

LEARNING OBJECTIVES

Understand the history and implementation of the IPMC

Describe the positives and negatives of adopting the IPMC

• Discuss how the IPMC may apply to your community

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SECTION 101 - GENERAL REQUIREMENTS

101.2 Scope

- This section establishes the broad purpose of the code-to protect the public health, safety and welfare in both existing residential and nonresidential structures and on all existing premises.
- Don examp removing and nonremotivement attraction and can are examp premises.
 Pour specific necess are addressed in greater detail in thesequent sectorican:
 Enablishing minimum maintenance standards for such elements as basic equipment, light, ventilation, hesting, sanitation and fire safety.
 Finan responsibility among owners, operators and occupants for following the code.
 Regulating the use of existing resultances and penalities.
 Providing for administration, enforcement and penalities.

- These four categories provide communities with the tools to reduce risks created by deteriorated or unsafe buildings and help communities upgrade and maintain other existing structures.

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SECTION 101 - GENERAL REQUIREMENTS

• 101.3 – Intent

• The code is intended to provide requirements addressing public health, safety and welfare as they relate to the use and maintenance of existing structures and premises. The code requires existing structures and premises that are not in compliance with the code to be altered or repaired to meet the code. The code requirements are intended to represent the minimum acceptable level of public health and safety. As required in Section 102.3, repairs and alterations must comply mit several International Codes®(I-Codes®), including the International Building Code®(IBC®).

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101.4 – Severability

 Only invalid sections of the code (as established by the court of jurisdiction) can be set aside. This is essential to safeguard the application of the code text to situations whereby a provision of the code is declared illegal or unconstitutional. This section preserves the legislative action that put the legal provisions in place.

• 102.2 - Maintenance

This section contains general maintenance requirements. The code specifically prohibits the disconsection of say required utilities for an occupied dwelling. This helps to adeguage presens who have a physical condition and are dependent on these systems. Some examples of this includes a person who has to have electricity to power is iddwed disking machine is patient who is on an accept system. If the site, and someone with particularly bad allergies who needs to have an air-conditioning system to helps filter the site. Argued system that exists in a building must be maintained. A file protection or stately system is not to be removed from a building with the interaction of the system is a state or other person building was building. This section also specifies that the owner, the owner's authorized agent, or other person having control of the structure or premises is responsible for maintenance, not the tenants of rental manufactors.

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SECTION 102 - APPLICABILITY

102.3 – Application of other Codes

 Repairs, additions or alterations are to be done as required by the IBC, International Existing Building Code®(IEBC®), International Energy Conservation Code®(IECC®), International Fire Code®(IFC®), International Fuel Gas Code®(IFGC®), International Mechanical Code®(IMC®), International Residential Code®(IFGC®) and the International Plumbing Code®(IPC®). The International Property Maintenance Code®(IPMC®) is not intended to affect any of the requirements in the International Zoning Code®(IZC®).

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SECTION 102 - APPLICABILITY

• 102.4 – Existing Remedies

 Section 110 establishes one set of criteria and procedures that may be used to demolish dangerous, unsafe or insanitary buildings. This section permits a jurisdiction to continue to use any remedies already adopted for demolishing buildings. In essence, a community may employ several procedures for removing dangerous buildings. It is advisable that one procedure be chosen over another to avoid confusion and errors in processing the demolition.

• 102.5 - Workmanship

All repairs, materials, alterations and installations must be executed in a skilled manner that allows the performance intended and anticipated by the code to be achieved, and must meet the criteria of the definition of "Workmanlike" in the code (see the definition of "Workmanlike" in Chapter 2).

 Equipment must comply with the manufacturer's installation instructions for proper operation and safety.

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• 102.6 – Historic Buildings

• This section provides the code official with the widest flexibility in enforcing the code where the building in question has historic value. This flexibility, however, is not provided without conditions. The most important criterion for application of this section is that the building must be specifically classified as being of historic significance by a qualified party or agent. Usually this is done by a state or local authority after considerable scrutiny of the historic value of the building. Most, if not all, states have such authorities, as do many local jurisdictions. The agencies with such authority typically exist at the state or local government level.

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102.7 – Referenced Codes and Standards

102.7 - Referenced Coles and Standards As Referenced standards or portion thereof is enforceable to the sam were included in the body of the code. For example, Section 60.2, electrical mains every for a building. The use and application of re-portions of the standards that are specifically identified in the code with the referenced standards. If conflicts occur because of scope exception necognizes the nare circumstance of the code requiring or conditions of the isting, this may or may not mean that the code with or as appliance emphatial and particular splicitation of a septiane in the isting-the num is for the highest level of safety to prevail. ions. If the iolated the listing. For e the code connicts with to be code connected to be appli-timply limited the appli

• 102.7.1 – Conflicts

 The use of referenced codes and standards to cover certain aspects of various occupancies and operations, rather than write parallel or competing requirements into the code, is a longstanding code development principle.
 Often, however, questions and potential conflicts in the use of referenced codes and standards can arise, which can lead to inconsistent enforcement of the code.

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SECTION 102 - APPLICABILITY

102.7.2 – Provisions in Referenced Codes and Standards

 Section 102.7.2 expands upon the provisions of Section 102.7.1 by making it clear that, even if a referenced standard references other codes or standards (secondary reference) containing requirements that parallel the code, the provisions of the code will always take precedence. This section provides the policy underpinnings upon which sound code change proposals can be based.

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SECTION 102 - APPLICABILITY

102.8 – Requirements not Regulated by this Code

 Evolving technology in our society will inevitably result in a situation or circumstance in which the code is comparatively silent on an identified hazard. The reasonable application of the code to any hazardous, unforeseen condition is provided for in this section. Clearly such a section and the code official's judicious and reasonable application are needed. The purpose of the section, however, is not to impose requirements that may be preferred over explicit code requirements. Additionally, the section can be utilized to implement the general performance-oriented language of the code to specific enforcement situations.

• 102.9 – Application of References

 In a situation where the code makes reference to a chapter or section number or to another code provision without specifically identifying its location in the code, assume that the referenced section, chapter or provision is in the code and not in a referenced code or standard

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Section 103 – Department of PROPERTY MAINTENANCE INSPECTION

• 103.1 – General

 The executive official in charge of the property maintenance department is named the "code official" by this section. In actuality, the person who is in charge of the department may hold a different title, such as building commissioner, existing building inspector, housing inspector or construction official. For the purpose of the code, that person is referred to as the "code official."

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SECTION 103 – DEPARTMENT OF PROPERTY MAINTENANCE INSPECTION

• 103.2 – Appointment

• This section establishes the code official is appointed and cannot be removed, except for cause subject to a due process review.

SECTION 103 – DEPARTMENT OF PROPERTY MAINTENANCE INSPECTION

• 103.3 – Deputies

 This section provides the code official with the authority to appoint other individuals to assist with the administration and enforcement of the code.
 These individuals would have the authority and responsibility as designated by the code official. Such appointments, however, may be exercised only with the authorization of the chief appointing authority.

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SECTION 103 – DEPARTMENT OF PROPERTY MAINTENANCE INSPECTION

• 103.4 – Liability

 The code official is not intended to be held liable for those actions performed in accordance with the code in a reasonable and lawful manner. The responsibility of the code official in this regard is subject to local, state and federal laws that may supersede this provision.

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SECTION 103 – DEPARTMENT OF PROPERTY MAINTENANCE INSPECTION

• 103.4.1 – Legal Defense

 This section establishes that code officials or subordinates are not liable for costs in any legal action instituted in response to the performance of lawful duties. These costs are to be borne by the jurisdiction. The best way to be certain that the code official's action is a "lawful duty" is to always cite the applicable code section on which the enforcement action is based.

SECTION 103 – DEPARTMENT OF PROPERTY MAINTENANCE INSPECTION

• 103.5 – Fees

A published fee schedule must be established for permits and inspections. Ideally, the department should generate revenues that cover operating costs and expenses. The permit fee schedule is an integral part of this process.

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SECTION 104 – DUTIES AND POWERS OF THE CODE OFFICIAL

• 104.1 – General

• The duty of the code official is to enforce the code. Because the code official must respond to those who question the requirements of the code related to this responsibility, except as specifically exempted by statutory requirements or elsewhere in the code, he or she is the "authority having jurisdiction" for all matters relating to the code and its enforcement. It is the duty of the code official both to interpret and to determine compliance with the code. Code compliance will not always be easy to determine and will require the judgment and expertise of the code official. In exercising this authority, however, the code official cannot set aside or ignore any provision of the code.

