



2021 International Property Maintenance Code (IPMC) Amendment Process



AUSTINCODE
DEPARTMENT

Presented by
2021 IPMC Committee
May 2021

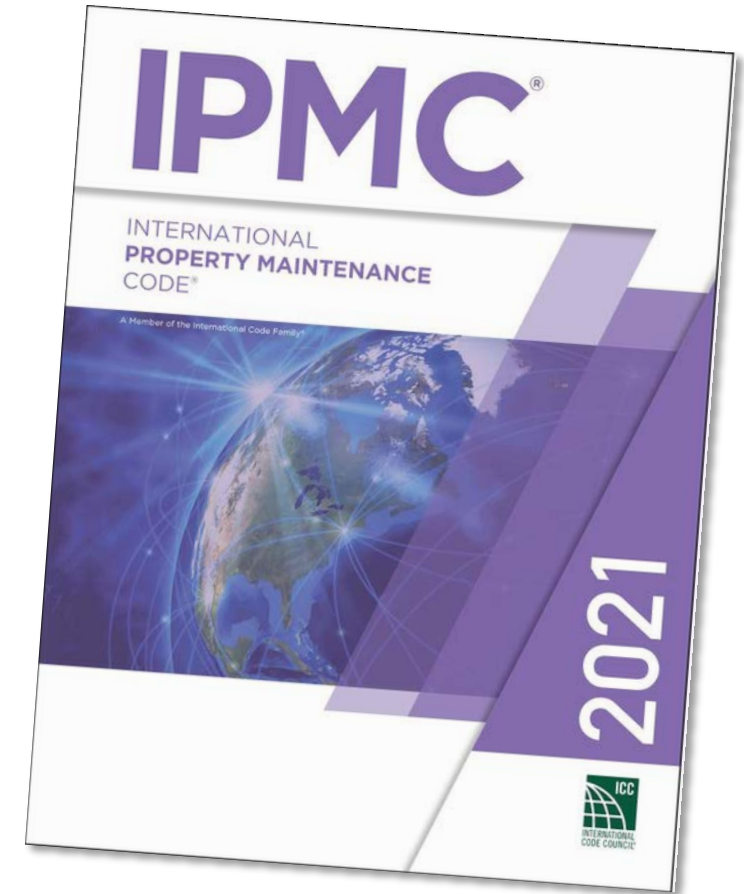
Purpose of Presentation

To provide an overview of the 2021 International Property Maintenance Code (IPMC) amendment process and share major proposed changes



BACKGROUND

- The City of Austin will adopt the International Code Council (ICC)'s 2021 IPMC updates from the current 2015 IPMC
- Austin Code Department established an internal amendment committee to draft proposed amendments to the code
- Purpose of proposed changes is to ensure public safety and maintain consistency with other city codes



International Property Maintenance Code Adoption Timeline



Primary goal

The proposed amendments aim to **ensure public safety** when unsafe or hazardous conditions are found on a property by requiring:

- **Action plan** for repairs from property owner

Definition

Action Plan: A written plan that identifies the repairs that are needed, the timeline needed for repairs, alternative methods of compliance, if necessary, and the projected finish date of the repairs.

Major Changes in the 2021 IPMC Draft

111.1.3 Structure Unsafe for Human Occupancy



A **structure is unfit for human occupancy** whenever the code official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public. If the code official finds a structure unsafe, the owner of the property shall provide an **action plan** for repairs to the code official within two days of notice.



Major Changes in the 2021 IPMC Draft

504.3 Plumbing system hazards

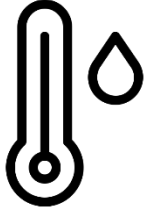


Where it is found that a **plumbing system** in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, inadequate venting, cross connection, back siphonage, improper installation, deterioration, or damage or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.

If the code official finds a structure unsafe, the owner of the property shall provide an **action plan** for repairs to the code official within two days of notice.

Major Changes in the 2021 IPMC Draft

505.4 Water heating facilities



A **water heating facility** must be properly installed, maintained and capable of providing an adequate amount of water to be drawn at each sink, lavatory, bathtub, shower, and laundry facility at a temperature of not less than 110°F (43°C).

If the code official finds a structure unsafe, the owner of the property shall provide an **action plan** for repairs to the code official within two days of notice.

Major Changes in the 2021 IPMC Draft

602.2 Residential occupancies



Heating facilities that are capable of maintaining a room temperature of 68°F (20°C) in habitable spaces, bathrooms, and toilet rooms are required in each dwelling unit. Cooking appliances and unvented fuel-burning space heaters cannot be used to meet or maintain the room temperature required by this section. A portable electric space heater may be used on a temporary basis if used consistent with manufacturer's specifications.

If the code official finds a structure unsafe, the owner of the property shall provide an **action plan** for repairs to the code official within two days of notice.



Major Changes in the 2021 IPMC Draft

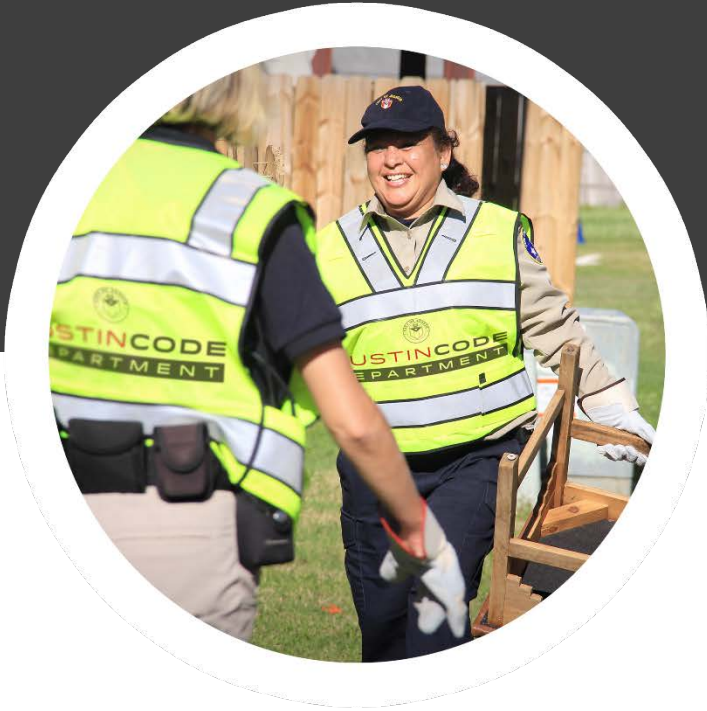
604.3 Electrical System hazards



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 within two days of notice.

International Property Maintenance Code Adoption Timeline





Questions/Comments

Please submit questions or comments using the **Comments** section of this page.

If you have any additional questions, email codecommunications@austintexas.gov.