

CERTIFICATION PREP TRACK
THE INTERNATIONAL PROPERTY
MAINTENANCE CODE® (IPMC)
CRASH COURSE

IPMC
INTERNATIONAL PROPERTY
MAINTENANCE CODE®
2021

BRYAN WAGNER
AACE PAST PRESIDENT

2021 IPMC Crash Course
with 2024 updates!

CodeComply Summit
July 23, 2025

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Logos: International Code Council, City Detect, LEAF, INC., 4LEAF, INC., Street-View, GRANICUS, MCARDERS, EnergyCodeNet, AACE


DISCLAIMER

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AACE is not a law firm. The instructor(s) is not an attorney. Information presented today is to be used for educational purposes only.

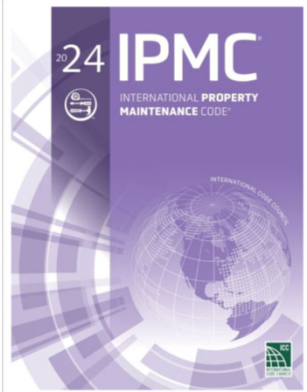
Participants should review all information presented with their supervisor and legal representative in order to ensure compliance with state law, local ordinances, resolutions, policies, and procedures.

2021 International Property Maintenance Code



IPMC
INTERNATIONAL
PROPERTY
MAINTENANCE
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2021

2024 International Property Maintenance Code



2024 IPMC
INTERNATIONAL PROPERTY
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Property Maintenance & Housing Inspector Exam Content

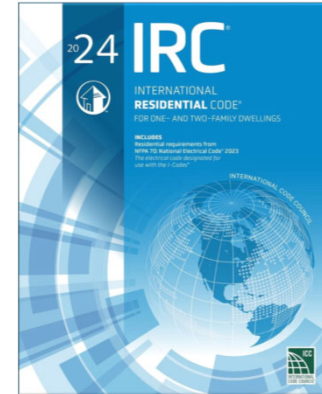
50 Questions

Multiple Choice

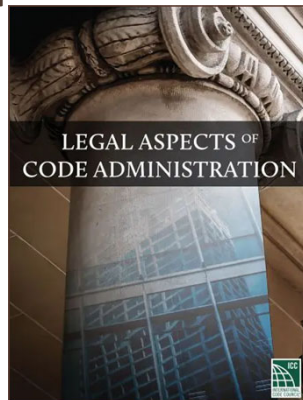
Two Hour Time Limit

Open Book (IPMC, IRC, and LACA)

International Residential Code



Legal Aspects of Code Administration



Exam Content

Administration and Legal (IPMC Chap 1 & LACA)	22%
Property Conditions (IPMC Chap 3 & IRC Chap 3-10)	26%
Light, Vent, & Occupancy (IPMC Chap 4 & IRC Chap 3)	14%
Plumbing (IPMC Chap 5 & IRC Chap 24-33)	10%
Mechanical (IPMC Chap 6 & IRC Chap 12-23)	6%
Electrical (IPMC Chap 6 & IRC Chap 34-42)	8%
Fire & Life Safety (IPMC Chapter 7 & IRC Chap 3)	14%

Exam Content

We will review test taking tips and tricks at the end of today's presentation.

IPMC ORDER of ORGANIZATION

Chapter 1	Scope and Application
Chapter 2	Definitions
Chapter 3	General Requirements
Chapter 4	Light, Ventilation and Occupancy
Chapter 5	Plumbing
Chapter 6	Mechanical and Electrical
Chapter 7	Fire Safety
Chapter 8	Referenced Standards
Appendix A	Boarding
Appendix B	Board of Appeals

CHAPTER 1 Scope and Administration

CHAPTER 1 Scope and Administration

Section 101 - General

101.3 Purpose. The purpose of this code is to establish minimum requirements to provide a reasonable level of health, safety, property protection and general welfare insofar as they are affected by the continued occupancy and maintenance of structures and premises. Existing structures and premises that do not comply with these provisions shall be altered or repaired to provide a reasonable minimum level of health, safety and general welfare as required herein.

CHAPTER 1 Scope and Administration

Section 102 - Applicability

102.7 Historic Buildings. The provisions of the IPMC shall not be mandatory for existing buildings or structures designated as historic buildings when such structures or buildings are judged by the code official to be safe and in the public interest of health, safety and welfare.

202 Historic Building. Any building or structure ... listed on the National Register ... designated as historic by state or local ... or certified as a contributing structure ...

CHAPTER 1 Scope and Administration

Section 103 - Administration and Enforcement

103.1 Creation of Agency. ...the official in charge [of enforcing the IPMC] shall be known as the code official. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.

103.2 Appointment. The code official shall be appointed by the chief appointing authority of the jurisdiction.

CHAPTER 1 Scope and Administration

Section 103 - Administration and Enforcement

103.3 Deputies. In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the appointing authority, the code official shall have the authority to appoint a deputy code official, other related technical officers, inspectors and other employees. Such employees shall have powers as delegated by the code official .

CHAPTER 1 Scope and Administration

Section 105 - Duties and Powers of the Code Official

105.1 General. The code official is hereby authorized and directed to enforce the provisions of this code. The code official shall have the authority to render interpretations of this code and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures shall be in compliance with the intent and purpose of this code. Such policies and procedures shall not have the effect of waiving requirements specifically provided for in this code.

CHAPTER 1 Scope and Administration

Section 105 - Duties and Powers of the Code Official

105.2 Inspections. The code official shall make all of the required inspections, or shall accept reports of inspection by approved agencies or individuals. Reports of such inspections shall be in writing and be certified by a responsible officer of such approved agency or by the responsible individual. The code official is authorized to engage such expert opinion as deemed necessary to report on unusual technical issues that arise, subject to the approval of the appointing authority.

CHAPTER 1 Scope and Administration

Section 106 - Approval

106.2 Alternatives

106.3 Required Testing

106.4 Used Materials and Equipment

CHAPTER 1 Scope and Administration (2024)

Section 105 - Duties and Powers of Code Official and

Section 106 - Approval

Combined

105.2 - Determination of Compliance

105.2.2.3 - Compliance with Code Intent

105.2.2.5 -Testing

CHAPTER 1 Scope and Administration

Section 105 - Duties and Powers of the Code Official

105.3 Right of entry. Where it is necessary to make an inspection to enforce the provisions of this code ...the code official is authorized to enter the structure or premises at reasonable times to inspect or perform the duties imposed by this code, provided that if such structure or premises is occupied the code official shall present credentials to the occupant and request entry...

CHAPTER 1 Scope and Administration

Section 105 - Duties and Powers of the Code Official

105.3 Right of entry *(continued)* ...If such structure or premises is unoccupied, the code official shall first make a reasonable effort to locate the owner, owner's authorized agent or other person having charge or control of the structure or premises and request entry...

