The 2015 *International Property Maintenance Code®* (IPMC®) continues to emphasize protection to health, safety and welfare in all existing structures, including both residential and nonresidential property, while providing code requirements that are enforceable in the diverse types of building environments that exist nationally.

The IPMC addresses the minimum property maintenance conditions for existing structures and premises concerning structural safety, sanitation, health and comfort and speaks to the determination and assignment of responsibility for code compliance among the owner, operator and occupant of a property.

The key components of this code include provisions for a 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 its use of reference codes, particularly the 2015 *International Fire Code®* (IFC®).

**Goal**

Participants will be able to use this document to identify changes from the 2012 IPMC to the 2015 IPMC, allowing them to apply the code requirements for the proper maintenance, inspection and violation remediation of existing buildings and premises.

**Content**

Chapter 1: Scope and Administration
Chapter 2: Definitions
Chapter 3: General Requirements
Chapter 4: Light, Ventilation and Occupancy Limitations
Chapter 5: Plumbing Facilities and Fixture Requirements
Chapter 6: Mechanical and Electrical Requirements
Chapter 7: Fire Safety Requirements
Chapter 8: Referenced Standards

*Not all chapters have significant changes covered in this handout.*
Format of the 2015 IPMC

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### Chapter 2: Definitions

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Summary

- A means to determine if a building is eligible to be classified as an historic building under the IPMC is now defined.
- Signage requirements to allow fire departments to locate the fire department connection in a timely manner are now prescribed.
- A mechanism for code officials to prohibit installation of smoke alarms near cooking appliances and bathrooms is now prescribed.
- An alternative manner for compliance with smoke alarm requirements if the building is equipped with a fire alarm system is now prescribed.
Accreditation

- The International Code Council has been accredited as an Authorized Provider by the International Association for Continuing Education and Training (IACET).
- As a result of their Authorized Provider accreditation status, ICC is authorized to offer IACET CEUs for its programs that qualify under the ANSI/IACET Standard.
- You will obtain .1 CEUs for this webinar.

Description

- This webinar provides an overview of the purpose and scope of the IPMC and of the changes from the 2012 IPMC to the 2015 IPMC.
- It identifies changes in organization and code requirements and the applicability of these requirements to the maintenance, inspection and violation remediation of existing buildings and premises.
Welcome

- Dave Bowman
  Manager of Codes
  International Code Council

Questions and Answers

- At the end of the presentation, please type your questions into the Q & A portion of Adobe Connect Box.
- The facilitator/speaker will respond to your questions at the end of the webinar.

Polling Questions
IPMC Purpose

- The purpose of the IPMC is to protect the public health, safety and welfare by requiring existing buildings and premises to meet minimum standards for structural integrity, occupancy, plumbing facilities, mechanical and electrical equipment and fire safety.

Adoption & Enforcement

The adoption and enforcement of the IPMC will help provide the following for existing buildings and premises:
- A minimum level of protection against fire hazards (Chapter 7).
- A safe, unobstructed means of egress (Chapter 7).
- A minimum level of protection against unsafe structural conditions, building deterioration and other unsafe conditions (Chapter 3).
- Clean and sanitary buildings (Chapter 3).
- A suitable environment for the public to live, visit, work or conduct business (Chapter 4, 5 and 6).

Consequences

Improper application of the IPMC could result in:
- Deterioration of the built environment.
- Unsafe structural conditions.
- Unsafe fire hazard conditions.
- Health hazards.
- Delay in emergency egress.
Format of the 2015 IPMC

Chapter 1:
Scope and Administration

Section 101.2—Scope
- Applies to all structures.
- Details:
  - Administration.
  - Enforcement.
  - Penalties.
- Occupancy limitations.
- Provides minimum maintenance standards.
- Determines responsibility for code compliance.
Section 102.6—Historic buildings

- The code official may deviate from the strict application of the code.
- The building must substantially comply with the spirit and intent of the code.

