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Course Rules!

In order to obtain CEUs for this course you will need to ...

- ✓ **be present for the entire course** and
- ✓ **be actively participating in activities and discussions.**

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Objectives

Upon completion, participants will be better able to:

- Identify and locate key sections of the code.
- Describe the application of the code to inspection and code enforcement.
- Apply code requirements to problems similar to those encountered in the field.



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IPMC General Organization

- Chapter 1—Administration
- Chapter 2—Definitions
- Chapter 3—General Requirements
- Chapter 4—Light, Ventilation and Occupancy Limitations
- Chapter 5—Plumbing Facilities and Fixture Requirements
- Chapter 6—Mechanical and Electrical Requirements
- Chapter 7—Fire Safety Requirements
- Appendix A—Boarding Standard



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Module 1

Chapter 1 Administration

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Chapter 1—Administration

Effective application of the property maintenance codes helps to:

- Maintain property values.
- Deter crime.
- Encourage community viability.



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Purpose

- The purpose of inspecting structures is to protect the public health, safety and welfare.



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Purpose

The adoption and enforcement of the IPMC will help provide:

- **A minimum level of protection against fire hazards** (Chapter 7).
- **A safe, unobstructed means of egress** (Chapter 7).
- **A minimum level of protection against unsafe structural conditions, building deterioration or unsafe conditions** (Chapter 3).
- **Clean and sanitary buildings** (Chapter 3).
- **A suitable environment for the public to live, visit, work or conduct business** (Chapter 4, 5 and 6).



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Consequences

Improper application of the IPMC could result in:

- Deterioration of the built environment.
- Unsafe structural conditions.
- Unsafe fire hazards conditions.
- Health hazards.
- Delay in emergency egress.



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Section 101.2—Scope

- Applies to all existing structures.
- Details:
 - Administration.
 - Enforcement.
 - Penalties.
- Occupancy limitations.
- Provide minimum maintenance standards.
- Determines responsibility for code compliance.



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Section 101.3—Intent

The intent of the code is to ensure public:

- Health.
- Safety.
- Welfare.



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Section 102.1—General

- Provides for conflict resolution between differing provisions. Where there are differences between the code and referenced standards, the most restrictive section of the code governs.



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Section 102.2—Maintenance

- All required systems and devices must be maintained.



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Section 102.3—Application of Other Codes

- Repairs, alterations, additions and changes of occupancy shall comply with the:
 - IBC
 - IEBC
 - IECC
 - IFC
 - IFGC
 - IMC
 - IPC
 - IRC
 - NFPA 70



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Section 106.2—Notice of Violation

- The code official must initiate an action to correct the violation.
- Any action taken on the premises shall be charged against the real estate.
- In accordance with Section 107.



Section 106.5—Abatement of Violation

- Regardless of the imposition of penalties, the jurisdiction may institute action to correct all or part of a violation.



Section 107—Notices and Orders

Section 107.2—Form

The form is required to:

- Be in writing.
- Clearly identify the property by address or legal description.
- State why the notice is being issued and identify the code violation.
- Include a correction order allowing reasonable time to make the repairs.
- Inform the owner or owner's authorized agent of his right to an appeal.
- Include a statement of the right to file a lien in accordance with Section 106.3.



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Section 107.3—Method of Service

The notice shall be:

- Hand-delivered to the person in violation;
- Sent certified or first class mail; or
- Posted in a conspicuous place, if returned by the postmaster.



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Section 107.6—Transfer of Ownership

- Transfer of property with violations cannot take place unless the new owner agrees to accept responsibility for the violations.



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Section 108—Unsafe Structures and Equipment

- Any structure or piece of equipment that is considered unsafe, unlawful or unfit for habitation is subject to condemnation.



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Section 108.1.1—Unsafe Structures

Any of the following can contribute to an unsafe structure:

- Lack of fire safeguards.
- Unsafe equipment.
- Damage or dilapidation.
- Danger of collapse.



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Section 108.1.2—Unsafe Equipment

Equipment that is hazardous or in disrepair, such as:

- Boiler equipment.
- Elevator or moving stairway.
- Electric wiring or device.
- Flammable liquid containers.