CHAPTER 1 Scope and Administration

Section 105 - Duties and Powers of the Code Official

105.3 Right of entry *(continued)* ...If entry is refused, the code official shall have recourse to the remedies provided by law to secure entry.

CHAPTER 1 Scope and Administration (2024)

Section 105 - Duties and Powers of the Code Official

105.3.1 Warrant. Where the code official has first obtained a proper inspection warrant or other remedy provided by law to secure entry, an owner, the owner's authorized agent, occupant or person having charge, care or control of the structure or premises shall not fail or neglect, after proper a request is made as herein provided, to permit entry therein by the code official for the purposes of inspection and examination pursuant to this code.

CHAPTER 1 Scope and Administration

Section 105 - Duties and Powers of the Code Official

105.6 Department Records. The code official shall keep official records of all business and activities of the department specified in the provisions of this code. Such records shall be retained in the official records for the period required for retention of public records.

CHAPTER 1 Scope and Administration (2024)

Section 105 - Duties and Powers of the Code Official

105.6 Department Official Records. The code official shall keep official records ... for not less than 5 years or for as long as the building or structure to which such records relate remains in existence ...

105.6.1 Approvals

105.6.2 Inspections

105.6.3 Alternatives and Modifications

105.6.4 Tests

105.6.5 Fees

CHAPTER 1 Scope and Administration

Section 105 - Duties and Powers of the Code Official

105.7 Liability. The code official ... while acting for the jurisdiction, in good faith and without malice in the discharge of the duties required by this code or other pertinent law or ordinance shall not thereby be rendered civilly or criminally liable personally and is hereby relieved from all personal liability for any damage accruing to persons or property as a result of an act or by reason of an act or omission in the discharge of official duties.

CHAPTER 1 Scope and Administration

Section 105 - Duties and Powers of the Code Official

105.7.1 Legal defense. Any suit or criminal complaint instituted against any officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this code shall be defended by the legal representative of the jurisdiction until the final termination of the proceedings. The code official or any subordinate shall not be liable for costs in an action, suit or proceeding that is instituted in pursuance of the provisions of this code.

CHAPTER 1 Scope and Administration

Section 106 - Approval

106.1 Modifications. Whenever there are practical difficulties involved in carrying out the provisions of this code, the code official shall have the authority to grant modifications provided ...

CHAPTER 1 Scope and Administration

Section 106 - Approval

106.1 Modifications *(continued)*. ... the code official shall first find that special individual reason makes the strict letter of this code impractical, the modification is in compliance with the intent and purpose of this code and that such modification does not lessen health, life and fire safety requirements. The details of action granting modifications shall be recorded and entered in the department files.

CHAPTER 1 Scope and Administration

Section 107 and Appendix B - Means of Appeal

B101.2 Application for appeal. Any person directly affected by a decision of the code official or a notice or order ... shall have the right to appeal to the board of appeals, provided that a written application for appeal is filed within 20 days after the day the decision, notice or order was served.

CHAPTER 1 Scope and Administration

Section 107 and Appendix B - Means of Appeal

B101.2 Application for appeal. *(continued)* ... An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or the requirements of this code are adequately satisfied by other means.

CHAPTER 1 Scope and Administration

Section 107 and Appendix B - Means of Appeal

B101.7 Board decision. The board shall only modify or reverse the decision of the code official by a concurring vote of three or more members.

CHAPTER 1 Scope and Administration

Section 107 and Appendix B - Means of Appeal

B101.8 Court review. Any person, whether or not a previous party of the appeal, shall have the right to apply to the appropriate court for a writ of certiorari to correct errors of law.

writ = order issued by legal authority

certiorari = to be more fully informed

CHAPTER 1 Scope and Administration

Section 107 and Appendix B - Means of Appeal

B101.2.2 Stays of enforcement. Appeals of notice and orders other than Imminent Danger notices shall stay the enforcement of the notice and order until the appeal is heard by the appeals board.

CHAPTER 1 Scope and Administration

Section 109 - Violations

109.1 Unlawful acts. It shall be unlawful for a person, firm or corporation to be in conflict with or in violation of any of the provisions of this code.

CHAPTER 1 Scope and Administration

Section 109 - Violations

109.3 Prosecution of violation. Any person failing to comply ... shall be deemed guilty of a misdemeanor or civil infraction ... and the violation shall be deemed a strict liability offense ... the code official shall institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation ...

CHAPTER 1 Scope and Administration

Section 109 - Violations

109.4 Violation penalties. Any person who shall violate a provision of this code, or fail to comply therewith, or with any of the requirements thereof, shall be prosecuted within the limits provided by state or local laws. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

CHAPTER 1 Scope and Administration

Section 109 - Violations

109.5 Abatement of violation. The imposition of the penalties herein prescribed shall not preclude the legal officer of the jurisdiction from instituting appropriate action to restrain, correct or abate a violation, or to prevent illegal occupancy of a building, structure or premises, or to stop an illegal act, conduct, business or utilization of the building, structure or premises.

CHAPTER 1 Scope and Administration

Section 111 - Unsafe Structures and Equipment

111.4 Notice. Whenever the code official determines that there has been a violation of this code or has grounds to believe that a violation has occurred, notice shall be given in the manner prescribed in Sections 111.4.1 and 111.4.2 to the owner or the owner's authorized agent, for the violation as specified in this code. Notices for condemnation procedures shall comply with this section.

CHAPTER 2 Definitions

Section 202 - General Definitions

OWNER. Any person, agent, operator, firm or corporation having legal or equitable interest in the property; or recorded in the official records of the state, county or municipality as holding title to the property; or otherwise having control of the property, including the guardian of the estate of any such person, and the executor or administrator of the estate of such person if ordered to take possession of real property by a court.

CHAPTER 1 Scope and Administration

Section 111 - Unsafe Structures and Equipment

111.4 Notice. Whenever the code official determines that there has been a violation of this code or has grounds to believe that a violation has occurred, notice shall be given in the manner prescribed in Sections 111.4.1 and 111.4.2 to the owner or the owner's authorized agent, for the violation as specified in this code. Notices for condemnation procedures shall comply with this section.

CHAPTER 2 Definitions

Chapter 9 - Legal Aspects of Code Administration

Agent. A person who is authorized to act on behalf of a principal.

CHAPTER 1 Scope and Administration

Section 111 - Unsafe Structures and Equipment

111.4 Notice. Whenever the code official determines that there has been a violation of this code or has grounds to believe that a violation has occurred, notice shall be given in the manner prescribed in Sections 111.4.1 and 111.4.2 to the owner or the owner's authorized agent, for the violation as specified in this code. Notices for condemnation procedures shall comply with this section.

CHAPTER 1 Scope and Administration

Section 111 - Unsafe Structures and Equipment

111.4.1 Form.

1. Be in writing.
2. Include a description of the real estate sufficient for identification.
3. Include a statement of the violation or violations and why the notice is being issued.

