

IPMC



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2018 GROUP A PROPOSED CHANGES TO THE I-CODES COLUMBUS COMMITTEE ACTION HEARINGS

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**2018 GROUP A – PROPOSED CHANGES TO THE
INTERNATIONAL PROPERTY MAINTENANCE / ZONING
CODE**

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TENTATIVE ORDER OF DISCUSSION 2018 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.

G5-18 Part II

PM1-18

PM2-18

PM3-18

PM4-18

PM5-18

PM6-18

PM7-18

PM8-18 Part I

PM9-18

G130-18 Part II

PM10-18

PM11-18

PM1-18

IPMC: SECTION 202, 202 (New)

Proponent: Ronald George, Plumb-Tech Design & Consulting Services LLC, representing Self (Ron@Plumb-TechLLC.com)

2018 International Property Maintenance Code

SECTION 202 GENERAL DEFINITIONS

Add new definition as follows:

HAZARD. Any condition that could cause harm or a serious life threatening injury or death at any time, including but not limited to a trip hazard, slip hazard or scald hazard. An exposure to danger or risk that can be harmful.

Reason:

The word hazard has been included in a code change proposal. This definition will assist inspectors with enforcing safe conditions related to what a hazard is.

Cost Impact

The code change proposal will not increase or decrease the cost of construction .

This is just adding a definition for the term "Hazard"

Internal ID: 1851

PM2-18

IPMC: 202, 202 (New)

Proponent: Ronald George, Plumb-Tech Design & Consulting Services LLC, representing Self (Ron@Plumb-TechLLC.com)

2018 International Property Maintenance Code

Add new definition as follows:

SECTION 202 GENERAL DEFINITIONS

SAFE. Free of hazards or any condition that could cause harm or a serious life threatening injury or death at any time, including but not limited to trip hazards, slip hazards or scald hazards. Protected from or not exposed to danger or risk; not likely to be harmed.

Reason:

The term "safe" is used in the property maintenance code in many locations and there is no definition. This definition will assist inspectors with enforcing safe conditions.

Cost Impact

The code change proposal will not increase or decrease the cost of construction .

A safe condition is already required, this is just defining "Safe".

Internal ID: 1802

PM3-18

IPMC: SECTION 202, 202 (New), 302.4

Proponent: Francis McAndrew, representing New York State Department of State, Division of Building Standards and Codes (francis.mcandrew@dos.ny.gov)

2018 International Property Maintenance Code

SECTION 202 GENERAL DEFINITIONS

Add new definition as follows:

WEEDS. Uncultivated vegetation such as grasses, brush, briars, and annual plants, excluding trees and cultivated vegetation, such as shrubs, flowers, gardens, and vegetation used for agricultural purposes.

Revise as follows:

302.4 Weeds. ~~Premises and exterior property~~ Except as provided for in statute, local law, ordinance, or other regulations, all developed areas of a premises that are intended to be used by building occupants or the public shall be maintained free from weeds or plant growth in excess of [JURISDICTION TO INSERT HEIGHT IN INCHES]. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens. Upon failure of the *owner* or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the *owner* or agent responsible for the property.

Reason:

This code change proposal is intended to correct the following shortcomings:

1. It removes the definition of "weeds" from this code section and places it in Section 202 with the remainder of the definitions.
2. The definition of "weeds" is modified to make a distinction between cultivated and uncultivated vegetation, and vegetation used for agricultural purposes.
3. It provides an avenue for jurisdictions to more readily modify the maintained area of a premises and weed height requirement ("except as provided for in statute, local law, ordinance or other regulation").
4. Requiring the entire premises to be maintained weed free is unrealistic and overly burdensome for undeveloped parcels, parcels that are only partially developed, and rural areas. This proposal requires only developed areas of a premises that are intended to be used by building occupants or the public to be maintained weed free. Allowing taller weed growth and plant diversity in undeveloped and undisturbed areas of a premises maintains the site's natural pre-developed conditions thereby promoting groundwater recharge, which is required by many (if not most) stormwater management regulations. Allowing taller weed growth and plant diversity also ensures habitat for wildlife.
5. This approach is more practical for undeveloped parcels, parcels that are only partially developed, and rural areas. Vacant land is currently required to be "maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety", pursuant to IPMC Section 301.3.