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SECTION 104 – DUTIES AND POWERS OF THE CODE OFFICIAL

104.2 – Inspections

104.2 - Inspections The code official or designee is sequired to make the necessary inspections to determine compliance with the code, or may accept written reports of inspections by an approved agency The inspection of work in progress or already accompliahed is another significant element in determining code compliance. While a department does not have the resources to inspect every aspect of all work, the required inspections are those that are dictated by administrative rules and procedures based on many parameters, including available inspection resources. In order to expand the available resources, the code official may approve an inspection agency that, in his or the ropinion, possesses the proper qualifications to perform the inspections. When unusual or complex technical issues arise relative to inspections, the code official has the authority to seek the opinion and advice of experts. A technical report from an expert requested by the code official can be used to assist in the approval process.

SECTION 104 – DUTIES AND POWERS OF THE CODE OFFICIAL

• 104.3 – Right of Entry

This section establishes the right of the code official to enter the premises in order to
make the inspections required by Section 104.3. The right to enter structures or premises
is limited. First, to protect the right of privacy, the owner or occupant must grant the code
official permission before an interior inspection of the property can be conducted.
 Permission is not required for inspections that can be accomplished from within the
public right-d-way. Second, such access may be denied by the owner or occupant. Unless
the inspect has reasonable cause to believe that a code violation exists, access may be
unattainable.

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SECTION 104 – DUTIES AND POWERS OF THE CODE OFFICIAL

• 104.4 – Identification

 This section requires the code official (including by definition all authorized representatives) to carry identification in the course of conducting the duties of the position. The identification removes any question as to the purpose and authority of the inspector.

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SECTION 104 – DUTIES AND POWERS OF THE CODE OFFICIAL

• 104.5 – Notices and Orders

 An important element of code enforcement is the necessary advisement of deficiencies, which is accomplished through notices and orders. The code official is required to issue orders to abate illegal or unsafe conditions. Section 107 contains additional information for these notices.

SECTION 104 – DUTIES AND POWERS OF THE CODE OFFICIAL

• 104.6 – Department Records

 In keeping with the need for efficient business practices, the code official must keep official records pertaining to fees collected, inspections, notices and orders issued. Such documentation provides a valuable source of information if questions arise throughout the life of the building and its occupancy regarding outstanding preexisting code violations or conditions.

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SECTION 105 - APPROVAL

105.2 - Alternative Materials, Design and Methods of Construction and Equipment The code is not intended to inhibit innovative ideas or technological advances. A comprehensive regulatory document cannot envision and then address all flucture innovations in the industry. As a sensil, the code must be applicable to and provide a basis for the approval of an increasing number of newly developed, innovative materials, designs, systems and methods for which no code text or referenced standards yet exist. The fact that a material, product or method of construction is not specifically described in the code is not an indication that its use is intended to be prohibited. The code official is expected to apply sound technical judgment in accepting materials, systems or methods that, while not anticipated by the drafters of the current code text, can be demonstrated to offer equivalent level of protection of the public health, safety and walking, are equipment is not at least equivalent to what the code prescribes for adety, dualbuilt, the resistance, etc., the code official is respirate to the surface stepsile.

• 105.3 – Required Testing

Ios.3 - Required resting
 To provide the basis on which the code official can make a decision regarding an alternative material or type of equipment, sufficient technical data, test reports and documentation must be provided for evaluation by the code official. If evidence satisfactory to the code official proves that the alternative equipment, material or construction method is equivalent to that required by the code, he or she is obligated to approve it. Any such approval cannot have the effect of waiving any requirements of the code. The burden of proof of equivalence lies with the applicant who proposes the use of alternative equipment, materials or methods.

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SECTION 105 - APPROVAL

105.3.1 – Test Methods

The code official must red determination of equivale information required incl some of the instance of the in quire the submiss ency. This informa udes test data in a ed before a permi uses see data it increases and design calculations, there exists and generations and design calculations, there exists and generation of the second official for average of the second s able fiew and ould be royal of new arch e-consuming engineering analysis necessary ntiate a request for the use of an alternative is a

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- 105.3.2 Test Reports
- The testing agency must be approved by the code official. The testing agency should have technical expertise, test equipment and quality assurance to properly conduct and report the necessary testing.

SECTION 105 - APPROVAL

• 105.4 – Used Material and Equipment

 The code criteria for materials and equipment have changed over the years.
 Evaluation of testing and materials technology has facilitated the development of new criteria that old materials may not satisfy. As a result, used materials are required to be evaluated in the same manner as new materials. Used (previously installed) equipment must be equivalent to that required by the code if it is to be used again in a new installation.

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105.5 – Approved Materials and Equipment

105.5 - Approved Materials and Equipment The code is a compliation of criteria with which materials equipment, devices and systems must comply to be suitable for a particular application. The code official has a duty to evaluate such materials, equipment, devices and systems for code compliance and, when compliance to determined, approve the same for use. The materials, equipment, devices and systems must be constructed and installed in compliance with, and all conditions and instaluction compliance with, when considered as a basis for, that approval. For example, the manufacturer's instructions and mismitoins considered as a basis for, that approval. For example, the manufacturer's instructions and mismitoins are to be followed if the approval authority given to the code official is a significant responsibility and is a key to code compliance. The approval process is first technical and then administrative and must be approached as such. For example, if data to determine code compliance is required, such data should be in the form of test reports or engineering analysis and not simply taken from a sales brechure. tuat nce is lust be red as a lons are ins and

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• 105.6 – Research Reports

When an alternative material or method is proposed for construction, it is incumbent on the code official to determine whether this alternative is, in fact, an equivalent to the methods prescribed by the code. Reports providing evidence of this equivalency are required to be supplied by an approved source, meaning a source that the code official finds to be reliable and accurate. The ICC-ES is an example of an agency that provides research reports for alternative materials and methods.

• 106.1 – Unlawful Acts

Violations of the code are prohibited. This is the basis for all citations and correction notices with regard to code violations.

- 106.2 Notice of Violation
- The code official is required to notify the person responsible for violating the code. The section that is allegedly being violated must be cited so that the responsible party can respond to the notice.

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- ection classifies a viol that the person intend strict liability offense," which is defined in Section 202; thus, it is not required t te the code or was negligent in doing so. All that is required for conviction is n was properly served and that the person failed to comply. This aids
- ions to be voluntarily corrected must be for a reasonable, bona fide cause or the ism for "arbitrary and capricious" actions. In general, it is better to have a on of violations. Departures from this standard must be for a clear and reasonable the violator. The code provides a mechanism for the municipality to recover gh placing a lien on the property. For example, if an unimproved to had to be for the , if an 1

SECTION 106 - VIOLATIONS

106.4 – Violation Penalties

- An adopting jurisdiction is permitted to assess penalties for violations of the code. The penalties include interesting frees, as well as possible imprisonment. The severity of the face or penalty is left for the jurisdiction to establish. The local jurisdiction, through its council and attorney or other administrative sufficient your disagnate the range for the dollar amount of faces, however, the judge will determine the satual face. This encourages the approximation of the code, burst or taken is taken. These should be large encough to discourage noncompliance with the code, burst or slaves as the burst penetry state of the violation bring damaged.
- Each day a volation continues unabated after proper noice has been served is to be deemed a separate offense any may be charged as such in general, it is better to oliv volations day? This action may expedite a court barring or cause the owner to correct the volations and should be made in cooperation with the attorney who will protocute the and a point of a point offension and should be made in cooperation with the attorney who will protocute the and a point of a point offension.

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SECTION 106 - VIOLATIONS

106.5 – Abatement of Violation

 Despite the assessment of a penalty in the form of a fine or imprisonment against a violator, the violation itself must still be corrected. Failure to make the necessary corrections will result in the violator being subject to additional penalties as described in the preceding section.

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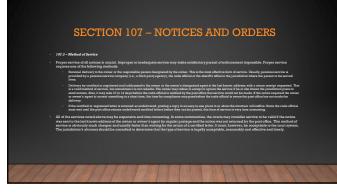
SECTION 107 – NOTICES AND ORDERS

107.1 – Notice to Person Responsible

- Writen notice must be given to the person responsible for the property (i.e., occupant) when the code official observes a violation of the code. Where a property is condemned, the person responsible for the property must be informed of the intert to placard and vasate the structure.
 The person responsible must be notified when a building is placarded. This is important because both the person responsible and the owner can be charged with a violation of the code if they fail to vacate the structure.
- to vacate the structure.
 It is also important for the code official to keep copies of all written notices issued. If the person responsible of the property or occupants fail to abide by a verbal order, the code official needs something more substantial to pursue enforcement action. If further enforcement procedures are waranted, the code official will need a complete, chronologically written documentation of all notices and orders that have been issued.