CHAPTER 1 Scope and Administration

Section 111 - Unsafe Structures and Equipment

111.4.1 Form. *(continued)*

4. Include a correction order allowing a reasonable time to make the repairs and improvements required to bring the dwelling unit or structure into compliance with the provisions of this code.
5. Inform the property owner or owner's authorized agent of the right to appeal.

CHAPTER 1 Scope and Administration

Section 111 - Unsafe Structures and Equipment

111.4.1 Form. *(continued)*

6. Include a statement of the right to file a lien in accordance with Section 109.3.

CHAPTER 1 Scope and Administration

Section 111 - Unsafe Structures and Equipment

111.4.2 Method of service.

- delivered personally
- sent by certified or first-class mail to the last known address
- in any other manner as prescribed by local law

CHAPTER 1 Scope and Administration

Section 111 - Unsafe Structures and Equipment

111.4.2 Method of service.

- If the certified or registered letter is returned ... a copy shall be posted in a conspicuous place in or about the structure affected by such notice. Service of such notice in the foregoing manner upon the owner's agent or upon the person responsible for the structure shall constitute service of notice upon the owner.

CHAPTER 1 Scope and Administration

Section 111 - Notices and Orders

111.6 Transfer of ownership. It shall be unlawful for the owner of any dwelling unit or structure who has received a compliance order or upon whom a notice of violation has been served to sell, transfer, mortgage, lease or otherwise dispose of such dwelling unit or structure to another until the provisions of the compliance order or notice of violation have been complied with, or ...

CHAPTER 1 Scope and Administration

Section 111 - Notices and Orders

111.6 Transfer of ownership *(continued)* ... or until such owner or the owner's authorized agent shall first furnish the grantee, transferee, mortgagee or lessee a true copy of any compliance order or notice of violation ... and furnish ... a signed and notarized statement ... acknowledging the receipt of such compliance order or notice of violation and fully accepting the responsibility without condition for making the corrections or repairs required by such compliance order or notice of violation.

CHAPTER 1 Scope and Administration

Section 111 - Unsafe Structures and Equipment

111.1.1 Unsafe structures. An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

CHAPTER 1 Scope and Administration

Section 111 - Unsafe Structures and Equipment

111.1.2 Unsafe equipment. Unsafe equipment includes any boiler, heating equipment, elevator, moving stairway, electrical wiring or device, flammable liquid containers or other equipment on the premises or within the structure that is in such disrepair or condition that such equipment is a hazard to life, health, property or safety of the public or occupants of the premises or structure.

CHAPTER 1 Scope and Administration

Section 111 - Unsafe Structures and Equipment

111.1.3 Structure unfit 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 unsanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code ...

CHAPTER 1 Scope and Administration

Section 111 - Unsafe Structures and Equipment

111.1.5 Dangerous structure or premises ... any structure or premises having any or all of the following conditions:

- | | |
|---------------------------------|--|
| 1. egress violations | 7. attractive nuisance to children |
| 2. unsafe walking surface | 8. building and fire code violations |
| 3. partial or complete collapse | 9. likely to cause sickness or disease |
| 4. unstable or not anchored | 10. threat to life or health |
| 5. unsafe foundation / ground | 11. attractive nuisance to public |
| 6. clearly unsafe | |

CHAPTER 1 Scope and Administration

Section 111 - Unsafe Structures and Equipment

111.2 Closing of vacant structures. If the structure is vacant or unfit for human occupancy and is not in danger of structural collapse, the code official is authorized to post a placard of condemnation on the premises and order the structure closed up so as not to be an attractive nuisance...

CHAPTER 1 Scope and Administration

Section 111 - Unsafe Structures and Equipment

111.2 Closing of vacant structures (continued)... Upon failure of the owner or owner's authorized agent to close up the premises within the time specified in the order, the code official shall cause the premises to be closed and secured through any available public agency or by contract or arrangement by private persons and the cost thereof shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate and shall be collected by any other legal resource.

CHAPTER 1 Scope and Administration

Section 111 - Unsafe Structures and Equipment

111.2.1 Authority to disconnect service utilities. The code official shall have the authority to authorize disconnection of utility service to the building, structure or system regulated by this code ... in case of emergency where necessary to eliminate an immediate hazard to life or property or where such utility connection has been made without approval...

CHAPTER 1 Scope and Administration

Section 111 - Unsafe Structures and Equipment

111.7 Placarding. Upon failure of the owner, owner's authorized agent or person responsible to comply with the notice provisions within the time given, the code official shall post on the premises or on defective equipment a placard bearing the word "Condemned" and a statement of the penalties provided for occupying the premises, operating the equipment or removing the placard.

CHAPTER 1 Scope and Administration

Section 111 - Unsafe Structures and Equipment

111.8 Prohibited occupancy. Any occupied structure condemned and placarded by the code official shall be vacated as ordered by the code official. Any person who shall occupy a placarded premises or shall operate placarded equipment ... shall be liable for the penalties provided by this code.

Additional Unsafe Condition Sections

Sections 304, 305 and 306 - Exterior, Interior, and Components

304.1.1 Unsafe Exterior Conditions. 13 exterior conditions that are determined to be unsafe.

305.1.1 Unsafe Interior Conditions. 6 interior conditions that are determined to be unsafe.

306.1.1 Unsafe Component conditions. 6 component conditions that are determined to be unsafe.

CHAPTER 1 Scope and Administration

Section 110 - Stop Work Order

110.1 Authority. Whenever the code official finds any work regulated by this code being performed in a manner contrary to the provisions of this code or in a dangerous or unsafe manner, the code official is authorized to issue a stop work order.

CHAPTER 1 Scope and Administration

Section 110 - Stop Work Order

110.2 Issuance. A stop work order shall be in writing and shall be given to the owner of the property, to the owner's authorized agent, or to the person doing the work. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order and the conditions under which the cited work is authorized to resume.

CHAPTER 1 Scope and Administration

Section 110 - Stop Work Order

110.3 Emergencies. Where an emergency exists, the code official shall not be required to give a written notice prior to stopping the work.

CHAPTER 1 Scope and Administration

Section 110 - Stop Work Order

110.4 Failure to comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to fines established by the authority having jurisdiction.

CHAPTER 1 Scope and Administration

Section 113 - Demolition

113.1 General. The code official shall order the owner or owner's authorized agent of any premises upon which is located any structure ... so deteriorated or dilapidated or has become so out of repair as to be dangerous, unsafe, insanitary or otherwise unfit for human habitation or occupancy, and such that it is unreasonable to repair the structure, to demolish and remove such structure...

CHAPTER 1 Scope and Administration

Section 113 - Demolition

113.1 General *(continued)* ... or if such structure is capable of being made safe by repairs, to repair and make safe and sanitary ...

CHAPTER 1 Scope and Administration

Section 113 - Demolition

113.1 General *(continued)* ... or board up until future repair. Boarding the building up for future repair shall not extend beyond one year, unless approved by the building official.