Section 102.3—Application of other codes

Repairs, alterations, additions and changes of occupancy shall comply with the:
- IBC®
- IFGC®
- IMC®
- NFPA 70®
- *IEBC

*Added to the 2015 – will be discussed later

Section 104.3—Right of entry

- The code official is authorized to enter a structure or premises for the purpose of an inspection only when granted entry by any of the following:
  - The owner.
  - A person who legally occupies the premises.
  - An owner who has properly obtained permission from the occupant.
Section 106.2—Notice of violation

- The code official must initiate an action to correct the violation.
- Any action taken on the premises shall be charged against the real estate.
- In accordance with Section 107.

Section 106.5—Abatement of violation

- Regardless of the imposition of penalties, the jurisdiction may institute action to correct all or part of a violation.

Unsafe Structures and Equipment—Section 108

- Any structure or piece of equipment that is considered unsafe, unlawful or unfit for habitation is subject to condemnation.
Section 108.1.1—Unsafe structure

Any of the following can contribute to an unsafe structure:
- Lack of fire safeguards.
- Unsafe equipment.
- Damage or dilapidation.
- Danger of collapse.

Unsafe Structure

Section 108.1.1 – Unsafe garage structure due to failed wall.

Unsafe Structure

Section 108.1.1 – Unsafe structure due to foundation failure.
Section 108.1.2—Unsafe equipment
Equipment that is hazardous or in disrepair, such as:
- Boiler equipment.
- Elevator or moving stairway.
- Electric wiring or device.
- Flammable liquid containers.

Section 108.1.3—Structure unfit for human occupancy
- Unfit for human occupancy are:
  - Insanitary conditions.
  - Severe dilapidation or disrepair.
  - Infestation or contamination.
  - Lack of ventilation or illumination.
  - Lack of sanitary or heating facilities or other essential equipment.
  - Endangerment due to the location of the structure.

Section 108.1.4—Unlawful structures
Unlawful structures can be those that are:
- Overcrowded.
- Erected unlawfully.
- Occupied unlawfully.
- Unlawful structures should be condemned.
Section 108.1.5—Dangerous structure or premises

- This section provides for conditions that render a structure dangerous. If any of the conditions exist, a determination can be made that the structure or premises is dangerous.

Examples include:

- Inadequate means of egress under the adopted building.
- Damaged by natural disaster, such as a hurricane or earthquake.
- Inadequate light, ventilation, mechanical or plumbing systems.
- An abandoned structure.

Emergency Measures—109
Section 109.1—Imminent danger

The code official is required to take emergency measures when the occupant is in danger and could be harmed.

This is not always an easy or obvious decision.
Section 110—Demolition

- A structure deemed unreasonable to repair shall be ordered demolished by the code official.
- A structure is capable of being repaired, the owner has the option to raze or repair.
- If the code official has the building razed, it should be charged against the property.

Means of Appeal—111

A Board of Appeals must be established.

An appeal (other than imminent danger) prevents the code official from pursuing compliance of the violation.

Changes in 2015:

Chapter 1 Scope and Administration

Addition of the International Existing Building Code (IEBC)

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Allowing use of the International Existing Building Code as an option for repairs, alterations or additions to an existing building.

In the 2012/2013/2014 code change cycle all provisions for existing buildings were removed from Chapter 34 of the 2012 International Building Code and reference was made to the 2015 IEBC for all work proposed for existing buildings.

The IEBC provides many compliance options for an owner and designer to choose.

- Prescriptive compliance
- Work are compliance
- Performance compliance

Expanding code official responsibilities for review of alternate materials, methods and equipment

Added language to require the code official to provide reasons in writing when an alternative is not approved.
Administration Alternative methods

- IPMC [A] 105.2 Alternative materials, methods and equipment. The provisions of this code are not intended to prevent the installation of any material or to prohibit any method of construction not specifically prescribed by this code, provided that any such alternative has been approved. An alternative material or method of construction shall be approved where the code official finds that the proposed design is satisfactory and complies with the intent of the provisions of this code, and that the material, method or work offered is, for the purpose intended, at least the equivalent of that prescribed in this code in quality, strength, effectiveness, fire-resistance, durability and safety. Where the alternative material, design or method of construction is not approved, the code official shall respond in writing, stating the reasons the alternative was not approved.