Cost Impact

The code change proposal will decrease the cost of construction .

This code change will reduce the maintenance burden by not requiring the entire premises to be maintained weed free, but instead only the developed portions of a premises used by building occupants or the public.

Internal ID: 1348

PM4-18

IPMC: 302.8

Proponent: Francis McAndrew, representing New York State Department of State, Division of Building Standards and Codes (francis.mcandrew@dos.ny.gov)

2018 International Property Maintenance Code

Revise as follows:

302.8 Motor vehicles. Except as provided for in statute, local law, ordinance, or other regulations, not more than one inoperative or unlicensed motor ~~vehicles~~~~vehicle~~ shall ~~not~~ be parked, kept, or stored on any *premises*, and vehicles shall not at any time be in a state of major disassembly, ~~disrepair~~, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an *approved* spray booth.

Exception: A vehicle of any type is permitted to undergo major overhaul, including body work, provided that such work is performed inside a structure or similarly enclosed area designed and *approved* for such purposes.

Reason:

The existing code section uses the phrase: "Except as provided for in other regulations" in an attempt to provide an avenue for an adopting jurisdiction to modify the number of vehicles stored on a property. Unfortunately, the word "regulations" may have different meanings in different jurisdictions across the country, thereby requiring modification of this code section by the adopting jurisdiction. The proposed code change generalizes the word "regulations", and inserts the words "statute", "local law", and "ordinance" to accommodate the variations of rule making across the country, thereby making this code section more of a true model code.

Notwithstanding the exception, the current code prohibits inoperative or unlicensed motor vehicles from being stored on a premises. This requirement is overly burdensome because not all home owners have access to a "structure or similarly enclosed area" (garage) to repair a motor vehicle as required by the exception. Because not everyone has access to a garage, this code section infringes on the rights and abilities of homeowners from being able to perform a minor repair on their "motor vehicle", thereby rendering it operable. Examples include replacing a starter, brakes, or belts, all of which are generally not considered a "major overhaul" as provided for in the exception. Furthermore, a "motor vehicle" could be something as simple as a motor scooter, all-terrain vehicle (ATV/four wheeler), recreational vehicle, or farm equipment, since the term "motor vehicle" has different legal definitions across the country. The proposed code change alleviates this burden by allowing not more than one vehicle, but maintains that this requirement can be overruled by a jurisdiction via statute, local law, ordinance, or other regulations. The proposed code change removes the word "disrepair" to ensure that a motor vehicle stored on a premises can be repaired, but also ensures that vehicles are not in a major state of disassembly or stripped, thereby preventing a junk yard appearance.

Cost Impact

The code change proposal will not increase or decrease the cost of construction .

The proposed code modification does not alter a standard for construction, but instead clarifies the intent of the code as it relates to the storage of motor vehicles. Consequently, the proposed code change will neither increase nor decrease the cost of construction.

Internal ID: 1238

PM5-18

IPMC: 304.1.1, 305.1.1, 306.1.1

Proponent: Michael Fillion, representing Existing Buildings Subcommittee, National Council of Structural Engineers Association (mrf.structure@verizon.net)

2018 International Property Maintenance Code

Revise as follows:

304.1.1 Unsafe conditions. ~~The following Unsafe conditions shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code or in compliance with the International Existing Building Code as required for existing buildings: Code.~~

- ~~1. 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 is not capable of resisting all nominal loads or load effects.~~
- ~~3. Structures or components thereof 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.~~
- ~~11. 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.~~
- ~~12. 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.~~
- ~~13. 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 Unsafe conditions. ~~The following Unsafe conditions shall be determined as unsafe and shall be repaired or replaced to comply in compliance with the International Building Code or the International Existing Building Code as required for existing buildings:~~

- ~~1.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 is not capable of resisting all nominal loads or load effects.~~
 - ~~3.Structures or components thereof that have reached their limit state.~~
 - ~~4.Structural members are incapable of supporting nominal loads and load effects.~~
 - ~~5.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.~~
 - 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.
- Code.

