

INTERNATIONAL PROPERTY MAINTENANCE CODE (IPMC)

2009 Edition

UNSAFE STRUCTURES AND EQUIPMENT (IPMC, Chapter 1)

When, in accordance with this code, a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy or is found unlawful, such structure shall be condemned.

Whenever the code official has condemned a structure or equipment under the provisions of this code, notice shall be posed in a conspicuous place on the structure and notice served on the owner or person responsible for the structure.

(IPMC §§107 and 108)

GENERAL REQUIREMENTS OF THE EXTERIOR (IPMC, Chapter 3)



The owner of the premises shall maintain the structures and exterior property in compliance with the following requirements. A person shall not occupy as owner-occupant or permit another person to occupy premises which are not in a sanitary and safe condition and which do not comply with the following requirements. Occupants of a dwelling unit are responsible for keeping in a clean, sanitary and safe condition that part of the dwelling unit or premises which they occupy and control. The following areas shall be maintained:

Sanitation - All exterior property and premises shall be maintained in a clean, safe and a sanitary condition.

Grading and drainage - All premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water on the property.

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

Parking areas - Parking of any vehicle in the front yard of a one or two family dwelling shall be prohibited unless such vehicle parking is on an improved area having a surface of asphalt, concrete, rock or gravel with a permanent border.

Landscaping - At least 60% of the front yard area shall be planted with living plant materials. All landscaping areas shall be planted with approved materials including grass, shrubs and trees.

(IPMC §302)

GENERAL REQUIREMENTS OF BUILDING EXTERIOR (IPMC, Chapter 3)

Exterior surface - All exterior surfaces, including doors, door and window frames, porches, trim, balconies, decks and fences shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted.

Exterior walls - All exterior walls shall be free from holes, breaks, and loose or rotting materials, and maintained weatherproof and properly surface-coated where required to prevent deterioration.

Roofs and drainage - The roof and flashing shall be adequate to prevent dampness or deterioration in the walls and interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions.

Stairways, decks, porches and balconies - Every exterior stairway, deck, porch and balcony shall be maintained structurally sound, in good repair and capable of supporting the imposed loads.

Handrails and guards - Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

Windows and doors - Every window and door shall be kept in sound condition, good repair and weather tight. Doors providing access to a dwelling unit, rooming unit or housekeeping unit that is rented shall be equipped with a deadbolt lock designed to be readily openable from the inside without the need for keys, and shall have a lock throw of not less than 1 inch.

Insect screens - Insect screens shall be provided on all operable windows. Screens shall be maintained free from tears, holes or imperfections that would admit insects.
(IPMC §304)

GENERAL INTERIOR REQUIREMENTS (IPMC, Chapter 3)

The interior of a structure and equipment shall be maintained in good repair, structurally sound and in a sanitary condition. Occupants shall keep that part of the structure which they occupy or control in a clean and sanitary condition. Specific items are as follows:

Structural members - Shall be maintained to be capable of supporting the imposed loads.

Interior surfaces - All interior surfaces, including windows and doors, shall be maintained. Peeling, chipping, flaking paint, cracked and loose plaster and decayed wood shall be removed and repaired.

Stairs, walking surfaces, handrails and guards - Shall be maintained and capable of supporting the imposed loads.

Accumulation of rubbish or garbage - The owner and occupant shall be responsible for keeping the property free of accumulated garbage by providing and using proper disposal containers.

Infestation - The owner and/or occupant shall be responsible to keep the structure free from insect and rodent infestation before and while being occupied.
(IPMC §§ 305 thru 309)

LIGHT AND VENTILATION REQUIREMENTS (IPMC, Chapter 4)

Every habitable space shall have at least **one window of approved size** facing directly to the outdoors or to a court. The minimum total square foot area shall be 8% of the total square foot area of the room. Artificial light and mechanical ventilation may be used instead of windows.

Common halls and stairways - Every common hall shall be lighted at all times with at least a 60 watt light bulb for each 200 square feet of floor area and a maximum spacing of 30 feet between bulbs. Stairways shall be illuminated at all times with a minimum of 1 foot-candle at floor level.

Bathrooms and toilet rooms - Every bath or toilet room shall have window capable of opening or mechanical ventilation discharging to the exterior.
(IPMC § 402 & 403)

OCCUPANCY LIMITATIONS (IPMC, Chapter 4)

Cooking facilities - Cooking shall not be permitted in any rooming unit or dormitory unit, and a cooking appliance shall not be permitted to be present in a rooming unit or dormitory unit.

Minimum ceiling heights - Habitable spaces, hallways, bathrooms, basements, etc., shall have a clear ceiling height of not less than 7 feet.