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Section 108.1.3—Structure Unfit for Human Occupancy

Unfit for human occupancy are:

- Insanitary conditions.
- Severe dilapidation or disrepair.
- Infestation or contamination.
- Lack of ventilation or illumination.
- Lack of sanitary or heating facilities or other essential equipment.
- Endangerment due to the location of the structure.



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Section 108.1.4—Unlawful Structures

- Unlawful structures can be those that are:
 - Overcrowded.
 - Erected unlawfully.
 - Occupied unlawfully.
- Unlawful structures should be condemned.



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Section 108.1.5—Dangerous Structure or Premises

- This section provides for conditions that render a structure dangerous. If any of the conditions exist, a determination can be made that the structure or premises is dangerous.



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Section 108.1.5—Dangerous Structure or Premises

Examples include:

- Inadequate means of egress under the adopted building.
- Damaged by natural disaster, such as a hurricane or earthquake.
- Inadequate light, ventilation, mechanical or plumbing systems.
- An abandoned structure.



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Section 108.2—Closing of Vacant Structures

- The code official is authorized to order a vacant structure closed.



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Section 108.2.1—Authority to Disconnect Utility Services

- The code official can authorize disconnection of utility services to a structure under these conditions:
 - In the case of an emergency where there is a hazard to life or property.
 - When the utility connection has been made without approval.
- Notice shall be given to the utility and, when possible, to the owner and occupant of the structure prior to disconnection.



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Section 108.3—Notice

Section 108.4—Placarding

Notice:

- The code official must post the condemned structure or equipment with the notice and properly serve the owner or responsible party.

Placarding:

- The placard is required to include a statement of penalties.



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Section 108.5—Prohibited Occupancy

- Structures condemned and placarded by the code official shall be vacated.



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Section 108.6—Abatement Methods

- Allows or various methods of abatement of unsafe conditions by repair, rehabilitation or other approved corrective action.



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Section 108.7—Record

- The code official shall cause a report to be filed stating the occupancy of the structure and the nature of the unsafe condition.



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Section 109—Emergency Measures

Section 109.1—Imminent Danger

- The code official is required to take emergency measures when the occupant is in danger and could be harmed at any time.
- This is not always an easy or obvious decision.



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Section 109.2—Temporary Safeguards

- Emergency repairs can be made to temporarily safeguard the structure or equipment.



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Section 109.6—Hearing

- Emergency repairs must be completed immediately.
- A person ordered to take emergency measures may appeal the action.



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Section 110—Demolition

- The code official needs to carefully document the condition of the structure prior to issuing a demolition notice. Before the code official pursues action to demolish a structure, it is imperative that all owners or anyone with an encumbrance or lien against the property be notified.



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Section 110—Demolition

- A structure deemed unreasonable to repair shall be ordered demolished by the code official.
- When a structure is capable of being repaired, the owner has the option to raze or repair.
- If the code official has the building razed, it is required to be charged against the property.



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Section 111—Means of Appeal

- A Board of Appeals must be established.
- The appeal process must be complete (other than imminent danger) before the code official can pursue compliance of the violation.



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Section 111.1—Application for Appeal

An appeal can be based on:

- Incorrect interpretation.
- Provisions of the code do not apply.
- Requirements are met in another way.



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Section 111.2—Membership of the Board Section 111.3—Notice of Meeting

Membership:

- The Board of Appeals is required to consist of at least three qualified members.

Notice of Meeting:

- The appellant is entitled to a prompt hearing.



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Module 3

Chapter 3

General Requirements

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Purpose

The purpose of inspecting:

- Exterior property areas and equipment is to determine if the exterior environment meets minimum code requirements.
- Interior properties for structural, rubbish, garbage or pest elimination violations is to determine if minimum standards are met.



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Consequences

Not performing or inadequately performing an inspection could result in:

- Deterioration.
- Improper storage and disposal practices (interior inspection).
- Inadequate property identification (exterior inspection).
- Improper ingress and egress (exterior inspection).
- Lack of building security.



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Section 302—Exterior Property Areas Section 302.1—Sanitation

- Exterior areas should be maintained clean and free from rubbish and garbage.
- Accumulation of garbage and rubbish should always be addressed, specifically, car parts, tires and construction materials.