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

Exceptions:

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

306.1.1 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 determined as unsafe and Unsafe components and systems shall be repaired or replaced to comply with the International Building Code or in compliance with the International Existing Building Code. as required for existing buildings:

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:

This proposal corrects errors and removes duplication in the IPMC of provisions already covered more appropriately in the IBC and IEBC.

Unsafe conditions are rare and represent extreme situations. As such, they are outside the general scope (see Section 101.2) and intent (101.3) of the IPMC. Rather, they are more properly addressed by the IBC and IEBC, which already define unsafe conditions to include "inadequate maintenance" and provide remedial administrative procedures (IBC Section 116, IEBC Section 115). In fact, the IPMC relies on the IEBC definitions of unsafe and dangerous, as it does not provide its own definitions in Chapter 2.

Consider the many references in these three sections to structural elements and their resistance to "nominal loads" and "all load effects." Nominal loads include full Wind and Earthquake loads. Applying these provisions as currently written would cause every building more than about 20 years old to be labeled dangerous and unsafe even in the absence of deterioration or damage. Further, by referencing structural loads and capacities, simple implementation of

the IPMC would require regular assessment by a structural engineer, which is certainly beyond the code's intent.

Consider the many references to structural "soundness." This term is undefined and unenforceable. Provisions requiring structurally sound conditions were removed from the IBC and IEBC for this reason over the last several code cycles.

Consider the several references to a component's "limit state." These references are inappropriate because, as defined in the IBC, there are multiple possible limit states. Merely exceeding a serviceability limit state (especially as contemplated by Section 306.1.1) almost never makes a building or component unsafe.

Consider the many references to deterioration. Deterioration is indeed a sign that maintenance is needed, but it is not a reason to label a building or component unsafe. Similarly, corrosion, elastic deformation, sapling, and cracks (especially as listed in Section 306.1.1) are often normal and are not of themselves reason to label a building or component unsafe. (The IEBC definition of unsafe includes "inadequate maintenance," meaning "not enough to maintain health, safety, and welfare," not merely non-compliant or imperfect maintenance.)

Despite the deletion of these long lists, the proposal results in no loss of substance. As noted, unsafe conditions are already defined and addressed in the IEBC. More specifically, each of the items proposed for deletion is already covered elsewhere in the IPMC. Considering the list in Section 304.1.1:

- Items 1, 2, 3, 5, 6, and 7 address structural elements and thus are already covered by the IEBC

and IBC definition of dangerous.

- Item 4 is addressed in Section 304.6.

- Item 8 is addressed in Section 304.7.

- Item 9 does not even belong in Section 304 but is addressed in Section 305.4

- Item 10 is addressed in Section 304.8.

- Item 11 is addressed in Section 304.9.

- Item 12 is addressed in Section 304.10.

- Item 13 is addressed in Section 304.1.

Considering the list in Section 305.1.1: Items 1 through 6 address structural elements and thus are already covered by the IBC and IEBC definition of dangerous. Item 5 is additionally addressed by Section 305.4.

Considering the list in Section 306.1.1: Items 1 through 6 address components in terms of their structural materials and properties and thus are already covered by the IBC and IEBC definition of dangerous.

Finally, in addition to removing the inappropriate lists, the proposal requires compliance only with the IEBC, not the IBC, because the IPMC by definition relates to existing buildings, and the IBC no longer has existing building provisions for repair or removal of unsafe conditions.

If approved, a coordinated proposal will be made in Group B to address further duplication and overlap in IPMC Section 108.

Cost Impact

The code change proposal will not increase or decrease the cost of construction .

The proposal merely removes duplicate provisions already found in the other applicable codes.

Internal ID: 2278

PM6-18

IPMC: 305.3

Proponent: Sean Glasscock, representing City of Claremont New Hampshire, Building Inspector and Deputy Health Officer (sglasscock@claremontnh.com)

2018 International Property Maintenance Code

Revise as follows:

305.3 Interior surfaces. Interior surfaces, including walls, ceilings, floors, windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood, water damage and staining, and other defective surface conditions shall be corrected.