Room area - Every living room shall contain at least 120 square feet and every bedroom shall contain at least 70 square feet.
(IPMC §404.4.1)

Access from bedrooms - Bedrooms shall not constitute the only means of access to other bedrooms or habitable space. (Exception: Units that have only one bedroom).
(IPMC §404.4.2)

Water closet accessibility - Every bedroom shall have access to at least one water closet and one lavatory without passing through another bedroom.
(IPMC §404.4.3)

Prohibited occupancy - Kitchens and nonhabitable spaces shall not be used for sleeping purposes.
(IPMC §404.4.4)

Overcrowding - The number of persons occupying a dwelling unit shall not create conditions that, in the opinion of the code official, endanger the life, health, safety or welfare of the occupants.
(IPMC §404.5)

Food preparation - All spaces to be occupied for food preparation purposes shall contain suitable space and equipment to store, prepare and serve foods in a sanitary manner.

PLUMBING FACILITIES

(IPMC, Chapter 5)



Required facilities - Every dwelling unit shall contain its own bathtub or shower, lavatory, water closet and kitchen sink, maintained in a sanitary and safe working condition. Rooming houses shall have at least one water closet, lavatory and bathtub or shower for each four rooming units.

Plumbing systems - All plumbing fixtures shall be properly installed and maintained in working order and shall be kept free from obstruction, leaks and defects and kept in a safe, sanitary and functional condition. Plumbing fixtures shall have adequate clearances for usage and cleaning.

Water system - The water supply shall be maintained free from contamination. The water supply system shall be installed and maintained to provide a supply of water to plumbing fixtures in sufficient volume and pressure to enable the fixtures to function properly.

Hot water - Water heating facilities shall be maintained and able to provide an adequate amount of water at every required sink, or lavatory, bathtub or shower at a temperature of not less than 120 degrees Fahrenheit. 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.

Sanitary drainage system - All plumbing fixtures shall be properly connected to a public sewer system and maintained free from obstructions, leaks and defects.

HEATING AND ELECTRICAL REQUIREMENTS

(IPMC, Chapter 6)



Carbon Monoxide Detectors - all residential occupancies that have a fuel fired appliance or attached garage must have a carbon monoxide detector installed within 15 feet of any bedroom whenever the unit has a change of ownership or tenancy, or when work requiring a permit is done.

Heating facilities - Dwellings shall be provided with heating facilities capable of maintaining a room temperature of 65 degrees Fahrenheit in all habitable rooms when the outside temperature is -2 degrees Fahrenheit. Cooking appliances shall not be used to provide space heating.

Heating appliances - All heating appliances, fireplaces, and cooking appliances shall be properly installed and maintained in a safe working condition.

Electrical service - Dwelling units shall be served by a three-wire, 120/240 volt, single phase electrical service having a rating of not less than 60 amperes.

Electrical equipment - Every habitable space in a dwelling shall contain at least two separate and remote receptacle outlets. Every laundry area shall contain at least one grounded-type receptacle with a ground fault circuit interrupter. Every bathroom shall contain at least one receptacle.

PROPERTY MAINTENANCE CHECK LIST

- Only one dwelling unit is permitted on all properties zoned as single family residential, except for approved Urban Dwelling Units.
- No basement apartments or sleeping rooms in garages or sheds are allowed in a single family residential unit.
- All sleeping rooms are required to have an exit window or door to the outside.
- Bedrooms must be of a proper size.
- Water heating facilities must be adequate.
- Dwellings must have proper heating facilities.
- All mechanical equipment must be maintained in safe working condition.
- Each dwelling unit must have a safe electrical system.
- Each habitable room must have two receptacle outlets.
- Smoke detectors must be located on every story of a residence, in every bedroom and outside the immediate vicinity of every bedroom.
- Dwelling units with fuel fired appliances must have carbon monoxide detectors within 15 feet of bedrooms. (see Heating and Electrical Requirements (IPMC Chapter 6))
- Each dwelling unit must have its own bathtub or shower, bathroom sink, toilet and kitchen sink, which must be maintained in safe and sanitary working condition. A kitchen sink shall not be used as a substitute for the required bathroom sink.
- Exterior surfaces such as doors, windows, porches and fences must be maintained in good condition and protected from decay with paint or other treatments.
- Plumbing fixtures must be properly connected to water and waste water systems and be free from cross connections and leaks.
- No insect or rodent infestation.
- Window glass and screens must be in good repair.
- Roof must not leak.
- Extension cords may not be used as permanent wiring.

You are encouraged to call Code Enforcement at 303-651-8444 if you suspect a violation of any of these standards.

Extension cords - Extension cords shall not be used for permanent wiring. Extension cords shall not extend from one room to another, be placed across a doorway, extend through a wall or partition, or be used in any area where such cord may be subject to physical damage.

For further information regarding the *International Property Maintenance Code*, see:

1. Longmont Public Library
2. www.ICC.org or www.ecodes.biz

Keep in mind that the City of Longmont has adopted a specific *Property Maintenance Code*. Some of the requirements in Longmont's *Property Maintenance Code* are relevant only to the City of Longmont while other requirements meet state and/or international standards.