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Section 302.2—Grading and Drainage

- Improperly graded property areas create health and safety hazards.
- Solutions to prevent soil erosion include:
 - Replacing nonabsorbent soil with absorbent soil.
 - Installing underground drain tiles.
 - Building an underground leaching pit.



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Section 302.3—Sidewalks and Driveways

Deteriorated walking surfaces present a hazard to the public. The code official should ensure that the following are usable and kept in proper repair:

- Sidewalks.
- Walkways.
- Driveways.
- Parking surfaces.



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Section 302.4—Weeds

Weeds/plant growth

- Must be under control as determined by the local or state agricultural department to determine which weeds are considered noxious in your area.
- That are not removed by the owner after receiving a written notice from the jurisdiction to the owner.

Tip

Consult your local or state agricultural department to determine which weeds are considered noxious in your area.

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Section 302.5—Rodent Harborage

Rodents:

- Carry diseases
- Must be exterminated by an approved process.



Section 302.7—Accessory Structures

These accessory structures must be maintained in the same manner as the primary structure:

- Detached garages.
- Fences.
- Walls.
- Sheds.



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Section 302.8—Motor Vehicles

Major vehicle work is permitted, but painting is prohibited unless it is done in an approved spray booth.

Tip

Painting of vehicles is prohibited unless it is done in an approved spray booth.



- Painting is prohibited unless it is done in an approved spray booth.



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Section 302.9—Defacement of Property

- Intentional damage, mutilation, defacement of a property or graffiti is a violation of the code.
- It is the responsibility of the owner to restore surfaces to an approved state.



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Section 303—Swimming Pools, Spas and Hot Tubs

- Swimming pools must be maintained in a clean and sanitary condition.



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Section 303—Swimming Pools, Spas and Hot Tubs

Enclosures:

- Private pools, hot tubs and spas more than 24 inches deep require a 48-inch barrier or fence.
- Gates and doors must meet specific requirements.
- Exception: Spas and tubs that have an approved safety cover. (ASTM F1346)



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Section 304—Exterior Structure Section 304.1.1—Unsafe Conditions

- Provides for exterior conditions that render a structure unsafe.
- Repair or replacement must be in compliance with the *International Building Code®* or the *International Existing Building Code®*.



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Section 304.1.1—Unsafe Conditions

Examples of unsafe exterior building conditions include:

- A structurally-unsound chimney.
- Wall anchorage that is not capable of resisting nominal loads.
- An improperly anchored awning or sign.
- Structurally-unsound stairs.
- A roof that lets in rain.



Section 304.2—Protective Treatment

- All siding and masonry joints, windows and doors should be weather-tight.
- Wood structural members should be treated with preservative.
- Metal surfaces prone to rust or corrosion must be treated with a rust inhibitor.

Tip

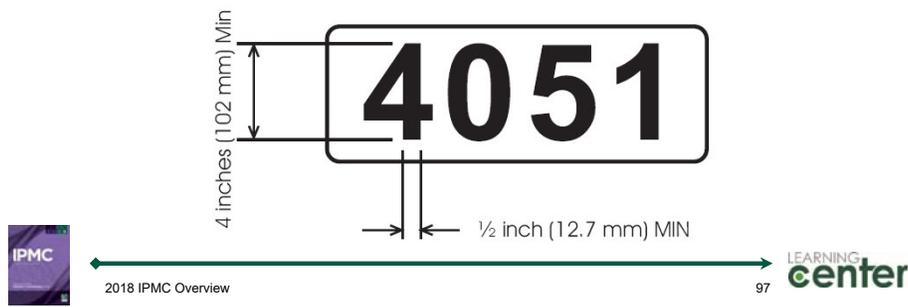
Metal surfaces prone to rust or corrosion should be treated with a rust inhibitor.

All siding and masonry joints, windows and doors should be weather-tight.



Section 304.3—Premises Identification

- Street numbers must be displayed in Arabic figures or alphabet letters.
- They must be at least 4 inches in height.
- They must be ½ inch wide.