Reason:

The current version of the Interior Surfaces section of the International Property Maintenance code gives the reader the implication that it is "including windows and doors" and not speaking to the other interior surfaces. Adding additional language clarifies the requirement that all interior surfaces shall be maintained in good, clean and sanitary condition. Citing section 305.3 for other than windows and doors in its current state could be challenged as incorrect interpretation of the code. It must be changed to be clarified.

Cost Impact

The code change proposal will not increase or decrease the cost of construction .

This proposal is a clarification and will not effect the cost of construction.

Internal ID: 1445

PM7-18

IPMC: 305.4

Proponent: Sean Glasscock, City of Claremont NH, representing City of Claremont New Hampshire, Building Inspector and Deputy Health Officer (sglasscock@claremontnh.com)

2018 International Property Maintenance Code

Revise as follows:

305.4 ~~Stairs~~ Walking surfaces and walking surfaces flooring. Every ~~stair~~walking surface, ramp~~including stairs, landing~~ramps, balcony~~landings, porch, deck or balconies, porches, decks, and other walking surface~~surfaces shall be maintained in sound condition and good repair. All interior flooring and floor covering including laminate, tile, carpet, hardwood and/or manufactured composite flooring shall be maintained in good repair.

Reason:

The current version of the International Property Maintenance Code lacks clear and concise language about the condition of interior flooring which is a major concern for the safety of residents and visitors. Flooring condition is often cited during a property maintenance inspection as being in poor condition. The current language does not adequately address the issue and may become an enforcement problem if challenged.

Cost Impact

The code change proposal will not increase or decrease the cost of construction .

Cost impact will be negligible because flooring condition is already cited, this code change just strengthens the language.

Internal ID: 1410

PM8-18 Part I

IPMC: SECTION 310 (New), 310.1 (New), 310.2 (New), 310.3 (New), 310.4 (New), ordinal

Proponent: Jonathan Roberts, UL LLC, representing UL LLC (jonathan.roberts@ul.com)

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

2018 International Property Maintenance Code

Add new text as follows:

SECTION 310 STORM SHELTERS

310.1 Inspection and maintenance. Storm shelters required by Section 423 of the International Building Code, Section 1106 of the International Existing Building Code, or otherwise legally required in a jurisdiction shall be inspected and maintained in accordance with this section.

310.2 Door function. Storm shelter doors, and door hardware, shall be maintained to ensure proper door operation as required by ICC 500.

310.3 Damage or missing components. Storm shelters shall be maintained in accordance with ICC 500 so that walls and roofs are intact and undamaged. Any damage to the storm shelter or its impact-protective systems shall be repaired or replaced in accordance with ICC 500. Missing equipment or components shall be replaced.

310.4 Replacement components. Where it is necessary to replace impact-protective systems, including certified doors, shutters, windows or their frames, hardware, and closing mechanisms, replacements shall comply with applicable ICC 500 requirements.

Add new standard(s) follows:

ICC

International Code Council
500 New Jersey Avenue, NW 6th
Floor
Washington DC 20001
US

ICC 500-2014:

ICC/NSSA Standard for the Design and Construction of Storm Shelters

Analysis: The referenced standard, ICC 500-2014, is currently referenced in other 2018 I-codes.

Internal ID: 1314

PM8-18 Part II

IFC: 301.1, SECTION 320 (New), 320.1 (New), 320.2 (New), 320.3 (New), 320.4 (New), ordinal

Proponent: Jonathan Roberts, UL LLC, representing UL LLC (jonathan.roberts@ul.com)

2018 International Fire Code

Revise as follows:

301.1 Scope. The provisions of this chapter shall govern the occupancy and maintenance of all structures and premises for precautions against fire and the spread of fire and general requirements of fire and life safety.

Add new text as follows:

SECTION 320 STORM SHELTERS

320.1 Inspection and maintenance. Storm shelters required by Section 423 of the International Building Code, Section 1106 of the International Existing Building Code, or otherwise legally required in a jurisdiction shall be inspected and maintained in accordance with this section.