CHAPTER 1 Scope and Administration

Section 113 - Demolition

113.2 Notices and orders. Notices and orders shall comply with Section 111.4.

113.3 Failure to comply. If the owner ... fails to comply ... the code official shall cause the structure to be demolished and removed ... the cost of such demolition and removal shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

CHAPTER 1
Scope and Administration

Questions?

CHAPTER 2
Definitions

CHAPTER 3
General Requirements

CHAPTER 3 General Requirements

Section 302 - Exterior Property Areas

302.1 Sanitation. Exterior property and premises shall be maintained in a clean, safe and sanitary condition.

CHAPTER 3 General Requirements

Section 302 - Exterior Property Areas

302.2 Grading and drainage. Premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon.

Exception: Approved retention areas and reservoirs.

CHAPTER 3 General Requirements

Section 302 - Exterior Property Areas

302.3 Sidewalks and driveways. Sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.

CHAPTER 3 General Requirements

Section 302 - Exterior Property Areas

302.4 Weeds. Premises and exterior property shall be maintained free from weeds or plant growth in excess of [JURISDICTION TO INSERT HEIGHT IN INCHES]. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

CHAPTER 3 General Requirements

Section 302 - Exterior Property Areas

302.5 Rodent harborage. Structures and exterior property shall be kept free from rodent harborage and infestation precautions shall be taken to ... prevent reinfestation.

CHAPTER 3 General Requirements

Section 302 - Exterior Property Areas

302.7 Accessory structures. Accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

CHAPTER 3 General Requirements

Section 302 - Exterior Property Areas

302.8 Motor vehicles ...inoperative or unlicensed motor vehicles shall not be parked, kept or stored on any premises, and vehicles shall not at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled.

Exception: ... [unless] such work is performed inside a structure or similarly enclosed area designed and approved for such purposes.

CHAPTER 3 General Requirements

Section 202 - General Definitions

INOPERABLE MOTOR VEHICLE. A vehicle that cannot be driven upon the public streets for reason including but not limited to being unlicensed, wrecked, abandoned, in a state of disrepair, or incapable of being moved under its own power.

CHAPTER 3 General Requirements

Section 302 - Exterior Property Areas

302.9 Defacement of property. A person shall not willfully or wantonly damage, mutilate or deface any exterior surface of any structure or building on any private or public property by placing thereon any marking, carving or graffiti. It shall be the responsibility of the owner to restore said surface to an approved state of maintenance and repair.

CHAPTER 3 General Requirements

Section 303 - Swimming Pools, Spas and Hot Tubs

303.2 Enclosures. Private swimming pools, hot tubs and spas, containing water more than 24 inches in depth shall be completely surrounded by a fence or barrier not less than 48 inches in height above the finished ground level measured on the side of the barrier away from the pool.

CHAPTER 3 General Requirements

Section 303 - Swimming Pools, Spas and Hot Tubs

303.2 Enclosures. Private swimming pools, hot tubs and spas, containing water more than 24 inches in depth shall be completely surrounded by a fence or barrier not less than 48 inches in height above the finished ground level measured on the side of the barrier away from the pool.

Exception: Spas or hot tubs with a safety cover that complies with ASTM F1346 shall be exempt from the provisions of this section.

CHAPTER 3 General Requirements (2024)

Section 303 - Swimming Pools, Spas and Hot Tubs

303.2 Enclosures. Private swimming pools, hot tubs and spas, containing water more than 24 inches in depth shall be completely surrounded by a fence or barrier not less than 48 inches in height above the finished ground level measured on the side of the barrier away from the pool.

Exceptions: (1) Spas or hot tubs equipped with lockable safety cover complying with ASTM F1346.

(2) Private swimming pools equipped with power safety cover complying with ASTM F1346 and in working condition.

CHAPTER 3 General Requirements

Section 303 - Swimming Pools, Spas and Hot Tubs

303.2 Enclosures (continued) ... Gates and doors in such barriers shall be self-closing and self-latching. Where the self-latching device is less than 54 inches above the bottom of the gate, the release mechanism shall be located on the pool side of the gate. Self-closing and self-latching gates shall be maintained such that the gate will positively close and latch when released from an open position of 6 inches from the gatepost.

CHAPTER 3 General Requirements

Section 303 - Swimming Pools, Spas and Hot Tubs

303.2 Enclosures *(continued)* ... An existing pool enclosure shall not be removed, replaced or changed in a manner that reduces its effectiveness as a safety barrier.

CHAPTER 3 General Requirements

Section 304 - Exterior Structure

304.1 General. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

CHAPTER 3 General Requirements

Section 304 - Exterior Structure

304.2 Protective treatment. Exterior surfaces ... shall be maintained in good condition. Exterior wood surfaces ... shall be protected from the elements and decay by painting or other protective covering or treatment.

Exceptions - decay resistant wood and surfaces designed for stabilization by oxidation.

CHAPTER 3 General Requirements

Section 304 - Exterior Structure

304.3 Premises identification. Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be not less than 4 inches in height with a minimum stroke width of 0.5 inch.

CHAPTER 3 General Requirements

Section 304 - Exterior Structure

304.7 Roofs and drainage. The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

CHAPTER 3 General Requirements

Section 304 - Exterior Structure

304.9 Overhang extensions. Overhang extensions including, but not limited to, canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. Where required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.

CHAPTER 3 General Requirements

Section 304 - Exterior Structure

304.13 Window, skylight and door frames. Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

CHAPTER 3 General Requirements

Section 304 - Exterior Structure

304.15 Doors. Exterior doors, door assemblies, operator systems if provided, and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3.

CHAPTER 7 Fire Safety Requirements

Section 702 - Means of Egress

702.3 Locked Doors. Means of egress doors shall be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort, except where the door hardware conforms to that permitted by the International Building Code.

CHAPTER 3 General Requirements

Section 304 - Exterior Structure

304.18 Building security. Doors, windows or hatchways for dwelling units, room units or housekeeping units shall be provided with devices designed to provide security for the occupants and property within.

CHAPTER 3 General Requirements

Section 304 - Exterior Structure

304.18.2 Windows. Operable windows located in whole or in part within 6 feet above ground level or a walking surface ... shall be equipped with a window sash locking device.

CHAPTER 3 General Requirements

Section 305 - Interior Structure

305.1 General. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition.

CHAPTER 3 General Requirements

Section 305 - Interior Structure

305.3 Interior surfaces. Interior surfaces ... shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected.

CHAPTER 3 General Requirements

Section 305 - Interior Structure

305.6 Interior doors. Every interior door shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers or tracks as intended by the manufacturer of the attachment hardware.