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Section 304.4—Structural Members

- Structural members shall be designed and capable of supporting the loads imposed upon them.

Tip

Dead loads are created by the structure itself (e.g., roof, a second story).

Live loads are weight added to the finished structure (e.g., people, furniture, snow and wind).



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Section 304.5—Foundation Walls

- The foundation must safely support the entire structure.
- The code official should note any signs of stress, sagging, shifting or movement, as well as damage or deterioration to structural members.



Major Damage to a Foundation Wall



Section 304.6—Exterior Walls

- Free form holes, breaks and loose or rotting materials.
- Weatherproof and coated.



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Section 304.7—Roofs and Drainage

- Small leaks can cause thousands of dollars in damage to property.
- A roof drainage system should be designed to divert water runoff from the roof.
- Runoff should be directed away from neighboring property, walks, alleys and streets to prevent drainage problems.

Tip

Roof leaks usually occur along valley areas, around plumbing vents, chimneys, dormers and other penetrations through the roof.

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Section 304.13.2—Openable Windows

Windows without hold-open hardware:

1. Frequently propped open with sticks or other objects. These windows can fall, causing injury or death.
2. In the event of a fire, occupants are at risk if windows cannot be opened easily.



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Section 304.14—Insect Screens

- Required during the active period of every door, opening required for ventilation.

Tip

Screens are not required where other approved means, such as air curtains or insect repellent fans, are employed or in windows that are not required.



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Sections 304.15 Through 304.17—Exterior Structure

- Doors (Section 304.15).
- Basement hatchways (Section 304.16).
- Guards for basement windows (Section 304.17).



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Section 304.18—Building Security

- Doors, windows and hatchways in dwelling, rooming and housekeeping units shall have locking devices to provide security.
- All locks shall be operable from the inside and shall not require the use of a key tool or special knowledge.



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Section 304.19—Gates

- Gate assemblies, including operator systems and hardware, must be maintained.



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Section 305—Interior Structure

Section 305.1—General

- The interior structure must be maintained so that the occupant's health and safety are not adversely affected.



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Section 305.1.1—Unsafe Conditions

- Provides for interior conditions that render a structure unsafe.
- These conditions require repair or replacement in compliance with the *International Building Code*® (IBC®) or the *International Existing Building Code*® (IEBC®).



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Section 305.1.1—Unsafe Conditions

Examples of unsafe interior building conditions include:

- Structural members that cannot support nominal loads.
- Improperly anchored floors.
- Structurally unsound stairs or handrails.



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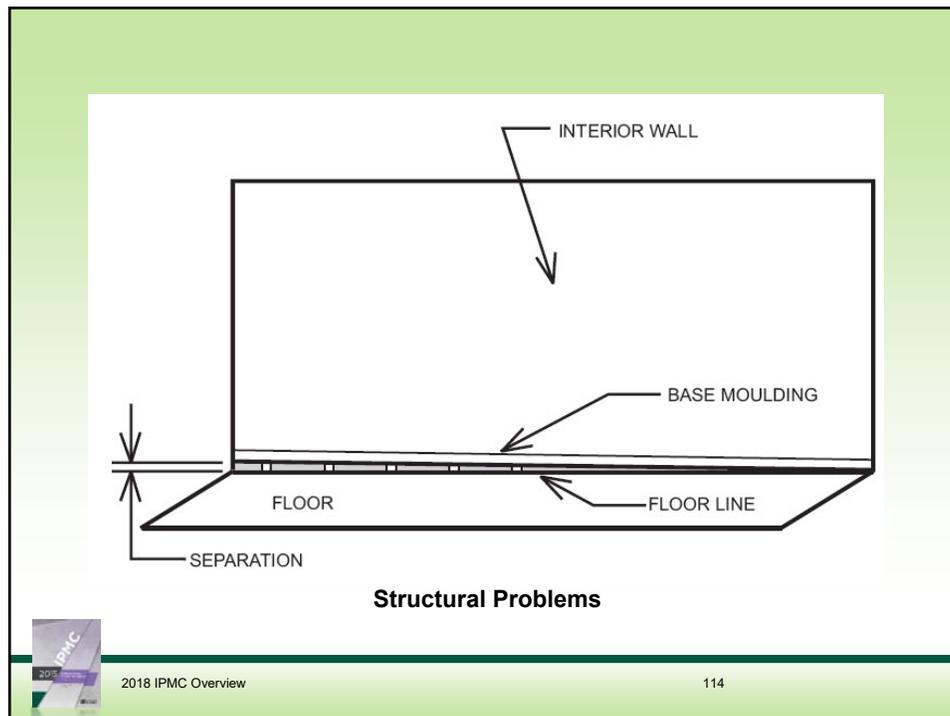
Section 305.2—Structural Members