320.2 Door function. Storm shelter doors and door hardware shall be maintained to ensure proper door operation as required by ICC 500.

320.3 Damage or missing components. Storm shelters shall be maintained in accordance with ICC 500 so that walls and roofs are intact and undamaged. Any damage to the storm shelter or its impact-protective systems shall be repaired or replaced in accordance with ICC 500. Missing equipment or components shall be replaced.

320.4 Replacement components. Where it is necessary to replace impact-protective systems, including certified doors, shutters, windows or their frames, hardware, and closing mechanisms, replacements shall comply with applicable ICC 500 requirements.

Add new standard(s) follows:

ICC

International Code Council, Inc.
500 New Jersey Avenue, NW 6th
Floor
Washington DC 20001
US

ICC 500-2014:

ICC/NSSA Standard for the Design and Construction of Storm Shelters

Reason:

Storm shelters are relied upon to protect citizens in communities prone to tornadoes, hurricanes, or other similar extreme weather events. It is important to make sure that the shelters, in particular the impact protection systems, doors, and latching components are maintained in an operable condition so they will provide shelter when needed. This proposal includes basic safety requirements for maintaining desired protection.

Cost Impact

The code change proposal will not increase or decrease the cost of construction .

This change would not result in any increase in the initial construction cost, but could be a minimal increase for the inspection, maintenance, and repairs, especially if the storm shelter is damaged by an inclement weather event.

Analysis: The referenced standard, ICC 500-2014, is currently referenced in other 2018 I-codes.

Internal ID: 1308

PM9-18

IPMC: 404.4, 404.4.1, 404.5, TABLE 404.5

Proponent: Gerard Hathaway, NYS Dept. of State, Div. of Building Standards and Codes, representing New York State Department of State, Division of Building Standards and Codes (gerard.hathaway@dos.state.ny.us)

2018 International Property Maintenance Code

Revise as follows:

404.4 Bedroom-Habitable room and living room-bedroom requirements. Every habitable room and bedroom and ~~living room~~ shall comply with the requirements of Sections 404.4.1 through 404.4.5.

404.4.1 Room area. Every ~~living room~~ shall contain not less than ~~120 square feet (11.2 m²)~~ and every bedroom habitable room shall contain not less than 70 square feet (6.5 m²) and every bedroom occupied by more than one person shall contain not less than 50 square feet (4.6 m²) of floor area for each occupant thereof.

404.5 Overcrowding. Dwelling units shall not be occupied by more occupants than permitted by the minimum area requirements of Table 404.5.

**TABLE 404.5
MINIMUM AREA REQUIREMENTS**

SPACE	MINIMUM AREA IN SQUARE FEET		
	1-2 occupants	3-5 occupants	6 or more occupants
Living room ^{a, b}	120-70	120	150
Dining room ^{a, b}	No requirement	80	100
Bedrooms	Shall comply with Section 404.4.1		

For SI:  1 square foot = 0.0929 m².

- a. See Section 404.5.2 for combined living room/dining room spaces.
- b. See Section 404.5.1 for limitations on determining the minimum occupancy area for sleeping purposes.

Reason:

The purpose of this code change is to coordinate the minimum room area requirements found in the International Property Maintenance Code (IPMC) with those found in the International Residential Code (IRC) and the International Building Code (IBC). We have received technical support questions on this subject in New York State, and nationally it has been discussed in industry related online chat rooms.

IPMC 404.4.1 requires that every living room contain not less than 120 square feet (11.2 m²) and every bedroom contain not less than 70 square feet (6.5 m²). The IBC has similar language which is somewhat compatible with the IPMC, requiring that every dwelling unit shall have not less than one room (not specifically a living room) that shall have not less than 120 square feet (11.2 m²) of net floor area, and that other habitable rooms (not only but including bedrooms) shall have a net floor area of not less than 70 square feet (6.5 m²). However, IRC R304.1 simply requires that habitable rooms (including living rooms, bedrooms, etc.) shall have a floor area of not less than 70 square feet (6.5 m²).