The notice required by Section 107.1 must: Be in writing <u>A verbal notice is wreelable</u>. Clearly identify the property. The address or necessary when the address for the propert State why the notice is being issued, and ide s of the property is sufficient when it is readily available. T rty is missing or if the land is vacant and lacks an address dentify what part of the code is being violated. al p. ced to be ma lective. A re ade to bring the property bac asonable time must not only i ne mustn olic. As ar

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- 107.4 Unauthorized Tampering
- This section states that tampering with signs, seals or tags posted at the property is a violation of the code. The safety of the occupants may depend on the warning signs posted by the code official remaining in place.

SECTION 107 – NOTICES AND ORDERS

• 107.5 – Penalties

 This section references Section 106.4, which establishes penalties for violating provisions of the code.

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SECTION 107 - NOTICES AND ORDERS

107.6 – Transfer of Ownership

 When a property has a pending violation order, it is unlawful for an owner to sell, transfer, mortgage, bease or otherwise dispose of the property without either following the order or advising the buyer, mortgagee, etc., of the pending violation. The owner must prove that the buyer has received notice of pending violations by averadiant the aveloa defined in with a element provide averaging the owner transfer.

Determining the current owner of a building is a frustrating and difficult activity. To evade code enforcement action, owners will hequently transfer ownership of their property. This provision of the code permits the code official to the settler if her or the did not provide the code official to with the required anticitation where the property was transferred, thus, even though the seller may avoid complying with the outstanding volation orders, he or she ort and the charged with a volation for failing to provide proof that the transferse that the property was transferred.

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SECTION 108 – UNSAFE STRUCTURES AND EQUIPMENT

• 108.1 – General

 This section provides a brief description of conditions where the code official is given the authority to condemn an existing structure or equipment. Where a structure or equipment is "unlawful," as described in the text of this section, that structure or equipment does not comply with the requirements of the code. The deficiencies are such that an unsafe condition or a condition that is unfit for human occupancy exists.

108.1.1 – Unsafe Structures

- Any building that endangers life, health, safety or property is unsafe. A building is considered dangerous if it meets one or more of the following conditions:
 - It lacks adequate protection from fire.
 It contains unsafe equipment.
 All or part of the building is likely to collapse.
- Only structures with major defects or life-threatening conditions are considered unsafe. Minor defects, such as an inadequate number of electrical outlets or damaged plaster, do not necessarily create an unsafe structure, even though they are violations of the code.

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SECTION 108 – UNSAFE STRUCTURES AND EQUIPMENT

- 108.1.2 Unsafe Equipment
- Equipment may become unsafe when it is a hazard to life, health, property or safety.
- The judgment of the code official is critical in determining when equipment should be deemed unsafe. If uncertain about appropriate enforcement action, he or she should seek additional expertise and advice and, if necessary, err on the side of safety.

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SECTION 108 – UNSAFE STRUCTURES AND EQUIPMENT

- 108.1.3 Structure Unfit for Human Occupancy
- A building is unfit for occupancy if it is: unsafe, unlawful, lacking maintenance to a serious degree, in disrepair, insanitary, vermin or rat infested, found to contain filth, lacking essential equipment, or located such that it is hazardous to the occupants or the public.
- The list of reasons for declaring a structure unfit requires subjective judgement. Because the consequences of declaring a structure unfit for occupancy are severe, the code official should carefully and thoroughly document all conditions contributing to that determination.

• 108.1.4 – Unlawful Structure

 An unlawful structure is one that has serious deficiencies such that an unsafe condition or a condition that is unfit for human occupancy exists. An unlawful structure does not mean one where there are criminal activities.

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SECTION 108 – UNSAFE STRUCTURES AND EQUIPMENT

108.1.5 – Dangerous Structure or Premises

 This specific section contains a general list of baseline conditions to evaluate a structure against to determine if its present condition is dangerous. The purpose of this section is to allow a code official to cite specific conditions under which he or she finds a structure to be dangerous. The list of conditions focuses on adequacy of the means of egress, structural, fire resistance, fire protection, and plumbing and ventilation systems.

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SECTION 108 – UNSAFE STRUCTURES AND EQUIPMENT

108.2 – Closing of Vacant Structures

- Code officials are granted the authority to condemn, placard and vacate any building that they determine to
 be umade, unlawful or unfit for occupancy. Also, code officials may ennove umade equipment from use.
 No one is permitted to reoccupy or reuse any building or equipment unfit the code official has grien his or
 her approval. Unsafe structures, unsafe equipment, buildings that are unfit for human occupancy and unlawful
 structures are further defined in a subsequent sections.
- The ability to condemn and vacue structures is a powerful enforcement fool. It protects occupants from
 danger and prevents owners from collecting income on their properties. Before condemning or vacuing
 structures, the code official should estabilitis a clearly defined list of valuations that warrant such actions.
 Additionally, it is critical to document all of the violations from din each building to be condemned. When
 practical, photographs should be taken of violations. Should litigation become necessary, photographs
 provide powerful documentation.

108.2 – Closing of Vacant Structures – Continued

- Open, vacant buildings are an attractive nuisance to children, a potential fire hazard, a harborage for rodents and insects and a potential home for vagrants. Vacant buildings also create a blighting influence within a community.
- The code official is authorized to condemn as unfit those buildings that are vacant and open to trespass but not in danger of collapse. When the owner has been ordered to secure an open huilding but fails to do so, the code official must secure the structure by constraining with a public or private agent to colle up the building.
 The costs for closing buildings are to be charged to the property in the form of a lanc. Generally, once a line has been filed against a property in must be satisfied before the property can be sold. This section subtracts collection by any other legal mesoarce. It also allows collection by additional methods such as small claims underworks required building are to be charged to the property can be sold. This section subtracts and the s

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SECTION 108 – UNSAFE STRUCTURES AND EQUIPMENT

- 108.2.1 Authority to Disconnect Service Utilities
- Disconnecting a service utility from the energy supply is the most radical method of hazard abatement available to the code official and should be reserved for cases in which all other lesser remedies have proven ineffective. Such an action must be preceded by a written notice to the owner and any occupants of the building being ordered to disconnect. Disconnection must be accomplished within the timeframe established by the code official in the written notification. When the hazard to the public health and welfare is so imminent as to mandate immediate disconnection, the code official has the authority and even the obligation to cause disconnection without notice.

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SECTION 108 – UNSAFE STRUCTURE AND EQUIPMENT

• 108.3 – Notices

 The condemnation notice is required to be posted at the structure, and the owner, the owner's authorized agent or responsible person in charge is to be served notice in accordance with the procedure in Section 107.3, in the form prescribed in Section 107.2. If the notice includes condemned equipment, the notice must also be placed on that equipment.

• 108.4 – Placarding

- If the owner fails to comply with the notice, a placard indicating that the structure is condemned as unfit for human occupancy or use should be posted on the property or equipment. This placard should also show the penalty for illegal occupancy of the building or equipment, and for removing the placard.
- Immediate enforcement action should be pursued when there is an illegal occupancy of a condemned building or equipment. The credibility of the code enforcement program is dependent upon the public's belief that the code will be adequately enforced.
- Any owner, owner's sufficient agent, or other responsible party who has failed to comply with a correction
 order must vacate the property immediately after the time for correction has passed. All occupants should be
 given reasonable time to find other accommodations.

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SECTION 108 – UNSAFE STRUCTURE AND EQUIPMENT

• 108.4.1 – Placard Removal

 Only the code official is authorized to remove a condemnation placard. The code official is to remove the placard only when the defect or defects have been corrected as required by the code. Any other person who removes or defaces a placard is in violation of the code and subject to its penalties.

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SECTION 108 – UNSAFE STRUCTURE AND EQUIPMENT

• 108.5 – Prohibited Occupancy

 It is important that any unsafe structure be vacated to help prevent possible injury to or death of its occupants. The code official has the authority to require a condemned building to be vacated. Anyone who continues to occupy a placarded building or equipment and any owner who permits another to occupy a placarded building or equipment are subject to the penalties provided by the code.

• 108.6 – Abatement Methods

 This section describes the usual circumstance in which a building has such critical violations that it is declared unsafe by the code official. The owner, operator or occupant should take abatement measures to correct the unsafe condition. If this is not done promptly, the code official has the authority to directly abate the unsafe conditions and bill the owner for the abatement work in accordance with the code.

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SECTION 108 – UNSAFE STRUCTURES AND EQUIPMENT • 108.7 – Record • The code official must file a report on each investigation of unsafe conditions, stating the occupancy of the structure and the nature of the unsafe condition.

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SECTION 109 – EMERGENCY MEASURES

• 109.1 – Imminent Danger

If the code official has determined that failure or collapse of a building or structure is imminent, failure has occurred that results in a continued threat to the remaining structure or adjacent properties or any other unsafe condition as described in this section exists in a structure, he or she is authorized to require the occupants to vacate the premises and to post such buildings or structures as unsafe and not occupiable. Unless authorized by the code official to make repairs, secure or demolish the structure, it is illegal for anyone to enter the building or structure. This will minimize the potential for injury.

