

# memorandum

**DATE:** June 17, 2013

**TO:** Board of Building and Fire Code Appeals

**FROM:** John Cheng, Secretary/Assistant Community Development Director  
By: Collin Ogle, Building Inspector II

**SUBJECT: Update on the 2012 International Property Maintenance Code**

## RECOMMENDATION

The report introduces revisions to the 2012 International Property Maintenance Code (IPMC), which is adopted by the City. Staff will return to the Board with a detailed report and draft ordinance in fall 2013 for the Board's recommendation.

## BACKGROUND

The following is an overview of the code additions to the latest version of the IPMC (The bolded portions of the code sections are changes/additions to the code):

### Chapter 1- Scope and Administration

- IPMC [A] 102.3 Application of other codes. Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of the International Building Code, **International Energy Conservation Code**, **International Fire Code**, International Fuel Gas Code, International Mechanical Code, **International Residential Code**, **International Plumbing Code** and NFPA 70. Nothing in this code shall be construed to cancel, modify or set aside any provision of the International Zoning Code.
- IPMC [A] 102.7 Referenced codes and standards. The codes and standards referenced in this code shall be those that are listed in Chapter 8 and considered part of the requirements of this code to the prescribed extent of each such reference **and as further regulated in Sections 102.7.1 and 102.7.2.**

Exception: Where enforcement of a code provision would violate the conditions of the listing of the equipment or appliance, the conditions of the listing shall apply.

- **IPMC [A] 102.7.1 Conflicts. Where conflicts occur between provisions of this code and the referenced standards, the provisions of this code shall apply.**
- **IPMC [A] 102.7.2 Provisions in referenced codes and standards. Where the extent of the reference to a referenced code or standard includes subject matter that is within the scope of this code, the provisions of this code, as applicable, shall take precedence over the provisions in the referenced code or standard.**

#### Chapter 2- Definitions

- IPMC 201.3 Terms defined in other codes. Where terms are not defined in this code and are defined in the International Building Code, **International Existing Building Code**, International Fire Code, **International Fuel Gas Code**, International Mechanical Code, International Plumbing Code, **International Residential Code**, International Zoning Code or NFPA 70, such terms shall have the meanings ascribed to them as stated in those codes.

#### Chapter 3- General Requirements

- IPMC 304.15 Doors. All 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.
- **IPMC 304.19 Gates. All exterior gates, gate assemblies, operator systems if provided, and hardware shall be maintained in good condition. Latches at all entrances shall tightly secure the gates.**

#### Chapter 4- Light, Ventilation and Occupancy Limitations

- IPMC 404.4.1 Room area. Every living room shall contain at least 120 square feet and every bedroom shall contain **a minimum of 70 square feet and every bedroom occupied by more than one person shall contain a minimum of 50 square feet of floor area for each occupant thereof.**
- **IPMC 404.5 Overcrowding. Dwelling units shall not be occupied by more occupants than permitted by the minimum area requirements of Table 404.5.**

**Table 404.5- MINIMUM AREA REQUIREMENTS**

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		

- 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.

- **IPMC 404.5.1 Sleeping area.** The minimum occupancy area required by Table 404.5 shall not be included as a sleeping area in determining the minimum occupancy area for sleeping purposes. All sleeping areas shall comply with Section 404.4.
- **IPMC 404.5.2 Combined spaces.** Combined living room and dining room spaces shall comply with the requirements of Table 404.5 if the total area is equal to that required for separate rooms and if the space is located so as to function as a combination living/dining room.
- **IPMC 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. A unit occupied by three occupants shall have a **minimum** clear floor area of 320 square feet. These required areas shall be exclusive of the areas required by Items 2 and 3.

Chapter 5- Plumbing Facilities and Fixture Requirements

- **IPMC [P] 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 harmful or hazardous to the building drainage system, the public sewer, the private sewage disposal system or the sewage treatment plant or processes. All records of maintenance, cleaning and repairs shall be available for inspection by the code official.

## **DISCUSSION**

Staff believes adoption of the revised code is necessary to keep the requirements of the Burbank Municipal Code (BMC) current for enforcement purposes. The BMC currently adopts the IPMC, Edition 2009, in Article 2, Chapter 1, of Title 9, as the basis of the City's property maintenance program. Every three years the City adopts the updated version of the IPMC published by the International Code Council.

## **FISCAL IMPACT**

Anticipated City costs for implementing new regulations consist of staff training and enforcement. Enforcement costs may rise slightly while staff and builders familiarize themselves with code revisions

## **CONCLUSION**

This report presents the changes to the 2012 IPMC, which is adopted as the basis of the City's property maintenance program. Adoption of these revisions is necessary to stay current with the latest version of the property maintenance codes.