In order to ensure effective communication and due process of law, the reasons for denial of alternative methods, materials or equipment are required to be in writing.

- The language is coordinated across all of the I-codes for consistency of enforcement.

Chapter 2: Definitions
Changes in 2015:
Chapter 2 Definitions

Definition of “Cost of such demolition or emergency repairs” added.

Definitions New definition added:
Cost of such demolition or emergency repairs

SECTION 202: DEFINITIONS

- COST OF SUCH DEMOLITION OR EMERGENCY REPAIRS. The costs shall include the actual costs of the demolition or repair of the structure less all revenues obtained if salvage was conducted prior to demolition or repair. Costs shall also include, but not be limited to, all expenses incurred or necessitated related to demolition or emergency repairs, such as asbestos survey and abatement if necessary; costs of inspectors, testing agencies or experts retained relative to the demolition or emergency repairs; costs of testing; surveys for other materials that are controlled or regulated from being dumped in a landfill; title searches; mailing(s); postings; recording; and all attorney fees expended for recovering of the cost of emergency repairs or to obtain or enforce an order of demolition made by a code official, the governing body or board of appeals.

Definitions New definition added:
Cost of such demolition or emergency repairs

- This new definition summarizes the existing language of the code text in Sections 106.3, 109.5 and 110.3, which make reference to the jurisdiction’s ability to recover costs.
- This new definition provides a basis for a jurisdiction to determine reimbursable costs when invoicing the building owner for demolition work performed by others at the direction of the jurisdiction.
Definitions

Definitions New definition added: Historic building

SECTION 202: DEFINITIONS

- HISTORIC BUILDING. Any building or structure that is one or more of the following:
  1. Listed or certified as eligible for listing, by the State Historic Preservation Officer or the Keeper of the National Register of Historic Places, in the National Register of Historic Places.
  2. Designated as historic under an applicable state or local law.
  3. Certified as a contributing resource within a National Register or state or locally designated historic district.

This new definition provides the code official the means to determine if a building is eligible to be classified as an historic building under the IPMC.

This new definition was added to allow jurisdictions to consistently evaluate historic buildings.
Chapter 3: General Requirements

- Exterior areas
  - Sanitation
  - Grading and drainage
  - Pavement
  - Weeds
  - Rodent harborage
  - Exhaust vents
  - Accessory structures
  - Motor vehicles
  - Defacement of property

- Swimming pools, spas, hot tubs
  - Clean, sanitary, good repair
  - Enclosure around private pools
  - Gates self-latching and self-closing

- Components and equipment
  - Handrails and guards
  - Pests

- Exterior structure
  - Unsafe conditions abated
  - Exterior surfaces protected
  - Premises identification
  - Structural integrity
  - Walls and roofs prevent moisture
  - Stairs, decks
  - Chimneys
  - Handrails and guards

- Interior structure
  - Clean, sanitary
  - Unsafe conditions listed
  - Structural integrity
  - Interior surfaces
  - Stairs and walking surfaces
  - Doors
Section 302.7 – Wall not maintained in good repair.

Sections 302.2 and 302.3 – Failure to prevent accumulation of water on property and maintain parking lot.

Section 302.7 – Failure to maintain accessory structure (fence) in good repair.
Sections 302.1 and 302.5 – Failure to maintain in a clean and safe manner and keep free from possible rat harborage.

Sections 302.4 and 302.8 – Weeds in excess of 10 inches and motor vehicle in major state of disrepair.

Sections 108.1.1, 108.1.3 and 305.2 – Main beam cut to accommodate vent pipe.
Sections 305.2 and 305.3 – Interior foundation wall bulging, water infiltration, mortar voids.

Section 305.3 – Ceiling water damaged, peeling paint, plaster damage.

Sections 308.1, 308.2 and 308.3 – Improper disposal of rubbish and garbage.
Rubbish and garbage

Section 308.3 – Failure to maintain exterior property in clean manner and failure to dispose of rubbish properly.

Interior structure

Sections 305.3, 307.1 and 604.3 – Failure to maintain railing, windows, ceiling (holes), and electrical wiring.