SECTION 109 – EMERGENCY MEASURES

• 109.2 – Temporary Safeguards

 This section recognizes the need for immediate and effective action in order to protect the public. This section empowers the code official to cause the necessary work to be done to temporarily minimize the imminent danger without regard for due process. This section has to be viewed critically insofar as the danger of structural failure must be "imminent"; that is, readily apparent and immediate.

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SECTION 109 - EMERGENCY MEASURES

109.3 – Closing Streets

 The code official is authorized to temporarily close sidewalks, streets and adjacent structures as needed to provide for the public safety from the unsafe building or structure when an imminent danger exists. Since the code official may not have the direct authority to close sidewalks, streets and other public ways, the agency having such jurisdiction (e.g., the police or highway department) must be notified.

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SECTION 109 – EMERGENCY MEASURES

- 109.4 Emergency Repairs
- The cost of emergency work may have to be initially paid for by the jurisdiction. The important principle here is that the code official must act immediately to protect the public when warranted, leaving the details of costs and owner notification for later.

SECTION 109 – EMERGENCY MEASURES

• 109.5 – Costs of Emergency Repairs

 The cost of emergency repairs is to be paid by the jurisdiction, with subsequent legal action against the owner to recover such costs. This does not preclude, however, reaching an alternative agreement with the owner.

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SECTION 109- EMERGENCY MEASURES

• 109.6 – Hearing

- Anyone ordered to take an emergency measure or to vacate a structure because of an emergency condition must do so immediately.
- Thereafter, any affected party has the right to appeal the action to the appeals board to determine whether the order should be continued, modified or revoked.
- It is imperative that appeals to an emergency order occur after the hazard has been abated, rather than before, to minimize the risk to the occupants, employees, clients and the public.

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SECTION 110 - DEMOLITION

• 110.1 – General

This section describes conditions where the code official has the authority to order the owner to remove the structure. Conditions where the code official may give the owner the option of repairing the structure or boarding the structure for future repair are also in this section. The code official should carefully document the condition of the structure prior to issuing a demolition order to provide an adequate basis for ordering the owner to remove the structure. Note that Appendix A contains boarding provisions, but must be specifically referenced in the adopting ordinance of the jurisdiction to be mandatory.

SECTION 110 - DEMOLITION

• 110.2 – Notices and Orders

 Before the code official can pursue action to demolish a building in accordance with Section 110.1 or 110.3, it is imperative that all owners and any other persons with a recorded encumbrance on the property be given proper notice of the demolition plans (see Section 107 for notice and order requirements).

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SECTION 110 - DEMOLITION

110.3 – Failure to Comply

 Where the owner fails to comply with a demolition order, the code official is authorized to take action to have the building razed and removed. The costs are to be charged as a lien against the real estate. To reduce complaints regarding the validity of demolition costs, the code official will obtain competitive bids from several demolition contractors before authorizing any contractor to raze the structure.

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SECTION 110 - DEMOLITION

110.4 – Salvage Materials

 The governing body may sell any valuables or salvageable materials for the highest price obtainable. The costs of demolition are then to be deducted from any proceeds from the sale of salvage. If a surplus of funds remains, it is to be remitted to the owner with an itemized expense and income account; however, if no surplus remains, this must also be reported.

SECTION 111 – MEANS OF APPEAL

• 111.1 – Application of Appeal

 This section allows a person with a material or definitive interest in the decision of the code official to appeal that decision. The aggrieved party may not appeal a code requirement. The appeal process is not intended to waive or set aside a code requirement, but to provide a means of reviewing a code official's decision on an interpretation or application of the code or to approve or reject the equivalency of protection to the code requirement.

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SECTION 111 - MEANS OF APPEAL

• 111.2 – Membership of Board

The concept of the board is to provide an objective group of persons who review the matters brought to them and make a collective decision. The members of the board are not to be employees of the jurisdiction and are to have sufficient knowledge and experience to act on the concerns that are heard. A minimum of three board members is specified for a fair and impartial hearing process. Staggered terms are appropriate for uniform changeover such that a minimum number of board members are new each year. The number of members is to be determined by the chief appointing authority.

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SECTION 112 - STOP WORK ORDER

• 112.1 – Authority

- This section provides for the suspension of work for which a permit was issued, pending the removal or correction of a severe violation or unsafe condition identified by the code official.
- Normally, correction notices are used to inform the permit holder of code violations. Stop work orders are issued when enforcement can be accomplished no other way or when a dangerous condition exists.

SECTION 112 - STOP WORK ORDER

• 112.2 – Issuance

 Upon receipt of a violation notice from the code official, all construction activities identified in the notice must immediately cease, except as expressly permitted to correct the violation.

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SECTION 112 - STOP WORK ORDERS

• 112.3 – Emergencies

 This section gives the code official the authority to stop the work in dispute immediately when, in his or her opinion, there is an unsafe emergency condition that has been created by the work. The need for the written notice is suspended for this situation so that the work can be stopped immediately. After the work is stopped, immediate measures should be taken to correct the work at issue.

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SECTION 112 - STOP WORK ORDERS

• 112.4 – Failure to Comply

 The local jurisdiction is to designate the fine that is to apply to any person who continues work that is at issue, other than abatement work. The dollar amounts for the minimum and maximum fines are to be specified in the adopting ordinance.

CHAPTER 2 - DEFINITIONS

- Unless otherwise expressly stated, the terms shall, for the purposes of this code, have a meaning shown in chapter 2.
- Where terms are not defined in this code and are defined in the IBC, IEBC, IFC, etc., such terms shall have the meanings ascribed to them as stated in those codes.
- Where terms are not defined through the methods authorized by this section, such terms shall have the ordinarily accepted meanings such as the context implies.

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CHAPTER 3 – GENERAL REQUIREMENTS

Section 301

- The provisions of this chapter shall govern the minimum conditions and the responsibilities of persons for maintenance of structures, equipment and exterior responsibi property
- The owner of the premises shall maintain the structures and exterior property in compliance with these requirements, except otherwise provided for in this code. A person shall not occupy premises that are not in sanitary and safe condition and that do not comply with the requirements of this chapter.
- The occupants of a dwelling units, rooming unit or housekeeping unit are responsible for keeping in a clean, sanitary and safe condition that part of the dwelling unit, rooming unit, housekeeping unit or premises they occupy or control.

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CHAPTER 3 – GENERAL REQUIREMENTS

Section 302 – Exterior Property Areas

- Sanitation exterior property and premises shall be maintained in a clean, safe

- Grading and drainage premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water.
 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 hazards (ex. snow/ice)

Section 302 – continued

- Weeds noxious weeds shall be prohibited. It is up to the municipality to set forth the height in inches when adoption of the IPMC takes place.
- Rodent Harborage structures and exterior property shall be kept free from rodent harborage and infestation
- Exhaust vents pipes, ducts, conductors, fans or blowers shall not discharge gases, steam, vapor, hot air, grease, smoke, odors or other gases on abutting or
- adjacent public or private property or that of another tenant.

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CHAPTER 3 – GENERAL REQUIREMENTS

Section 302 – continued

- 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. Painting of vehicles is prohibited unless conducted inside an approved spray booth.
- Defacement of property a person shall not willfully or wantonly damage, mutilate or deface any exterior surface of a structure
 Ex. marking, carving or graffiti

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CHAPTER 3 – GENERAL REQUIREMENTS

Section 303

- Swimming pools shall eb maintained in a clean and sanitary condition, and in good repair
- repair • 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. Gates and doors in such barriers shall be self-closing and selflatching. 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. Selfclosing 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.

- Section 304 Exterior structure
- The exterior of the structure shall be maintained in good repair, structurally sound and sanitary so as to not pose a threat to the public health, safety and welfare.

85

CHAPTER 3 – GENERAL REQUIREMENTS

Section 304.1 – continued

- Unsafe conditions
- 1. The nominal strength of any structural member is exceeded by nominal loads
- 2. The anchorage of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects
 3. Structures or components thereof that have reached their limit state
- 4. Siding and masorry joints including joints between the building envelope and the perimeter of windows, doors and skylights are not maintained, weather resistant or water tight.

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CHAPTER 3 – GENERAL REQUIREMENTS

Section 304.1 – continued

- 5. Structural members that have evidence of deterioration or that are not
- capable of safely supporting all nominal loads
- 6. Foundation systems that are not firmly supported by footings, are not plumb and free from open cracks or breaks, are not properly anchored or are not capable of supporting loads
- 7. Exterior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials.