CHAPTER 3 General Requirements

Section 307 - Handrails and Guardrails

307.1 General. Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair...

IRC CHAPTER 3 Building Planning

Section R311 - Means of Egress

R311.7.8 Handrails. Handrails shall be provided on not less than one side of each flight of stairs with four or more risers

CHAPTER 3 General Requirements

Section 307 - Handrails and Guardrails

307.1 General (*continued*) ... Handrails shall be not less than 30 inches in height or more than 42 inches in height measured vertically above the nose of the tread or above the finished floor of the landing or walking surfaces...

CHAPTER 3 General Requirements

Section 307 - Handrails and Guardrails

307.1 General (*continued*) ... Every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface that is more than 30 inches above the floor or grade below shall have guards...

CHAPTER 3 General Requirements

Section 308 - Rubbish and Garbage

308.1 Accumulation of rubbish or garbage. Exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.

CHAPTER 2 Definitions

Section 202 - General Definitions

RUBBISH. Combustible and noncombustible waste materials, except garbage; the term shall include the residue from the burning of wood, coal, coke and other combustible materials, paper, rags, cartons, boxes, wood, excelsior, rubber, leather, tree branches, yard trimmings, tin cans, metals, mineral matter, glass, crockery and dust and other similar materials.

GARBAGE. The animal or vegetable waste resulting from the handling, preparation, cooking and consumption of food.

CHAPTER 3 General Requirements

Section 308 - Rubbish and Garbage

308.2.1 Rubbish storage facilities. The owner ... shall supply approved covered containers for rubbish, and the owner of the premises shall be responsible for the removal of rubbish.

308.3.1 Garbage facilities. The owner ... shall supply one of the following: an approved mechanical food waste grinder ... an approved incinerator ... or an approved leakproof, covered, outside garbage container.

CHAPTER 3 General Requirements

Section 308 - Rubbish and Garbage

308.2 Disposal of rubbish. Every occupant of a structure shall dispose of all rubbish in a clean and sanitary manner by placing such rubbish in approved containers.

308.3 Disposal of garbage. Every occupant of a structure shall dispose of garbage in a clean and sanitary manner by placing such garbage in an approved garbage disposal facility or approved garbage containers.

CHAPTER 3 General Requirements

Section 309 - Pest Elimination

309.1 Infestation. Structures shall be kept free from insect and rodent infestation. Structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health.

CHAPTER 3 General Requirements

Section 309 - Pest Elimination

309.2 Owner. The owner of any structure shall be responsible for pest elimination within the structure prior to renting or leasing the structure.

309.3 Single occupant. The occupant of a one-family dwelling or of a single-tenant nonresidential structure shall be responsible for pest elimination on the premises.

CHAPTER 3 General Requirements

Section 309 - Pest Elimination

309.4 Multiple occupancy. The owner of a structure containing two or more dwelling units, a multiple occupancy, a rooming house or a nonresidential structure shall be responsible for pest elimination in the public or shared areas of the structure and exterior property. If infestation is caused by failure of an occupant to prevent such infestation in the area occupied, the occupant and owner shall be responsible for pest elimination.

CHAPTER 3 General Requirements

Section 309 - Pest Elimination

309.5 Occupant. The occupant of any structure shall be responsible for the continued rodent and pest-free condition of the structure.

Exception: Where the infestations are caused by defects in the structure, the owner shall be responsible for pest elimination.

CHAPTER 3 General Requirements (2024)

Section 310 - Accessibility

310.1.1 Maintenance. The accessible features of a facility shall be maintained in good repair, in a clean, structurally sound and sanitary condition, and free from impediments to accessibility.

CHAPTER 3 General Requirements (2024)

Section 311 - Storm Shelters

311.1 General. Community storm shelters shall be evaluated, maintained, and repaired in accordance with this section and ICC 500.

STORM SHELTER. A building, structure or portion thereof, constructed in accordance with ICC 500, designated for use during hurricanes, tornadoes or other severe windstorms.

CHAPTER 3 General Requirements

Questions?

CHAPTER 4 Light, Ventilation and Occupancy

CHAPTER 4 Light, Ventilation & Occupancy

Section 402 - Light

402.1 Habitable spaces. Every habitable space shall have not less than one window of approved size facing directly to the outdoors or to a court. The minimum total glazed area for every habitable space shall be 8 percent of the floor area of such room...

Exception: Where natural light ... is provided through an adjoining room...

CHAPTER 2 Definitions

Section 202 - General Definitions

HABITABLE SPACE. Space in a structure for living, sleeping, eating or cooking. Bathrooms, toilet rooms, closets, halls, storage or utility spaces, and similar areas are not considered habitable spaces.

GLAZING AREA. The interior surface area of all glazed fenestration, including the area of sash, curbing or other framing elements, that enclose conditioned space. Includes the area of glazed fenestration assemblies in walls bounding conditioned basements.

CHAPTER 4 Light, Ventilation & Occupancy

Section 402 - Light

403.2 Bathrooms and toilet rooms. Every bathroom and toilet room shall comply with the ventilation requirements for habitable spaces as required by Section 403.1, except that a window shall not be required in such spaces equipped with a mechanical ventilation system. Air exhausted by a mechanical ventilation system from a bathroom or toilet room shall discharge to the outdoors and shall not be recirculated.

CHAPTER 4 Light, Ventilation & Occupancy

Section 402 - Light

402.2 Common halls and stairways. Every common hall and stairway in residential occupancies, other than in one and two family dwellings, shall be lighted at all times with not less than a 60-watt standard incandescent light bulb for each 200 square feet of floor area or equivalent illumination, provided that the spacing between lights shall not be greater than 30 feet.

CHAPTER 4 Light, Ventilation & Occupancy

Section 403 - Ventilation

403.1 Habitable spaces. Every habitable space shall have not less than one openable window. The total openable area of the window in every room shall be equal to not less than 45 percent of the minimum glazed area required in Section 402.1.

CHAPTER 4 Light, Ventilation & Occupancy

Section 403 - Ventilation

403.3 Cooking facilities. Unless approved through the certificate of occupancy, cooking shall not be permitted in any rooming unit or dormitory unit, and a cooking facility or appliance shall not be permitted to be present in the rooming unit or dormitory unit.

Exception: 1. Where specifically approved in writing by the code official.

2. Devices such as coffee pots and microwave ovens shall not be considered cooking appliances.

CHAPTER 4 Light, Ventilation & Occupancy

Section 404 - Occupancy Limitations

404.2 Minimum room widths. A habitable room, other than a kitchen, shall be not less than 7 feet in any plan dimension. Kitchens shall have a minimum clear passageway of 3 feet between counter fronts and appliances or counter fronts and walls.

CHAPTER 4 Light, Ventilation & Occupancy

Section 404 - Occupancy Limitations

404.3 Minimum ceiling heights. Habitable spaces, hallways, corridors, laundry areas, bathrooms, toilet rooms and habitable basement areas shall have a minimum clear ceiling height of 7 feet.

