

2003 International Property Maintenance Code Overview of Changes

The *International Property Maintenance Code* (IPMC) continues to emphasize protection of health, safety and welfare while providing code requirements that are enforceable in the diverse types of buildings that exist. Providing a safe means of egress, preventing hazardous structural conditions and reducing health hazards by providing a clean, sanitary environment are the key components of the code.

The IMPC applies to all existing structures, including residential and nonresidential property and addresses the following areas:

- Administration, enforcement and penalties associated with the code
- Determination and assignment of responsibility for code compliance among the owner, operator and occupant of a property
- Minimum property maintenance conditions for existing structures and premises in regard to structural safety, sanitation, health and comfort
- Regulating the use of existing dwelling through the establishment of occupancy limitations
- Maintenance of means of egress and fire safety, with appropriate references to the *International Fire Code*

Removed From 2000 Edition

Table 404.5- Minimum Area Requirements (deleted kitchen size requirement from table)

New in the 2003 Edition

- 102.2 – Maintenance (added text concerning disconnection of required utilities or equipment by the owner, operator or occupant)
- 202- Some definitions (premises, public way, easement, housekeeping unit)
- 304.18- Building security (new section added requiring security locks at doors and windows)
- 306- Handrails And Guardrails (new section added requiring a handrail for stairs having more than 4 risers and guardrails for raised surfaces more than 30 inches from the floor or grade below)
- 307.2.2- Refrigerators (added requirement to remove doors from discarded or stored refrigerators and similar equipment)
- 503.4- Floor surface (new section added requiring a smooth, hard, nonabsorbent surface for floors other than dwelling units)
- 704.4 – Interconnection (New section requiring smoke alarms to be interconnected. Provides an exception for building which are not undergoing alterations, repairs, or construction of any kind.)

Changes to 2003 Edition:

- 302.7.1- Gates (moved to new section)
- 302.7.2- Swimming Pools (moved to new section)
- 505.4 - Water Heating facilities (dropped the minimum water temperature down 10 degrees to 110 degrees F)
- 602.3 – Heat supply (raised the required minimum heating facilities to 68 degrees F for dwelling units and added an exception to reducing the minimum heating facilities to 65 degrees F in areas with an average monthly temperature above 30 degrees F)
- 702.1- General (added reference to the *International Fire Code* for means of egress requirements)
- 704.2 - Smoke alarms (added location requirement for smoke alarms to include areas outside each sleeping room)
- 704.3 - Power Source (Revised section to require smoke alarms to connect to commercial power source with battery backup. Also allows battery powered smoke alarms under certain conditions.)