Section 304.1 – continued

- 8. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing not in good repair

- with madequate dramage, or any portion of the roof traming not in good repail
 9. Flooring and flooring components with defects that affect serviceability or flooring components that show signs of deterioration
 10. Veneer, cornices, belt courses, corbels, trim, wall facings and similar decorative features not properly anchored to the building
 11. Overhang extensions or projections, including built not limited to, trash chutes, canopies, marquees, signs, awnings, fire escapes, standpipes and exhaust ducts not properly anchored

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CHAPTER 3 - GENERAL REQUIREMENTS

Section 304.1 – continued

- 12. Exterior stairs, decks, porches, balconies and all similar items attached including guards and handrails, are not structurally sound or not properly anchored.
- 13. Chimneys, cooling towers, smokestacks and similar that are not properly anchored or able to support nominal loads.

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 Section 304.2 Protective treatment exterior surfaces, including but not limited to doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition.

Examples

- Chipped and peeling paint must be eliminated
 Siding and masonry joints must be weather tight
 Metal surfaces subject to rust must be coated for protection

- Section 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 must contrast the back ground and be not less than 4 inches.
- 304.4 Structural members structural members shall be maintained free from deterioration and shall be capable of safely supporting the imposed load
- 304.5 Foundation walls foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition as to prevent entry of rodents and other pests

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CHAPTER 3 - GENERAL REQUIREMENTS

- 304.6 Exterior walls shall be free from holes, breaks and loose or rotting materials; maintained weatherproof and properly coated where required
- 304.7 Roofs and Drainage the roof and flashing shall be sound, tight and not have defects that admit rain. Roof water shall not be discharged in a manner that creates a public nuisance.
- 304.8 Decorative features shall be maintained in good repair with proper anchorage

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CHAPTER 3 – GENERAL REQUIREMENTS

- 304.9 Overhang extensions all overhang extensions shall be maintained in good repair and be properly anchored
- 304.10 Stairways, decks, porches and balconies shall be maintained in good repair with proper anchorage
- 304.11 Chimneys and towers shall be maintained structurally safe and sound, and in good repair.
- 304.12 Handrails and guards shall be maintained structurally safe and sound, and in good repair.

- 304.13 Window, skylight and door frames shall be kept in sound condition, good repair and weather tight
- 304.14 Insect screens during time (TBD by Municipality) all outside opening required for ventilation shall be supplied with a tightly fitted screen
- 304.15 Doors exterior doors, door assemblies, operator systems if provided, and hardware must be maintained in good condition. Locks on egress doors shall be accordance with 702.3

94

CHAPTER 3 – GENERAL REQUIREMENTS

- 304.16 Basement hatchways every basement hatchway shall be maintained to prevent the entrance of rodents or water
- 304.17 guards for basement windows every basement window that is operable shall be supplied with rodent protection

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CHAPTER 3 GENERAL REQUIREMENTS

- 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
 - 304.18.1 doors providing access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a deadboil tock designed to be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort. The lock throw shall be a minimum of 1 inch. A sliding bolt is not acceptable.

 - 304.18.2 operable windows located in whole or in part within 6 feet above ground level or walking surface shall be equipped with a locking device

- 304.18.3 Basement hatchways shall be equipped with devices that secure the units from unauthorized entry
- 304.19 Gates 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.

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CHAPTER 3 - GENERAL REQUIREMENTS

 Section 305 – The interior of a structure and equipment therein shall be maintained in good repair, structurally sound in a sanitary condition. Occupants shall keep that part of the structure that they occupy or control in a clean and sanitary condition. Every owner of a tructure containing a rooming house, housekeeping units, a hotel, a dormitory, two or more dwelling units or two or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property.

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CHAPTER 3 – GENERAL REQUIREMENTS

• 305.1.1 Unsafe Conditions

- 2. The anchorage of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads

- 4. Structural members incapable of supporting nominal loads and load effects
 5. Stairs, landings, balconies and all similar walking surfaces that are not structurally
 anchored or sound
- 6. Foundation systems that are not firmly supported, plumb, anchored or free from creaks and breaks

- 305.2 Structural members Shall be maintained structurally sound and capable of supporting the imposed loads
- 305.3 Interior surfaces interior surfaces, including door and windows, shall be maintained in good, clean and sanitary condition.
- 305.4 Stairs and walking surfaces shall be maintained in sound condition and good repair
- 305.5 Handrails and Guards shall be firmly fastened and capable of supporting normally imposed loads.
- 305.6 Interior doors shall fit reasonably well within its frame and be capable of being opened, closed and locked.

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CHAPTER 3 - GENERAL REQUIREMENTS

 Section 307 Handrails and guards – every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair and every 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. Handrails shall not be less than 30 inches in height or more than 42 inches in height vertically above the nosing of the tread.

101

CHAPTER 3 - GENERAL REQUIREMENTS

- Section 309.1 Rubbish and Garbage exterior property and premises and the interior of every structure shall be free from any accumulation of rubbish or garbage.
- Section 309.2 every occupant of a structure shall dispose of all rubbish in a clean and sanitary manner
- Section 309.3 every occupant of a structure shall dispose of all garbage in a clean and sanitary manner

 Section 309 Pest Elimination – Structures shall be kept free from insect and rodent infestation. Structures in which inspects or rodents and found shall be promptly exterminated by approved processes that will not be injurious to human health.

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CHAPTER 4 – LIGHT, VENTILATION AND OCCUPANCY LIMITATIONS

 The owner of the structure shall provide and maintain light, ventilation and space conditions in compliance with these requirements. A person shall not occupy as owner-occupant, or permit another person to occupy, any premises that do not comply with the requirements of this chapter.
 Alternative devices - in lieu of the means of natural light and ventilation, artificial light or mechanical ventilation complying with the International Building Code shall be permitted.

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CHAPTER 4 – LIGHT, VENTILATION AND OCCUPANCY LIMITATIONS

Section 402 -Light
 402.1 Habitable Spaces - every habitable space shall have not less than one window of approved aise 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.
 Wherever walls or other portions of a structure face a window of any room and such obstructions area located less than 36 eet from the window and extend to a level above that of the ceiling of the room, such window shall not be deemed to face directly to the outdoors nor to a court and shall not be included as contributing to the rooms or spaces window testing of the room.
 Breeption -when animal light for mome or paces window testing damag mare is provided thmegh as edjoining noom, the undertacted opening to be Adjoining on hall not be the about stored opening to be adjoining noom. All the share that 6 pences of the floor area of the interior room or space, or not less than 28 square feet, whichever is greater.

CHAPTER 4 – LIGHT, VENTILATION AND OCCUPANCY LIMITATIONS

- 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 60 watt standard incandescent light bulb for each 200 square feet of floor area or equivalent illumination, provided that the spacing between the lights is not greater than 30 feet.
- 402.3 Other spaces other spaces shall be provided with natural or artificial light sufficient to permit the use of the space
 - Ex. Closet, mechanical room, etc.

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CHAPTER 4 – LIGHT, VENTILATION AND OCCUPANCY LIMITATIONS

Section 403 – Ventilation

- 403.1 Habitable spaces every habitable space shall have not less than one openable window.
 - Exception where rooms and spaces without openings to the outdoors are ventilated through an adjoining room, the unobstructed opening to the adjoining room shall not be less than 8 percent of the floor area of the interior room or space, but not less than 25 square

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CHAPTER 4 – LIGHT, VENTILATION AND OCCUPANCY LIMITATIONS

 403.2 Bathrooms and toilets – every bathroom and toilet room shall comply with the ventilation requirements for habitable spaces as required by 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 directly to the outdoors and shall not be recirculated.

CHAPTER 4 – LIGHT, VENTILATION AND OCCUPANCY LIMITATIONS

- 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
 - I.Where specifically approved in writing by the code official
 I.Devices such as coffee pots and microwaves are not considered cooking appliances

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CHAPTER 4 – LIGHT, VENTILATION AND OCCUPANCY LIMITATIONS

- 403.4 Process Ventilation where injurious, toxic, irritating or noxious fumes, gases, dusts or mists are generated, a local exhaust ventilation system shall be provided to remove the contaminating agent at the source. Air shall be exhausted directly to the exterior and not recirculated.
- 403.5 Clothes dryer exhaust shall be independent of all other systems and shall be exhausted outside the structure in accordance with the manufacturer's specifications

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CHAPTER 4 - LIGHT, VENTILATION AND OCCUPANCY LIMITATIONS

- Section 404 Occupancy Limitations
- Section 404.1 Privacy dwelling units, hotel units, housekeeping units, rooming units and dormitory units shall be arranged to provide privacy and be separate from other adjoining spaces.
- Section 404.2 Minimum Width a habitable room, other than a kitchen, shall not be less than 7 feet in any 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 AND OCCUPANCY LIMITATIONS

404.3 Minimum Ceiling Heights – habitable spaces, hallways, corridors, laundry areas, bathrooms, toilet rooms and habitable basement areas shall have a <u>minimum clear ceiling</u> <u>height of 7 kest</u>.