CHAPTER 4 Light, Ventilation & Occupancy

Section 404 - Occupancy Limitations

404.4 Bedroom and living room requirements. Every bedroom and living room shall comply with the requirements of Sections 404.4.1 through 404.4.5.

CHAPTER 4 Light, Ventilation & Occupancy

Section 404 - Occupancy Limitations

404.4.1 Room area. Every living room shall contain not less than 120 square feet and every bedroom shall contain not less than 70 square feet and every bedroom occupied by more than one person shall contain not less than 50 square feet of floor area for each occupant thereof.

CHAPTER 4 Light, Ventilation & Occupancy

Section 404 - Occupancy Limitations

404.4.1 Room area. Every **living habitable** room shall contain not less than ~~120 square feet and every bedroom shall contain not less than 70 square feet~~ and every bedroom occupied by more than one person shall contain not less than 50 square feet of floor area for each occupant thereof.

CHAPTER 4 Light, Ventilation & Occupancy

Section 404 - Occupancy Limitations

404.4.2 Access from bedrooms. Bedrooms shall not constitute the only means of access to other bedrooms or habitable spaces and shall not serve as the only means of egress from other habitable spaces.

CHAPTER 4 Light, Ventilation & Occupancy

Section 404 - Occupancy Limitations

404.4.3 Water closet accessibility. Every bedroom shall have access to not less than one water closet and one lavatory without passing through another bedroom. Every bedroom in a dwelling unit shall have access to not less than one water closet and lavatory located in the same story as the bedroom or an adjacent story.

CHAPTER 4 Light, Ventilation & Occupancy

Section 404 - Occupancy Limitations

404.4.4 Prohibited occupancy. Kitchens and nonhabitable spaces shall not be used for sleeping purposes.

CHAPTER 4 Light, Ventilation & Occupancy

Section 404 - Occupancy Limitations

404.5 Overcrowding. Dwelling units shall not be occupied by more occupants than permitted by the minimum area requirements of Table 404.5.

SPACE	MINIMUM AREA IN SQUARE FEET		
	1-2 occupants	3-5 occupants	6 or more occupants
Living room ^{a, b}	120	120	150
Dining room ^{a, b}	No requirement	80	100
Bedrooms	Shall comply with Section 404.4.1		

For SI: 1 square foot = 0.0929 m².
 a. See Section 404.5.2 for combined living room/dining room spaces.
 b. See Section 404.5.1 for limitations on determining the minimum occupancy area for sleeping purposes.

CHAPTER 4 Light, Ventilation & Occupancy

Section 404 - Occupancy Limitations

404.6 Efficiency unit. Nothing in this section shall prohibit an efficiency living unit from meeting the following requirements:

1. A unit occupied by not more than one occupant shall have a minimum clear floor area of 120 square feet. A unit occupied by not more than two occupants shall have a minimum clear floor area of 220 square feet (190 sq ft). A unit occupied by three occupants shall have a minimum clear floor area of 320 square feet (260 sq ft).

CHAPTER 4 Light, Ventilation & Occupancy

Section 404 - Occupancy Limitations

404.6 Efficiency unit (continued). Nothing in this section shall prohibit an efficiency living unit from meeting the following requirements:

2. The unit shall be provided with a kitchen sink, cooking appliance and refrigeration facilities, each having a minimum clear working space of 30 inches in front. Light and ventilation conforming to this code shall be provided.

CHAPTER 4 Light, Ventilation & Occupancy

Section 404 - Occupancy Limitations

404.6 Efficiency unit (continued). Nothing in this section shall prohibit an efficiency living unit from meeting the following requirements:

3. The unit shall be provided with a separate bathroom containing a water closet, lavatory and bathtub or shower.

CHAPTER 4 Light, Ventilation & Occupancy

Section 404 - Occupancy Limitations

404.6 Efficiency unit (*continued*). Nothing in this section shall prohibit an efficiency living unit from meeting the following requirements:

4. The maximum number of occupants shall be three.

CHAPTER 5 Plumbing Facilities and Fixture Requirements

CHAPTER 5 Plumbing

Section 502 - Required Facilities

502.1 Dwelling units. Every dwelling unit shall contain its own bathtub or shower, lavatory, water closet and kitchen sink that shall be maintained in a sanitary, safe working condition. The lavatory shall be placed in the same room as the water closet or located in close proximity to the door leading directly into the room in which such water closet is located. A kitchen sink shall not be used as a substitute for the required lavatory.

CHAPTER 5 PLUMBING

Section 502 - Required Facilities

502.2 Rooming houses. Not less than one water closet, lavatory and bathtub or shower shall be supplied for each four rooming units.

CHAPTER 5 PLUMBING

Section 502 - Required Facilities

502.3 Hotels. Where private water closets, lavatories and baths are not provided, one water closet, one lavatory and one bathtub or shower having access from a public hallway shall be provided for each 10 occupants.

CHAPTER 5 PLUMBING

Section 502 - Required Facilities

502.4 Employee facilities. Not less than one water closet, one lavatory and one drinking facility shall be available to employees.

502.4.1 Drinking facilities. Drinking facilities shall be a drinking fountain, water cooler, bottled water cooler or disposable cups next to a sink or water dispenser. Drinking facilities shall not be located in toilet rooms or bathrooms.

CHAPTER 5 PLUMBING

Section 502 - Required Facilities

502.5 Public toilet facilities. Public toilet facilities shall be maintained in a safe, sanitary and working condition in accordance with the International Plumbing Code. Except for periodic maintenance or cleaning, public access and use shall be provided to the toilet facilities at all times during occupancy of the premises.

CHAPTER 5 PLUMBING

Section 503 - Toilet Rooms

503.1 Privacy. Toilet rooms and bathrooms shall provide privacy and shall not constitute the only passageway to a hall or other space, or to the exterior. A door and interior locking device shall be provided for all common or shared bathrooms and toilet rooms in a multiple dwelling.

CHAPTER 5 PLUMBING

Section 503 - Toilet Rooms

503.2 Location. Toilet rooms and bathrooms serving hotel units, rooming units or dormitory units or housekeeping units, shall have access by traversing not more than one flight of stairs and shall have access from a common hall or passageway.

CHAPTER 5 PLUMBING

Section 503 - Toilet Rooms

503.3 Location of employee toilet facilities. ...The required toilet facilities shall be located not more than one story above or below the employees' working area and the path of travel to such facilities shall not exceed a distance of 500 feet. Employee facilities shall either be separate facilities or combined employee and public facilities.

CHAPTER 5 PLUMBING

Section 504 - Plumbing Systems and Fixtures

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.

CHAPTER 5 PLUMBING

Section 505 - Water System

505.1 General. Every ... plumbing fixture shall be properly connected to either a public water system or to an approved private water system. Kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot or tempered and cold running water in accordance with the International Plumbing Code.