Common construction and repair defects include:

- Undersized structural members that, over time, sag, crack and even collapse.
- Inadequately fastened structural members that loosen and separate from each other.
- Poor-quality construction materials.
- Poorly installed structural members.



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Section 305.3—Interior Surfaces

- The code official is required to order the repair of any damaged interior surfaces and require that the cause of the damage be abated.
- Cracked or loose plaster, decayed wood and other defective conditions must be corrected.



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Section 305.4—Stairs and Walking Surfaces

- Every interior stair must be kept in sound condition and good repair.



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Section 305.5—Handrails and Guards

- Handrails and guards must be firmly fastened and capable of supporting normally imposed loads.



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Section 305.6—Interior Doors

- All hardware must be present and in good condition.
- All doors must operate properly.



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Section 306.1.1—Unsafe Conditions

Structural components and equipment:

- Conditions that render components unsafe.
- Soil conditions, concrete, aluminum, masonry, steel and wood components are included.
- Repaired or replaced in compliance with the IBC as required for existing buildings.



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Section 306—Component Serviceability

Examples of unsafe structural components:

- Soils where the bearing capacity is in doubt.
- Concrete deterioration.
- Aluminum corrosion.
- Detached or failing masonry connections.
- Steel that has metal fatigue.
- Wood that has been damaged by insects or rodents.



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Section 307—Handrails and Guards

Handrails:

- All stairs (interior and exterior) with more than four risers require a handrail.
- Handrails must be placed 30 inches to 42 inches from tread or finished floor.



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Section 307—Handrails and Guards

Guardrails:

- Stairs, landing, balconies, porches, decks and ramps or other walking surfaces greater than 30 inches above grade requires a guardrail.
- Guards shall not be less than 30 inches above the finished floor.



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Section 308—Rubbish and Garbage

Section 308.1—Accumulation of Rubbish or Garbage

Improper storage and disposal of rubbish and garbage can threaten the health and safety of the public.



Improper rubbish, garbage disposal can result in:

- Insect and rodent infestation.
- Blocked means of egress.
- Disease.



Section 308.2—Disposal of Rubbish

Cause of improper disposal:

- Careless occupants.
- Insufficient containers.
- Infrequent rubbish pickup.



Section 308.2.1—Rubbish Storage Facilities

The *owner* is responsible for:

- Removing rubbish on a regular basis; and
- Supplying an approved storage container for rubbish.



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Section 308.2.2—Refrigerators

- Refrigerators shall not be discarded without first removing the doors.



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Section 308.3—Disposal of Garbage

- Garbage is the animal and vegetable wastes created from the preparation and consumption of food.
- Occupants are responsible for properly disposing of their garbage wastes.



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Section 308.3.1—Garbage Facilities

Owners of dwelling units must supply one of the following:

- Garbage disposal.
- Incinerator.
- Leak-proof, covered, outside garbage container.



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Section 308.3.2—Containers

- Approved containers with tight-fitting lids must be provided.



Section 309—Pest Infestation

- All structures must be kept free from insect and rodent infestations.

| Structure | Responsibility |
|---------------------------------------------------------------------------------------------------------------|--------------------|
| Unoccupied structure prior to occupation | Owner |
| In common areas and exterior of all non-residential buildings and dwelling units containing two or more units | Owner |
| Single-family dwellings | Occupant |
| Infestations caused by a defect in the structure | Owner |
| Infestations in common areas (multiple occupancy) | Owner |
| Infestations caused by the occupant in the occupant's private unit | Occupant and Owner |