- opht of 7 feet,
 Exceptions
 1. In one and two family dwellings, beams or girders spaced not less than 4 feet on center and projecting not greater than 6 incides below the celling height
 2. Batement rooms in one and two family dwellings occupied exclusively for laundry, study or recenston purpose, having a minimum celling height of 5 feet 9 incides with a minimum clear height of 5 feet 4 incides under beams, girder, Aucha and anni Aostructions.
 3. Rooms occupied exclusively for alonging, study or estimate purposes, having a longed celling over all or pair of the room, with a minimum clear celling height of 1 feet vere not less than 1/3 of the sequined minimum foer area. In calculating the foos use of two horoms, only those portions of the floor was with a minimum clear celling height of 5 feet that horoman, only those portions.

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CHAPTER 4 – LIGHT, VENTILATION AND 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
 404.4.1 Room area every living room shall contain not less than 120 square feet and every bedroom shall contain not less than 120 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.
 404.4.2 Access from other bedrooms bedrooms shall not constitute the only means of access to other bedrooms or habitable spaces
 Exception units that container than to bedrooms
 - · Exception units that contain fewer than two bedro

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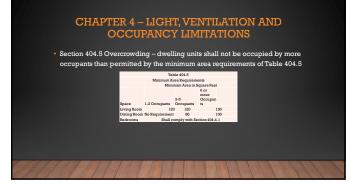
CHAPTER 4 – LIGHT, VENTILATION AND OCCUPANCY LIMITATIONS

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

CHAPTER 4 – LIGHT, VENTILATION AND OCCUPANCY LIMITATIONS

 404.4.5 Other requirements – Bedrooms shall comply with the applicable provisions of this code including, but not limited to, the light, ventilation, room area, ceiling height and room width requirements of this chapter; the plumbing facilities and water heating facilities of Chapter 5; the heating facilities and electrical receptacle requirements of Chapter 7; and the smoke detector and emergency escape requirements of Chapter 7.

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CHAPTER 4 – LIGHT, VENTILATION AND OCCUPANCY LIMITATIONS

- 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. Sleeping areas shall comply with Section 404.4
- 404.5.2 Combined spaces Combined living room and dining room spaces shall comply with the requirements of Table 404.5if 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.



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CHAPTER 4 – LIGHT, VENTILATION AND OCCUPANCY LIMITATIONS

 404.7 Food Preparation – spaces to be occupied for food preparation purposes shall contain suitable space and equipment to store, prepare and serve foods in a sanitary manner. There shall be adequate facilities and services for the sanitary disposal of food wastes and refuse, including facilities for temporary storage.

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CHAPTER 5 – PLUMBING AND FIXTURE REQUIREMENTS

 501.2 Responsibility – the owner of the structure shall provide and maintain such plumbing facilities and plumbing fixtures in compliance with these requirements. A person shall not occupy as owner-occupant or permit another person to occupy any structure or premises that does not comply with the requirements of this chapter.

CHAPTER 5 – PLUMBING AND FIXTURE REQUIREMENTS

502 – Required Facilities

502.1 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.

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CHAPTER 5 – PLUMBING AND FIXTURE REQUIREMENTS

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

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CHAPTER 5 – PLUMBING AND FIXTURE REQUIREMENTS • 502.4 Employees' 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 AND FIXTURE REQUIREMENTS

 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 the occupancy of the premises.

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CHAPTER 5 – PLUMBING AND FIXTURE REQUIREMENTS

Section 503 – Toilet Rooms

- 503.1 Privacy- shall be provided 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.
- 503.2 Location toilet rooms and bathrooms serving hotel units, rooming units or dormitory units or house keeping units, shall have access by traversing not more than one flight of stairs and shall have access from a common hall or passageway

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CHAPTER 5 – PLUMBING AND FIXTURE REQUIREMENTS

 503.3 Location of employee toilet facilities – shall have access from within the employees' working area. 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 500 feet. They can either be separate or combined with public facilities.

Denote of control with period to controls. Exception – facilities that are proved equival for employees in storage structures or kiosks, which are located in adjacent structures under the same ewnership lease or control, shall not exceed a travel distance of 500 feet from the employees' regular work area to those facilities



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CHAPTER 5 – PLUMBING AND FIXTURE REQUIREMENTS Section 504 – Plumbing Systems and Fixtures 504.1 Plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. Plumbing fixtures shall be maintained in a safe, sanitary and functional condition. 504.2 Fixture clearance – plumbing fixtures shall have adequate clearances for

 bu4.2 Fixture clearance – plumbing lixtures shall have adequate clearances for usage and cleaning

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CHAPTER 5 – PLUMBING AND FIXTURE REQUIREMENTS

 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, backsiphonage, 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 AND FIXTURE REQUIREMENTS

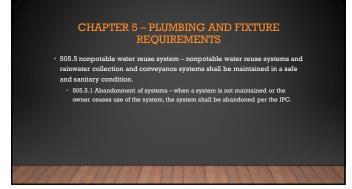
Section 505 – Water systems

- Chon JUS Water systems 505.1 Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other plumbing fixture shall be properly connected to either a public water system or to an approved private water system. Kitchen ainks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot or tempered and cold running water in accordance with the International Plumbing Code.
- water in accordance with the international running Gode. Sofs.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 basis flauets jaintor sink fauets and other hose bibs or faucets to which hoses are attached and left in place, shall be protocted by an approved atmospheric-type vacuum breaker or an approved permanently attached hose connection vacuum breaker.

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CHAPTER 5 – PLUMBING AND FIXTURE REQUIREMENTS

- 505.3 Supply the water supply system shall be installed and maintained to provide a supply of water to plumbing fixtures, devices and appurtenances in sufficient volume and at pressures adequate to enable the fixtures to function property, safely, and free from defects and leaks
 - 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 sitk, lavalory, bakthub, shower and laundry facility at a temperature not least than 110 degrees F. 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. 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 AND FIXTURE REQUIREMENTS

Section 506 – Sanitary Drainage System

- 506.1 all plumbing fixtures shall be properly connected to either a public sewer system or to an approved private sewage disposal system
- sewer system or to an approved private sewage disposal system • 506.2 – Every plumbing stack, vent, waste and sewer line shall function properly and be kept free from obstructions, leaks and defects
- and be kept the inom obstructions, leaks and detects 506.3 – Grease interceptors and automatic grease removal devices shall be maintained in accordance with this code and the manufacturer's installation instructions. Records of maintenance, cleaning and repairs shall be available for inspection by the code official.

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CHAPTER 5 – PLUMBING AND FIXTURE REQUIREMENTS

Section 507 – Storm Drainage

 507.1 Drainage of roofs and paved areas, yards and courts, and other open areas on the premises shall not be discharges in a manner that creates a public nuisance.

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CHAPTER 6 – MECHANICAL AND ELECTRICAL REQUIREMENTS • Section 601

601.1 – This chapter shall govern the minimum mechanical and electrical

facilities and equipment to be provided • 601.2 The owner of the structure shall provide and maintain mechanical and electrical facilities and equipment in compliance with these requirements. A person shall not occupy as owner-occupant or permit another person to occupy any premises that does not comply with the requirements of this chapter.

CHAPTER 6 – MECHANICAL AND ELECTRICAL REQUIREMENTS

Section 602 – Heating Facilities

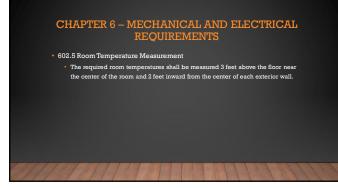
602.2 Dvellings shall be provided with heating facilities capable of maintaining a room temperature of 68 Degrees F in all habitable rooms, bathrooms and toilet rooms based on the winter outdoor design temperature for the locality indicated in Appendix D of the International Plumbing Code. Cooking appliances shall not be used, nor shall portable unvented fuel-burning space heaters be sued, as a means to provide required heating. Appendix D for PA is less than 10% in one direction or the other

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CHAPTER 6 – MECHANICAL AND ELECTRICAL REQUIREMENTS

 602.3 Heat Supply – Every owner and operator of any building who rents, leases or lets one or more dwelling units or sleeping units on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat during the period from October 1 to May 15 (City of Bethlehem) to maintain a minimum temperature of 68 Degrees F in all habitable rooms, bathrooms and toilet room. eptions

- When the outdoor temperature is below the winter outdoor design temperature for the locality, maintenance of the minimum room temperature shall not be required provide that the heat system is operating at its all design capacity. In areas where the average monthly temperature is above 30 Degrees 7. a minimum temperature of 60 Degrees 7 and the maintained.



