Purpose of Presentation

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

- **Review Phase #1 (Internal)**: January 2020 – June 2020
- **Stakeholder Engagement**: March 15, 2021 – April 15, 2021
- **Legal Review**: April 2021 – May 2021
- **Implementation**: September 1, 2021

- **Review Phase #2 (Internal)**: October 2020 – January 2021
- **Building and Standards Commission**: May 13, 2021
- **City Council Hearing**: June 3, 2021
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
**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.
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.
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Questions/Comments

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