



**2021 International Property Maintenance Code (IPMC)
Amendment Process
Presented to Fire and Building Board**



AUSTINCODE
DEPARTMENT

**Presented by 2021 IPMC Committee
February 24, 2021**

Purpose of Presentation

To provide an overview of the 2021 International Property Maintenance Code (IPMC) Amendment process.

Background

- The City of Austin will be adopting the ICC International Code Council's 2021 IPMC updates from the current 2015 IPMC.
- ACD established the 2021 IPMC Amendment Committee, consisting of three groups:
 - Group 1 (Review of IPMC Chapters 1 and 2)
 - Group 2 (Review of IPMC Chapters 3 and 4)
 - Group 3 (Review of IPMC Chapters 5, 6 and 13)
- October 2020: Collaboration began with other City Departments for proposed amendments.

What's Next

- The committee will meet with Fire and Building Board to review draft of proposed amendments.
- A series of two or three Stakeholder meetings. Consult with CEO.
- ACD staff will present a draft of recommended changes to the BSC – Building and Standards Commission to obtain feedback and/or approval.
- Presentation of Final IPMC Amendment draft to City Council will follow established process:
 - Responsible Department will launch the request for action by Council to set for public hearing.
 - Council will place the item on the agenda for public hearing. Following public hearings, the item will be set on the agenda for decision

2021 Code Adoption Timeline



Additional Information

The committee will provide Leadership at the next engagement meeting of the following:

- Major Changes in the 2021 IPMC Draft
 - 108.1.3 Structure Unsafe for Human Occupancy
 - If the Code Official finds a structure unsafe, the owner of the property shall provide an action plan for repairs to the Code Official and provide approved accommodations for the occupants of the structure within two days of notice.
- Major Changes in the 2021 IPMC Draft
 - 504.3 Plumbing system hazards
 - If the If the Code Official finds a plumbing system hazard. The owner of the property will provide an action plan for repairs to the code official and provide approved accommodations to the occupants of the structure within two days of notice.

Additional Information (cont'd)

- Major Changes in the 2021 IPMC Draft
 - 505.4 Water heating facilities
 - If the Code Official finds that water temperatures are below 110 degrees Fahrenheit, the owner of the property shall provide an action plan for repairs to the Code Official and provide approved accommodations for the occupants of the structure within two days of notice.
- Major Changes in the 2021 IPMC Draft
 - 602.2 Residential occupancies
 - If the Code Official finds that the room temperature does not maintain a minimum of 68 degrees Fahrenheit in all habitable rooms, the owner of the property shall provide an action plan for repairs to the Code Official and provide approved accommodations for the occupants of the structure within two days of notice.

Additional Information (cont'd)

- Major Changes in the 2021 IPMC Draft
 - 604.3 Electrical System hazards
 - If the Code Official finds that the electrical system in the structure constitutes a hazard to the occupants or the structure by reason of inadequate service, the owner of the property shall provide an action plan for repairs to the Code Official and provide approved accommodations for the occupants of the structure within two days of notice.

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