CHAPTER 6 – MECHANICAL AND ELECTRICAL REQUIREMENTS

Section 603 Mechanical Equipment

 603.1 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

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CHAPTER 6 – MECHANICAL AND ELECTRICAL REQUIREMENTS

- 603.2 Removal of combustion products fuel burning equipment and appliances shall be connected to an approved chimney or vent
- The exception to that is fuel burning equipment and appliances labeled for unvented operation
- 603.3 Clearance required clearances to combustible materials shall be maintained
- 603.4 Safety Controls safety controls for fuel burning equipment shall be maintained in effective operation

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CHAPTER 6 – MECHANICAL AND ELECTRICAL REQUIREMENTS

- 603.5 Combustion air -0 a supply of air for complete combustion of the fuel and for ventilation of the space containing the fuel burning equipment shall be provided for the fuel burning equipment
- 603.6 Energy Conservation Devices are intended to reduce fuel consumption by attachment to a fuel burning appliance, to the fuel supply line thereto, or to the vent outlet for vent piping therefrom, shall not be installed unless labeled for such purpose and the installation is specifically approved.

CHAPTER 6 – MECHANICAL AND ELECTRICAL REQUIREMENTS

- Section 604 Electrical Facilities
- 604.1 Every occupied building shall be provided with an electrical system in compliance with this chapter
- 604.2 Service the size and usage of appliances and equipment shall serve as a basis for determining the need for additional facilities in accordance with NFPA 70. Dwelling units shall be served by a three-wire, 120/240 volt, single phase electrical service having a minimum rating of 60 amps

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CHAPTER 6 – MECHANICAL AND ELECTRICAL REQUIREMENTS

- 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.
- 604.3.1. Electrical distribution equipment, motor circuits, power equipment, transformers, wire, cable, flexible cords, wiring devices, ground fault circuit interrupters, surge protectors, molded case circuit breakers, low voltage fuses, luminaires, ballasts, motors and electronic control, signaling and communication equipment that have been exposed to water shall be replaced in accordance with the provisions of the International Building Code.

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CHAPTER 6 – MECHANICAL AND ELECTRICAL REQUIREMENTS

- 604.3.2.1 Electrical equipment electrical switches, receptacles and fixtures, including furnace, water heating, security system and power distribution circuits, that have been exposed to fire, shall be replaced in accordance with the provisions of the International Building Code.
- Exception electrical switches, receptacles and fixtures that shall be allowed to be repaired where an inspection report from the equipment manufacturer or approved manufacturers' representative indicates that the equipment has not sustained damage that requires replacement.

CHAPTER 6 – MECHANICAL AND ELECTRICAL

- Section 605 Electrical Equipment
- Section 605.1 Electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.
- ensenced and maintained in a safe and approved manner. Section 605.2 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 groundfault grype receptacle or a receptacle with a ground fault circuit interrupter. Every bathroom shall contain not less than one receptacle. Any new bathroom receptacle outlet shall have ground fault circuit interrupter protection. All receptacle outlets shall have the appropriate faceplate cover for the location.

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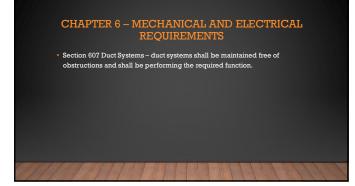
CHAPTER 6 – MECHANICAL AND ELECTRICAL REQUIREMENTS

- 605.3 Luminaires every public hall, interior stairway, toilet room, kitchen, laundry room, bathroom, boiler room and furnace room shall contain not less than one electric luminaire. Pool and spa luminaires over 15V shall have ground fault interrupter protection.
- 605.4 Wiring Flexible cords shall not be used for permanent wiring, or for running through doors, windows, or cabinets, or concealed within walls, floors or ceilings.

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CHAPTER 6 – MECHANICAL AND ELECTRICAL REQUIREMENTS

- Section 606 Elevators 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.
- 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



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CHAPTER 7 – FIRE SAFETY REQUIREMENTS

- This chapter shall govern the minimum conditions and standards for fire safety relating to structures and exterior premises, including fire safety facilities and equipment to be provided
- Sections 703 through 704.5.2 are all new to 2018
- The owner of the premises shall provide and maintain such fire safety facilities and equipment in compliance with these requirements. A person shall not occupy as owner-occupant or permit another person to occupy any premises that do not comply with the requirements of this chapter.

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CHAPTER 7 – FIRE SAFETY REQUIREMENTS

- Section 702 Means of Egress
- 702.1 A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way.
- 702.2 Aisles the required width of aisles shall be in accordance with the International Fire Code. (Minimum width based on occupancy type)
- 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 IBC.

- 702.4 Emergency Escape Openings shall be maintained in accordance with the code in effect at the time of construction, and the following:
 - 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 the emergency escape and rescue openings provided that the net clear openings provided complies with the code that was in effect at the time of construction
 - emergency escape and rescue openings provided intal the net clear openings provided complies with the code that was in effect at the time of construction • 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 or rescue opening

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CHAPTER 7 – FIRE SAFETY REQUIREMENTS

Section 703 – Fire resistance ratings

 703.1 Fire resistance-rated assemblies – this chapter shall govern maintenance of the materials, systems and assemblies used for structural fire resistance and fire-resistance-rated construction separation of adjacent spaces to safeguard against the spread of fire and smoke within a building and the spread of fire to or from buildings

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CHAPTER 7 – FIRE SAFETY REQUIREMENTS

 703.2 Unsafe Conditions – where any components are not maintained and do not function as intended or do not have the fire resistance required by the code under which the building was constructed or allered, such components or portions thereof shall be deemed unsafe conditions in accordance with the IFC. Components or portions thereof determined to be unsafe shall be repaired or replaced to conform to that code under which the buildings were constructed or altered. Where the condition of components is such that any building, structure or portion thereof presents an imminent danger to the occupants of the building, structure or portion thereof, the fire code official shall act.

703.3 Maintenance - the fire resistance rating of fire resistance rated construction, including walls, firestops, shaft enclosures, partitions, smoke barriers, floors, fire resistive coatings and spray fire resistant materials applied to structural members and joint systems, shall be maintained. Such elements shall be visibly inspected annually by the owner and repaired, restored or replaced where damaged, altered, breached or penetrated. Records of inspections and repairs shall be maintained. Where concealed, such elements shall not be required to be visually inspected by the owner unless the concealed space is accessible by the removal or movement of a panel, access door, ceiling tile or entry to the space. Opening made therein for the passage of pipes, electrical conduit, wires, ducts, air transfer and any other reason shall be protected with approved methods capable of resisting the passage of smoke and fire. Opening through fire-resistance rated assemblies shall be protected by showner at automatic closing doors of approved construction meeting the fire protection requirements for the assembly.

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CHAPTER 7 – FIRE SAFETY REQUIREMENTS

- 703.1.1 Fire blocking and draft stopping is required to maintained in combustible concealed spaces to provide continuity and integrity of the construction
- 703.1.2 Smoke barriers and smoke partitions shall be maintained to prevent the passage of smoke. All smoke dampers and smoke barriers shall be maintained in accordance with NFPA 105
- 703.1.3 Fire walls, fire barriers and fire partitions shall be maintained to prevent the passage of fire. Opening protected with approved doors or fire dampers shall be maintained in accordance with NFPA 80

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CHAPTER 7 – FIRE SAFETY REQUIREMENTS

 703.4 Opening Protectives shall be maintained in an operative conditioning accordance with NFPA 80. All labels shall be approved and follow the installation of the third party certified organization. Fire doors and smoke barriers shall not be obstructed or otherwise made inoperable. Fusible links shall be replaced whenever fused or damaged. Fire door assemblies shall not be modified

- 703.4.1 Signs where required by the code official, a sign shall be permanently displayed on or near each fire door in letters not less than 1 inch and should read as follows:
 - For doors designed to be kept normally open FIRE DOOR DO NOT BLOCK
 For doors designed to be kept normally closed FIRE DOOR KEEP CLOSED
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CHAPTER 7 – FIRE SAFETY REQUIREMENTS

- 703.4.2 Hold open devices and closers hold open devices and automatic door closers shall be maintained. During the period that such a device is out of service for repairs, the door it operates shall remain in the closed position
- 703.4.3 Door operation swinging fire doors shall close from the full open position and latch automatically. The door closer shall exert enough force to close and latch the door from any partially open position

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CHAPTER 7 – FIRE SAFETY REQUIREMENTS

- 703.5 Ceilings the hanging and displaying of salable goods(goods that can be sold) and other decorative materials from acoustical ceiling systems that are part of a fire resistance rated horizontal assembly shall be prohibited.
- 703.6 Testing horizontal and vertical sliding and rolling doors shall be tested annually and records shall be maintained

 703.7 Vertical Shafts – Interior vertical shafts, including stairways, elevator hoistways, and service and utility shafts, which connect two or more stories of a building shall be enclosed or protected as required in Chapter 11 of the IFC. New floor openings in existing buildings shall comply with the IBC

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CHAPTER 7 – FIRE SAFETY REQUIREMENTS

 703.8 Opening protective closers – where openings are required to be protected, opening protectives shall be maintained self-closing or automatic-closing by smoke detection. Existing fusible link type automatic door closing devices shall be replaced if the fusible link rating exceeds 135 degrees F.