Interior structure

Sections 305.3, 305.4, 305.5 and 307.1 – Failure to maintain stairs, railing and interior surface (no railing, holes and uneven treads).
Chapter 4: Light, Ventilation, and Occupancy Limitations

- **Lighting**
  - Habitable spaces glazing area 8% of floor area
  - 60 watt light for every 200 square feet of halls and stairways
  - Light in all areas to permit maintenance, safe occupancy, and utilization of appliances, fixtures, equipment

- **Ventilation**
  - Openable windows 45% of glazed area
  - Bathrooms air exhausted to outdoors
  - Cooking facilities prohibited in rooming units or dormitory units
  - Toxic and irritating fumes ventilated to outside
  - Clothes dryer exhaust

- **Occupancy Limitations**
  - Privacy
  - Minimum room widths
  - Minimum ceiling heights
  - Bedroom and living room requirements:
    - Room areas
    - Bedrooms cannot be only access to exits or other rooms
    - Access to water closet on same story
    - Kitchens and non-habitable spaces not used for sleeping
  - Overcrowding: minimum areas of rooms based on occupants
Chapter 5: Plumbing Facilities and Fixture Requirements

- Required Facilities
- Each dwelling must contain one:
  - Water closet.
  - Bathtub or shower.
  - Lavatory.
  - Public toilet facilities
  - Toilet room privacy
  - Location
    - Bathrooms should not be located more than one floor away in:
      - Hotels.
      - Rooming houses.
      - Dormitories.
  - Location of employee facilities
    - A toilet room should be no more than one story above or below and within 500 feet (152 m) of the employees’ work area.
Chapter 5 Plumbing Facilities and Fixture Requirements

- Floor surface
  - Toilet rooms shall have a smooth, hard and nonabsorbent floor for good sanitation.
  - This does not apply to dwelling units.

Chapter 5 Plumbing Facilities and Fixture Requirements

- Plumbing Fixtures
- Water System
- Sanitary drainage system
- Storm Drainage

Chapter 6: Mechanical and Electrical Requirements
Chapter 6 Mechanical and Electrical Requirements

- Heating facilities
  - Dwellings provided with facilities to maintain 68 Degrees F.
  - Heat supply required during cold months
  - Work spaces provided with facilities to maintain 65 Degrees F.
  - Location of thermostat

- Mechanical Equipment
  - Chimney or vent to remove products of combustion
  - Clearances to combustibles
  - Safety controls maintained
  - Adequate combustion air
  - Labeled energy conservation devices

Chapter 6 Mechanical and Electrical Requirements

- Electrical
  - Required for every occupied building
  - Service size
  - System hazards
  - Receptacles required
  - Luminaires required
  - Flexible cords prohibited permanent

- Elevators and dumbwaiters
  - ASME A17.1
  - Maintenance

- Duct Systems
  - Free of obstructions

Chapter 7: Fire Safety requirements
Chapter 7 Fire Safety Requirements

- Means of egress
  - Continuous unobstructed path
  - Aisle widths
  - Doors readily openable without key
  - Emergency escape openings operational and available

Chapter 7 Fire Safety Requirements

- Fire Protection Systems
  - Sprinklers systems inspected and tested
  - Fire department connection
  - Smoke alarms
    - Where required
    - Location limitations
    - Power supply
    - Interconnection

Changes in 2015: Chapter 7: Fire Safety Requirements

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Requirements for a sign indicating the location of the fire department connection when the connection is not visible to approaching fire apparatus.
[F] 704.1.2 Fire department connection. Where the fire department connection is not visible to approaching fire apparatus, the fire department connection shall be indicated by an approved sign mounted on the street front or on the side of the building. Such sign shall have the letters “FDC” not less than 6 inches (152 mm) high and words in letters not less than 2 inches (51 mm) high or an arrow to indicate the location. Such signs shall be subject to the approval of the fire code official.

Fire Safety Requirements

Fire department connection

- Provides consistency with the requirements of the International Fire Code for fire department connections serving existing buildings.
- Provides fire departments the information they need to access the fire department connection in a timely manner.

