

# AGENDA



## Recommendation for Council Action

Austin City Council	Item ID	23939	Agenda Number	101.
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Meeting Date:	4/25/2013	Department:	Planning and Development Review
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## Subject

Conduct a public hearing to consider an ordinance repealing and replacing Article 9 of City Code Chapter 25-12 to adopt the 2012 International Property Maintenance Code and local amendments.

## Amount and Source of Funding

## Fiscal Note

Purchasing Language:	
Prior Council Action:	April 8, 2010 – Council adopted the 2009 International Property Maintenance Code with local amendments.
For More Information:	Steve Ramirez, 974-2320.
Boards and Commission Action:	December 12, 2012 – Unanimously approved by the Building and Standards Commission on a 4-0 vote.
MBE / WBE:	
Related Items:	

## Additional Backup Information

The International Property Maintenance Code is an internationally recognized code, developed to provide standards for property maintenance and safety at existing buildings. Requirements in this code cover maintenance of building, mechanical, electrical and plumbing systems as well as the condition and maintenance of the premises.

Highlights for the local amendments:

- Section: 307 Stairways, Handrails, Guardrails: Minimum requirements added for each of these building components, applicable only to structures built:
  - during a time where no building code provision related to stairways, handrails or guardrails was adopted; or
  - in an area that was not subject to the City's regulations and ordinances (built in an area that was later annexed by the City of Austin)
- Section 702.5 Additional emergency escape and rescue opening requirements
  - Clarified clear opening requirements & broadened the scope to all residential occupancies above a duplex.