

AGENDA



Recommendation for Council Action

Austin City Council	Item ID	74394	Agenda Number	97.
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Meeting Date:	9/28/2017	Department:	Development Services
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Subject

Conduct a public hearing and consider an ordinance adopting the 2015 International Property Maintenance Code and related local amendments.

Amount and Source of Funding

There is no financial impact for this item

Fiscal Note

There is no financial impact for this item

Purchasing Language:	
Prior Council Action:	September 26, 2013 - Council adopted the 2012 International Property Maintenance Code with local amendments.
For More Information:	Cora Wright, ACD, 512-974-1969, Carl Wren, DSD 512-974-7254; Paul Tomasovic, ACD 512-974-2738
Council Committee, Boards and Commission Action:	March 22, 2017 – Approved by the Building and Standards Commission on a 9-0 vote.
MBE / WBE:	
Related Items:	

Additional Backup Information

The International Property Maintenance Code (IPMC) provides minimum standards for property maintenance and safety in 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: 304.3 Address Identification. A premise must be identified with address numbers that are legible and visible from the street or road. The address numbers must comply with the Fire Code and Fire Criteria Manual

Section 307.1 General. A stairway shall be maintained in good condition and in accordance with the building code in effect at the time of construction.

Section 404.4.1 Room Area. Except for qualifying efficiency units, a bedroom shall contain at least 70 square feet; and a bedroom occupied by more than two adults shall contain at least 120 square feet plus an additional 50 square feet for each adult in excess of three.

Section 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).

Section 505.4.1 Compliance.

A water heating facility in a structure complies with the requirement in 505.4 if the temperature of the water drawn at the kitchen sink reaches 110°F (43°C) within three minutes.

Section 705 Carbon Monoxide Alarms.

Section 705.1 Installation and Maintenance. A carbon monoxide alarm shall be installed and maintained consistent with manufacturers' specifications.

705.2 Location. In a dwelling unit, a carbon monoxide alarm shall be installed outside of each separate sleeping area and in the immediate vicinity of each sleeping area. A carbon monoxide alarm shall be installed within a sleeping area if a fuel-burning or solid fuel appliance is located within a sleeping area, a bathroom attached to the sleeping area, or a garage attached to the sleeping area.