Changes in 2015:
Chapter 7 Fire Safety Requirements
Smoke Alarm Installation

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Limiting smoke alarm installations near cooking appliances and bathrooms.
[F] 704.2.1 Installation near cooking appliances. Smoke alarms shall not be installed in the following locations unless this would prevent placement of a smoke alarm in a location required by Section 704.2.1.1 or 704.2.1.2.

1. Ionization smoke alarms shall not be installed less than 20 feet (6.1 m) horizontally from a permanently installed cooking appliance.
2. Ionization smoke alarms with an alarm-silencing switch shall not be installed less than 10 feet (3 m) horizontally from a permanently installed cooking appliance.
3. Photoelectric smoke alarms shall not be installed less than 6 feet (1.8 m) horizontally from a permanently installed cooking appliance.

[F] 704.2.2 Installation near bathrooms. Smoke alarms shall be installed not less than 3 feet (0.91 m) horizontally from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a smoke alarm required by Section 704.2.1.1 or 704.2.1.2.

- Provides mechanism for code officials to prohibit installation of smoke alarms near cooking appliances and bathrooms that could inadvertently activate a smoke alarm based on the steam produced at these locations.
- Reduces the number of false alarms.
- Maintains the minimum level of safety by requiring compliance with the base installation requirements of Sections 704.2.1.1 and 704.2.1.2.
Changes in 2015: Chapter 7 Fire Safety Requirements

Smoke detection system

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Allowance for smoke detectors provided as part of a fire alarm system as an alternative to providing single or multiple-station smoke alarms.

Fire Safety Requirements

Smoke detection system

- 907.2.11.5 (IBC [F] 907.2.11.5) Smoke detection system. Smoke detectors listed in accordance with UL 268 and provided as part of the building’s fire alarm system shall be an acceptable alternative to single and multiple-station smoke alarms and shall comply with the following:
  1. The fire alarm system shall comply with all applicable requirements in Section 907.
  2. Activation of a smoke detector in a dwelling unit or sleeping unit shall initiate alarm notification in the dwelling unit or sleeping unit in accordance with Section 907.5.2.
  3. Activation of a smoke detector in a dwelling unit or sleeping unit shall not activate alarm notification appliances outside of the dwelling unit or sleeping unit, provided that a supervisory signal is generated and monitored in accordance with Section 907.6.5.

Fire Safety Requirements

Smoke alarm installation

- Provides mechanism for designers to comply with smoke alarm requirements in an alternative manner if the building is equipped with a fire alarm system.

- Provides consistency between the International Fire Code and the International Property Maintenance Code regarding the provisions for smoke alarms in existing buildings.
Summary

- A means to determine if a building is eligible to be classified as an historic building under the IPMC is now defined.
- Signage requirements to allow fire departments to locate the fire department connection in a timely manner is now prescribed.
- A mechanism for code officials to prohibit installation of smoke alarms near cooking appliances and bathrooms is now prescribed.
- An alternative manner for compliance with smoke alarm requirements if the building is equipped with a fire alarm system is now prescribed.
- Definition of “Cost of such demolition or emergency repairs”.

Questions and Answers

- At the end of the presentation, please type your questions into the Q & A portion of Adobe Connect Box.
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Certificates

To request a certificate please email: ICCCertificates@ccsafe.org
Contact Information

Dave Bowman
dbowman@icc.safe.org
888-422-7233
Ext: 4323

Code Opinions
888-422-7233
Ext. 7732

Contact Information

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Next Feature Topic Webinars
2015 Update Webinars based on the 2015 I-Codes

2015 IRC Update
November 18, 2014
1PM CST

2015 IFC Update
November 14, 2014
1PM CST

2015 IBC Update
December 3, 2014
1PM CST

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2015 Update Webinars based on the 2015 I-Codes

2015 IPC, IMC and IFGC Update.
November 24, 2014
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Introduction to Solar Water Heaters for Code Officials
November 12, 2014

This webinar is designed to provide a basic introduction to solar water heaters, which are becoming increasingly popular nationwide.

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