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CHAPTER 7 – FIRE SAFETY REQUIREMENTS

Section 704 – Fire protection Systems

- Section 704.1 Fire detection, alarm and extinguishing systems, mechanical smoke exhaust systems, and smoke and heat vents shall be maintained in an operative condition at all times and replace or repaired where required.
- 704.1.1 Fire protection systems shall be maintained in accordance with the original installation standards for that system. Required systems shall be extended, altered or augmented as necessary to maintain and continue protection where the building is altered or enlarged. Alterations to fire protection systems shall be done in accordance with the applicable standards.
- 704.1.2 Fire protection systems required by the code shall be installed, repaired, operated, tested and maintined in accordance with the code. Any approved design alterations, as long as approved by the code, shall be considered to be a required system.

 704.1.3 Fire Protection Systems – the following systems shall be maintained and tested in accordance with the IFC: ested in accordance with the IFC: • Automatic Sprinkler System • Automatic fire extinguishing systems protecting commercial cooking systems • Automatic water mist extinguishing system • Carbon dioxide extinguishing system • Ceans agent extinguishing systems • Dry chemical extinguishing systems • Dry chemical extinguishing systems • Fire alarm and fire detection systems

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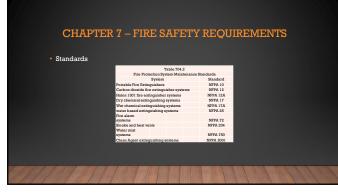
CHAPTER 7 – FIRE SAFETY REQUIREMENTS

• 704.1.3 cont'd

- Fire Department Connections
 Fire Pumps
 Foam Extinguishing systems
 Halon Extinguishing systems

- Single and multiple station smoke alarms
- Smoke and heat vents and mechanical smoke removal systems
- Smoke control systems
- Wet chemical extinguishing systems

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- 704.2.1 Records records shall be maintained of all inspections, tests and maintenance
- 704.2.2 Records information initial records shall include the:
 - Name of the installation contract
 - Type of components installed
 Manufacturer of the components
 - Location and number of components installed per
 - Manufacturers' operation and maintenance instruction manu These records must be maintained for the life of the system

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CHAPTER 7 – FIRE SAFETY REQUIREMENTS

704.3 Systems out of service – where a required fire protection system is out
of service, the fire department and the fire code official shall be notified
immediately and, where required by the fire code official, either the
building shall be evacuated or an approved fire watch shall be provided for
all occupants left unprotected by the shutdown until the fire protection
system has been returned to service.

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CHAPTER 7 – FIRE SAFETY REQUIREMENTS

- 704.4 Removal of or tampering with equipment 0- it shall be unlawful for any
 person to remove, tamper with or, otherwise disturb any fire hydrant, fire
 detection and alarm system, fire suppression system or other fire appliance
 required by this code except for the purposes of extinguishing fire, training,
 recharging or making necessary repairs.
- 704.4.1 Removing of or tampering with appurtenances locks, gates, doors, barricades, chains, enclosures, signs, tags and seals that have been installed by or at the direction of the fire code official shall not be removed, unlocked, destroyed or tampered with in any manner.

 704.4.2 Removing of existing occupant-use hose is permitted by the fire code official where all of the conditions apply:

- The installation is not required by the IFC or the IBC
 The hose line would not be utilized by trained personnel or the fire department
 The remaining outlets are compatible with the local fire department fittings

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CHAPTER 7 – FIRE SAFETY REQUIREMENTS

704.4.3 Termination of the monitoring service – for fire alarm systems required to be monitored per IFC, notice shall be made to the fire code official in writing whenever the service is terminated.

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CHAPTER 7 – FIRE SAFETY REQUIREMENTS

 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. All signs must be approved by the fire code official.

- 704.5.1 Fire Department connection access ready access to fire department connections shall be maintained at all times and without obstruction by fences, bushes, trees, walls or any other fixed or movable object. All FDCs shall be approved by the fire official.
- object. All FDCs shall be approved by the fire official.
 Exception -fences, where provided with an access gate equipped with a sign complying with legend requirements of Section 912.5 of the IFC and a means of emergency operation.

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CHAPTER 7 – FIRE SAFETY REQUIREMENTS

 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.

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CHAPTER 7 – FIRE SAFETY REQUIREMENTS

- 704.6 Single and multiple station smoke slarms single and multiple station smoke slarms shall be installed in existing Group I-1 and R occupancies in accordance with sections 704.6.1 through 704.6.3
- TOP 6.8 Where required existing Group 1-1 and R occupancies shall be provided with single station smoke alarms in accordance with 704.6.1.1 through 704.6.1.4. Interconnection and power sources shall be in accordance with Section 704.6.2 and 704.6.3
 Exception
 - Copion
 Where the code that was in effect at the time of construction required moke alarms and anoke alarms complying
 with hose requirements are already provided
 Where such as already and the construction of the second s

704.6.1.1 Group R-1 – single or multi station smoke alarms shall be installed in all of the following locations in Group R-1

- In sleeping areas
- In secry room in the path of the means of egress from the sleeping area to the door leading from the sleeping unit In each story within the sleeping unit, including basements. For sleeping units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level

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CHAPTER 7 – FIRE SAFETY REQUIREMENTS

- 704.6.1.2 Groups R-2, R-3, R-4 and I-1 Single or multiple station smoke alarms shall be installed and maintained in Groups R-2, R-3, R-4 and I-1 regardless of occupant load at all of the following locations:
 - On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of the bedrooms

 - In each room used for sleeping purposes
 In each room used for sleeping purposes
 In each story within a dwelling unit, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels a moke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

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CHAPTER 7 – FIRE SAFETY REQUIREMENTS

 704.6.1.3 Installation near cooking appliances – smoke alarms shall not be installed in the following locations unless this would prevent placement of a smoke alarm in a location required by Section 704.6.1.1 or 704.6.1.2

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

 704.6.1.4 Installation near bathroom – 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 this would prevent placement of a smoke alarm required by Section 704.6.1.1 or 704.6.1.2

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 704.6.4 Smoke detection system - smoke detectors listed in accordance with UL 268 and provided as part of the building's fire alarm system shall be an acceptable alternative to single and multiple station smoke alarms and shall comply with the following:

single and multiple stations move aarms and snail couply with the following: The fire alarm system shall comply with all splicable requirements in Section 807 of the FC Activation of a smoke detector in a dwelling or aleeping unit shall initiate alarm notification int eh dwelling or sleeping unit in accordance with Section 907.5 of the FC Activation of a smoke detector in a dwelling or aleeping unit shall not activate alarm notification appliances outside of the dwelling or aleeping unit provided that supervisory signal is generated and monitored in accordance with Section 907.5 of the FC

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CHAPTER 7 – FIRE SAFETY REQUIREMENTS

 704.7 Single and Multiple station smoke alarms – shall be tested and maintained in accordance with the manufacturer's instructions. Smoke alarms that do not function shall be replaced. Smoke alarms installed in one and two family dwellings shall be replaced not more than 10 years from the date of manufacture marked on the unit, or shall be replaced if the date cannot be determined.

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CHAPTER 7 – FIRE SAFETY REQUIREMENTS

Section 705 Carbon Monoxide Alarms and Detection

- 705.1 Carbon Monoxide alarms shall be installed in dwellings in accordance with Section 1103.9 of the IFC, except that alarms in dwelling covered by the IRC shall be installed in accordance with Section R315 of that code.
- 708.2 Carbon Monoxide alarms and detectors Carbon monoxide alarms and carbon monoxide detection systems shall be maintained in accordance with NFPA 720. Carbon Monoxide alarms and carbon monoxide detectors that become inoperable or begin producing end-of-life signals shall be replaced.

CHAPTER 8 – REFERENCE STANDARDS
• ASME
• ASTM
• ICC
• NFPA
• UL