CHAPTER 5 PLUMBING

Section 505 - Water System

505.2 Contamination. The water supply shall be maintained free from contamination, and all water inlets for plumbing fixtures shall be located above the flood-level rim of the fixture. Shampoo basin faucets, janitor sink faucets and other hose bibs or faucets to which hoses are attached and left in place, shall be protected by an approved atmospheric-type vacuum breaker or an approved permanently attached hose connection vacuum breaker.

CHAPTER 5 PLUMBING

Section 505 - Water System

505.4 Water heating facilities. Water heating facilities shall be properly installed, maintained and capable of providing an adequate amount of water to be drawn at every required sink, lavatory, bathtub, shower and laundry facility at a temperature not less than 110°F...

CHAPTER 5 PLUMBING

Section 505 - Water System

505.4 Water heating facilities (continued) ... A gas-burning water heater shall not be located in any bathroom, toilet room, bedroom or other occupied room normally kept closed, unless adequate combustion air is provided.

CHAPTER 5 PLUMBING

Section 505 - Water System

505.4 Water heating facilities (continued) ... An approved combination temperature and pressure-relief valve and relief valve discharge pipe shall be properly installed and maintained on water heaters.

CHAPTER 5 PLUMBING

Section 505 - Water System

505.5 Nonpotable water reuse systems. Nonpotable water reuse systems and rainwater collection and conveyance systems shall be maintained in a safe and sanitary condition. Where such systems are not properly maintained, the systems shall be repaired to provide for safe and sanitary conditions, or the system shall be abandoned in accordance with Section 505.5.1.

CHAPTER 5 PLUMBING

Section 505 - Water System

505.5.1 Abandonment of systems. Where a nonpotable water reuse system or a rainwater collection and distribution system is not maintained or the owner ceases use of the system, the system shall be abandoned in accordance with Section 1301.10 of the International Plumbing Code.

CHAPTER 5 PLUMBING

Section 506 - Sanitary Drainage System

506.3 Grease interceptors. Grease interceptors and automatic grease removal devices shall be maintained in accordance with this code and the manufacturer's installation instructions. Grease interceptors and automatic grease removal devices shall be regularly serviced and cleaned to prevent the discharge of oil, grease, and other substances ...

CHAPTER 6 Mechanical & Electrical Requirements

CHAPTER 6 MECHANICAL AND ELECTRICAL

Section 602 – Heating Facilities

602.2 Residential occupancies. Dwellings shall be provided with heating facilities capable of maintaining a room temperature of 68°F in all habitable rooms, bathrooms and toilet rooms based on the winter outdoor design temperature for the locality indicated in Appendix D of the International Plumbing Code.

CHAPTER 6 MECHANICAL AND ELECTRICAL

Section 602 – Heating Facilities

602.2 Residential occupancies ... Exception: In areas where the average monthly temperature is above 30°F, a minimum temperature of 65°F shall be maintained.

CHAPTER 6 MECHANICAL AND ELECTRICAL

Section 602 – Heating Facilities

602.2 Residential occupancies ...Cooking appliances shall not be used, nor shall portable unvented fuel-burning space heaters be used, as a means to provide required heating.

CHAPTER 6 MECHANICAL AND ELECTRICAL

Section 602 – Heating Facilities

602.5 Room temperature measurement. The required room temperatures shall be measured 3 feet above the floor near the center of the room and 2 feet inward from the center of each exterior wall.

CHAPTER 6 MECHANICAL AND ELECTRICAL

Section 603 - Mechanical Equipment

603.1 Mechanical equipment and appliances. Mechanical equipment, appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function.

CHAPTER 6 MECHANICAL AND ELECTRICAL

Section 603 - Mechanical Equipment

603.2 Removal of combustion products. Fuel-burning equipment and appliances shall be connected to an approved chimney or vent.

Exception: Fuel-burning equipment and appliances that are labeled for unvented operation.

CHAPTER 6 MECHANICAL AND ELECTRICAL

Section 604 - Electrical Facilities

604.3 Electrical system hazards. Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.

CHAPTER 6 MECHANICAL AND ELECTRICAL

Section 604 - Electrical Facilities

604.3.1 Abatement of electrical hazards associated with water exposure ...provisions ... shall govern repair and replacement of electrical systems and equipment that have been exposed to water.

604.3.2 Abatement of electrical hazards associated with fire exposure ... provisions ... shall govern the repair and replacement of electrical systems and equipment that have been exposed to fire.

CHAPTER 6 MECHANICAL AND ELECTRICAL

Section 605 - Electrical Equipment

605.2 Receptacles. Every habitable space in a dwelling shall contain not less than two separate and remote receptacle outlets. Every laundry area shall contain not less than one grounding-type receptacle or a receptacle with a ground fault circuit interrupter...

CHAPTER 6 MECHANICAL AND ELECTRICAL

Section 605 - Electrical Equipment

605.2 Receptacles *(continued)* ... Any new bathroom receptacle outlet shall have ground fault circuit interrupter protection. All receptacle outlets shall have the appropriate faceplate cover for the location

CHAPTER 6 MECHANICAL AND ELECTRICAL

Section 605 - Electrical Equipment

605.3 Luminaires. Every public hall, interior stairway, toilet room, kitchen, bathroom, laundry room, boiler room and furnace room shall contain not less than one electric luminaire...

CHAPTER 6 MECHANICAL AND ELECTRICAL

Section 606 – Elevators, Escalators and Dumbwaiters

606.1 General. Elevators, dumbwaiters and escalators shall be maintained in compliance with ASME A17.1. The most current certificate of inspection shall be on display at all times within the elevator or attached to the escalator or dumbwaiter, be available for public inspection in the office of the building operator or be posted in a publicly conspicuous location approved by the code official...

CHAPTER 6 MECHANICAL AND ELECTRICAL

Section 606 – Elevators, Escalators and Dumbwaiters

606.2 Elevators. In buildings equipped with passenger elevators, not less than one elevator shall be maintained in operation at all times when the building is occupied.

Exception: Buildings equipped with only one elevator shall be permitted to have the elevator temporarily out of service for testing or servicing.

CHAPTER 6 MECHANICAL AND ELECTRICAL

Section 606 – Elevators, Escalators and Dumbwaiters

606.3.1 General. The maintenance of elevators in private residences shall conform to Section 5.3 of ASME A17.1/CSA B44.

606.3.2 Hoistway Enclosures. Shall comply with Section 5.3.1.1 of ASME A17.1/CSA B44.

606.3.3 Hoistway Opening Protection. Shall comply with Sections 5.3.1.8.1 through 5.3.1.8.3 of ASME A17.1/CSA B44 or Sections 10.1.4.1 through 10.1.4.3 of ASME A17.3.

CHAPTER 6 MECHANICAL AND ELECTRICAL

Section 607 - Duct Systems

607.1 General. Duct systems shall be maintained free of obstructions and shall be capable of performing the required function.

