Sections:
 - a. 704.2 Single- and multiple-station smoke alarms.
 - b. 704.2.1 Where required.
 - c. 704.2.3 Exceptions
 - d. 704.2.1.1 Group R-1.
 - e. 704.2.1.2 Groups R-2, R-3, R-4, and I-1
 - f. 704.2.1.3 Installation near cooking appliances.
 - g. 704.2.1.4 Installation near bathrooms.
 - h. 704.2.2 Interconnection.
 - i. 704.2.3 Power Source.
 - j. 704.2.4 Smoke detection system