Possible scenarios: A dwelling unit could be constructed under the IRC or IBC with a 70 square foot living room as allowed by both the IRC and IBC, receive a Certificate of Occupancy, and they would not be in compliance with the 2018 IPMC, which requires a minimum 120 square foot living room.

The proposed changes to IPMC 404.4 and 404.4.1 are meant to use language (the term "habitable rooms") which is compatible with both the IRC and IBC for consistency. Also, to allow small dwellings to have the minimum 70 square foot living rooms as intended by both the IRC and IBC.

This code change proposal also includes a change in IPMC 404.5 Overcrowding, specifically Table 404.5 Minimum Area Requirements. The "Living Room"/"1-2 occupants" cell of the table has been changed to delete the minimum 120 square foot requirement, and allow a minimum 70 square foot Living Room for 1-2 occupants in small dwellings constructed under either the IRC or IBC.

This change continues the effort to allow smaller dwellings built under the IRC and IBC to be compatible with the IPMC

once they are completed. Code change proposal RB106-13 (R304.1, R304.2), approved for the 2015 IRC, removed the requirement that every dwelling unit have at least one room not less than 120 square feet. One of the prime reasons given for that code change proposal was to allow small dwellings to be built under the IRC.

Cost Impact

The code change proposal will decrease the cost of construction .

Allowing small homes to be built, without forcing them to provide a 120 square foot living room, will decrease cost.

Internal ID: 1363

PM10-18

IPMC: 602.2

Proponent: Kelly Kirk, City of Norfolk, representing City of Norfolk; Christina Jackson, City of Norfolk, representing City of Norfolk

2018 International Property Maintenance Code

Revise as follows:

602.2 Residential occupancies. Dwellings shall be provided with heating facilities capable of maintaining a room temperature of 68°F (20°C) in all habitable rooms, *bathrooms* and *toilet rooms* based on the winter outdoor design temperature for the locality indicated in Appendix D of the International Plumbing Code. Cooking appliances shall not be used, nor shall portable unvented fuel-burning space heaters be used, as a means to provide required heating. Additionally, the installation of one or more portable space heaters shall not be used to achieve compliance with this section.

Exception: In areas where the average monthly temperature is above 30°F (-1°C), a minimum temperature of 65°F (18°C) shall be maintained.

Reason:

This proposed change is submitted with the intent to bring the IPMC 602.2 verbiage in line with the current IRC R303.9 verbiage so that these I-Codes cohesively reflect the intent of the ICC as currently written in the IRC R303.9.

Bibliography:

2015 IPMC, Section 602.2 - Heating Facilities, Residential Occupancies; ICC; Fourth Printing, December 2015; Page 2.

2015 IRC, Section R303.9 - Required Heating; ICC; Second Printing, January 2016; Page 56.

Cost Impact

The code change proposal will not increase or decrease the cost of construction .

This proposal merely clarifies existing code requirements by aligning the requirements of IPMC with the IRC.

Internal ID: 2119

PM11-18

IPMC: 703.8 (New)

Proponent: Sean Glasscock, representing City of Claremont New Hampshire, Building Inspector and Deputy Health Officer (sglasscock@claremontnh.com)

2018 International Property Maintenance Code

Add new text as follows:

703.8 Flammable insulation material. All paper faced insulation and foam insulation shall be protected as required elsewhere in the International Codes. Paper faced insulation and foam insulation shall not be left exposed to the interior of the building.

Exception:Where approved documentation is submitted to the building official showing the material meets the requirements for exposed interior finishes elsewhere in the International Codes.

Reason:

The current version of the International Property Maintenance Code does not contain clear and concise language regarding the condition of exposed flammable insulation material. Commonly found during inspections is paper faced insulation or foam plastic insulation exposed to the interior of the building which creates a significant fire hazard. Often, it should not have been installed and left in the exposed condition but rather appropriately covered according to the manufacturer's installation instructions that are printed on the material. This code change will simply clarify that requirement and allow for more effective enforcement.

Cost Impact

The code change proposal will not increase or decrease the cost of construction .

This is already required in new construction. The concern is older existing construction. There are multiple cost effective ways of dealing with this hazard including removing the paper faced insulation, or covering with the appropriate material.

Internal ID: 1434