CHAPTER 6 MECHANICAL AND ELECTRICAL

Section 607 - Duct Systems

607.2 Clothes dryer exhaust duct system maintenance. The lint trap, mechanical and heating components, and the exhaust duct system of a clothes dryer shall undergo periodic removal of accumulations of lint in accordance with the manufacturer's operating instructions to prevent obstruction of exhaust air and products of combustion.

CHAPTER 7 Fire Safety Requirements

CHAPTER 7 FIRE SAFETY REQUIREMENTS

Section 702 - Means of Egress

702.1 General. A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way. Means of egress shall comply with the International Fire Code.

702.2 Aisles. The required width of aisles in accordance with the International Fire Code shall be unobstructed.

CHAPTER 7 FIRE SAFETY REQUIREMENTS

Section 702 - Means of Egress

702.3 Locked doors. Means of egress doors shall be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort ...

CHAPTER 7 FIRE SAFETY REQUIREMENTS

Section 702 - Means of Egress

702.4 Emergency escape openings ... Required emergency escape and rescue openings shall be operational from the inside of the room without the use of keys or tools. Bars, grilles, grates or similar devices are permitted to be placed over emergency escape and rescue openings provided that ... such devices shall be releasable or removable from the inside without the use of a key, tool or force greater than that which is required for normal operation of the escape and rescue opening.

CHAPTER 7 FIRE SAFETY REQUIREMENTS

Section 703 - Fire Resistance Ratings

703.4 Opening protectives. Opening protectives shall be maintained in an operative condition ... Fire doors and smoke barrier doors shall not be blocked or obstructed, or otherwise made inoperable ...

CHAPTER 7 FIRE SAFETY REQUIREMENTS

Section 703 - Fire Resistance Ratings

703.5 Ceilings. The hanging and displaying of salable goods and other decorative materials from acoustical ceiling systems that are part of a fire-resistance-rated horizontal assembly shall be prohibited.

CHAPTER 7 FIRE SAFETY REQUIREMENTS

Section 704 - Fire Protection Systems

704.1 Inspection, testing and maintenance. Fire detection, alarm and extinguishing systems, mechanical smoke exhaust systems, and smoke and heat vents shall be maintained in accordance with the International Fire Code in an operative condition at all times, and shall be replaced or repaired where defective.

Where are smoke alarms required?

CHAPTER 7 FIRE SAFETY REQUIREMENTS

Section 704 - Fire Protection Systems

704.6.1.2 Group R-2, R-3, R-4 and I-1. Single or multiple-station smoke alarms shall be installed in all of the following locations:

1. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.
2. In each room used for sleeping purposes.
3. In each story within a dwelling unit, including basements but not including crawl spaces and uninhabitable attics.

CHAPTER 7 FIRE SAFETY REQUIREMENTS

Section 704 - Fire Protection Systems

704.5 Fire department connection. Where the fire department connection is not visible to approaching fire apparatus, the fire department connection shall be indicated by an approved sign mounted on the street front or on the side of the building. Such sign shall have the letters "FDC" not less than 6 inches high and words in letters not less than 2 inches high or an arrow to indicate the location.

CHAPTER 7 FIRE SAFETY REQUIREMENTS

Section 704 - Fire Protection Systems

704.5.2 Clear space around connections. A working space of not less than 36 inches in width, 36 inches in depth and 78 inches in height shall be provided and maintained in front of and to the sides of wall-mounted fire department connections and around the circumference of free-standing fire department connections.

CHAPTER 7 FIRE SAFETY REQUIREMENTS

Section 704 - Fire Protection Systems

704.5.2 Clear space around connections. A working space of not less than 36 inches in width, 36 inches in depth and 78 inches in height shall be provided and maintained in front of and to the sides of wall-mounted fire department connections and around the circumference of free-standing fire department connections.

Are smoke alarms required in
kitchens or bathrooms?

CHAPTER 7 FIRE SAFETY REQUIREMENTS

Section 704 - Fire Protection Systems

704.6.1.3 Installation near cooking appliances. Smoke alarms shall not be installed in the following locations unless in conflict with 704.6.1.1 or 704.6.1.2:

1. Ionization smoke alarms shall not be installed less than 20 feet horizontally from a permanently installed cooking appliance.
2. Ionization smoke alarms with an alarm-silencing switch shall not be installed less than 10 feet horizontally from a permanently installed cooking appliance.
3. Photoelectric smoke alarms shall not be installed less than 6 feet horizontally from a permanently installed cooking appliance.

CHAPTER 7 FIRE SAFETY REQUIREMENTS

Section 704 - Fire Protection Systems

704.6.1.4 Installation near bathrooms. Smoke alarms shall be installed not less than 3 feet horizontally from the door or opening of a bathroom that contains a bathtub or shower unless in conflict with 704.6.1.1 or 704.6.1.2.

CHAPTER 7 FIRE SAFETY REQUIREMENTS

Section 704 - Fire Protection Systems

704.6.2 Interconnection. Where more than one smoke alarm is required to be installed within an individual dwelling or sleeping unit, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. Physical interconnection of smoke alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm.

Know the exceptions for this section!

CHAPTER 7 FIRE SAFETY REQUIREMENTS

Section 704 - Fire Protection Systems

704.6.3 Power source ... smoke alarms shall receive their primary power from the building wiring provided that such wiring is served from a commercial source and shall be equipped with a battery backup ...

Know the exceptions for this section!

CHAPTER 7 FIRE SAFETY REQUIREMENTS

Section 705 – Carbon Monoxide Alarms and Detection

705.1 General. Carbon monoxide alarms shall be installed in dwellings in accordance with Section 1103.9 of the International Fire Code, except that alarms in dwellings covered by the International Residential Code shall be installed in accordance with Section R315 of that code.

APPENDIX A Boarding Standard

APPENDIX A Boarding Standard

A101 - General

A101.1 General. Windows and doors shall be boarded in an approved manner to prevent entry by unauthorized persons and shall be painted to correspond to the color of the existing structure.

APPENDIX A Boarding Standard

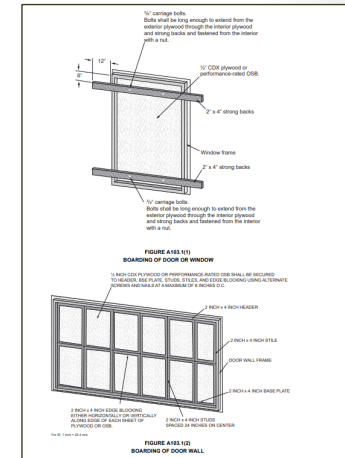
A102 - Materials

A102.1 Boarding sheet material. Boarding sheet material shall be minimum 1/2-inch-thick wood structural panels ...

A102.2 Boarding framing material. Boarding framing material shall be minimum nominal 2-inch by 4-inch solid sawn lumber ...

A102.3 Boarding fasteners. Boarding fasteners shall be minimum 3/8-inch-diameter carriage bolts...

Figures A103.1(1) and A103.1(2)



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