

2018 International Property Maintenance Codes Commentary

EXTERIOR

- 304.10 Stairways, decks, porches, and balconies. Every exterior stairway, deck, porch, and balcony, and all other appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.
- 304.12 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.
- 304.4 Structural members. Structural members shall be maintained free from deterioration and shall be capable of safely supporting the imposed dead and live loads.
- 304.8 Decorative features. Cornices, belt courses, corbels, terra cotta trim, wall facing, and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.
- 304.9 Overhang extensions. Overhang extensions including, but not limited to, canopies, marquees, signs, metal awnings, fire escapes, standpipes, and exhaust ducts shall be maintained in good repair and properly anchored so as to be kept in a sound condition. Where required, all exposed surfaces of metal or wood shall be protected from elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar treatment.
- 304.3 Premises identification. Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall not be less than 4 inches in height with a minimum stroke width of 0.5 inch.
- 304.6 Exterior walls. 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.
- 304.5 Foundation walls. Foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent entry of rodents and other pests.
- 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. 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. Siding and masonry joints, as well as, those between the building envelope and the perimeter of windows, doors, and skylights, shall be maintained weather resistant, and watertight. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.
- 304.7 Roofs and drainage. The roof and flashing shall be sound, tight, and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters, and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

- 304.15 Doors. Exterior doors, door assemblies, operator systems if provided, and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door. Locks in means of egress doors shall be in accordance with 702.3.
- 304.16 Basement hatchways. Every basement hatchway shall be maintained to prevent the entrance of rodents, rain, and surface drainage water.
- 304.13 Windows, skylight, and door frames. Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.
- 304.11 Chimneys and towers. Chimneys, cooling towers, smokestacks, and similar appurtenances shall be maintained structurally safe and sound, and in good repair. Exposed faces of metal or wood shall be protected from the elements and against decay or rust by periodic applications of weather coating materials, such as paint and similar surfaces treatment.
- 302.7 Accessory structures. Accessory structures, including detached garages, fences, and walls, shall be maintained structurally sound and in good repair.

INTERIOR

- 305.3 Interior surfaces. Interior surfaces, including windows and doors, shall be maintained in good, clean, and sanitary condition. Peeling, chipping, flaking, or abraded paint shall be repaired, removed, or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected.
- 305.2 Structural members. Structural members shall be maintained structurally sound and be capable of supporting the imposed loads.
- 305.4 Stairs and walking surfaces. Every stair, ramp, landing, balcony, porch deck, or other walking surface shall be maintained in sound condition and good repair.
- 305.5 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.
- 304.13.1 Glazing. Glazing materials shall be maintained free from cracks and holes.
- 304.13.2 Openable windows. Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.
- 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 within the property.
- 304.18 Doors. Doors for dwelling unit shall be provided with devices designed to provide security for the occupants and property within.
- 304.18.2 Windows. Operable windows located in whole or in part within 6 feet above ground level or a walking surface below that provide access to a dwelling unit, rooming unit, or housekeeping unit that is rented, leased or let shall be equipped with a window sash locking device.
- 504.1 General. 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 safe, sanitary and functional condition.
- 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 sink, lavatory, bathtub, shower and laundry facility at a temperature not less than 110° F (43° C). 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 discharge pipe shall be properly installed and maintained on water heaters.

- 506.2 Maintenance. Every plumbing stack, vent, waste, and sewer line shall function properly and be kept free from obstructions, leaks, and defects.
- 506.1 General. Plumbing fixtures shall be properly connected to either a public sewer system or to an approved private sewage disposal system.
- 604.1 Facilities required. Every occupied building shall be provided with an electrical system in compliance with the requirements of this section and section 605.
- 604.3 Electrical system hazard. 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.
- 605.2 Receptacles. Every habitable space in a dwelling shall contain not less than two separate and remote receptacle outlets. Every laundry area shall contain not less than one grounding-type receptacle 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 locations.
- 602.1 Facilities required. Heating facilities shall be provided in structures as required by this section.
- 602.2 Residential occupancy. Dwellings shall be provided with heating facilities capable of maintaining a room temperature of 68 degrees Fahrenheit in all habitable rooms, bathrooms and toilet rooms based on winter outdoor design temperature for the locality indicated in appendix D of the International Plumbing Code. Cooking appliances shall not be used, nor shall potable unvented fuel-burning space heaters be used, as a means to provide required heating.
- 603.1 Mechanical equipment and appliances. Mechanical equipment, appliances, fireplaces, solid fuel burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition and shall be capable of performing the intended function.
- 305.1 General. The interior of a structure and equipment there in shall be maintained in good repair, structurally sound and in a sanitary condition. Occupants shall keep the part of the structure that they occupy control in a clean and sanitary condition. Every owner of a structure containing a rooming house, housekeeping units, a hotel, a dormitory, two or more dwelling units, or 2 or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property.
- 702.1 General. A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way. Means of egress shall comply with the International Fire Code.
- 704.1 Inspection, testing and maintenance. Fire detectors, alarm and extinguishing system, mechanical smoke exhaust systems, and smoke and heat vents shall be maintained in accordance with the International Fire Code in an operative condition at all times and shall be replaced or

repaired where defective. Carbon Monoxide detectors are required if there is an attached garage or gas appliances and placed in hallway outside bedrooms two feet from floor.

- 309.1 Infestation. Structures shall be kept free from insect and rodent infestation. Structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent re-infestation.
- 309.2 Owner. The owner of any structure shall be responsible for pest elimination within the structure prior to renting or leasing the structure.
- 309.3 Single occupant. The occupant of a one- family dwelling or of a single-tenant nonresidential structure shall be responsible for pest elimination on the premises.
- 309.4 Multiple occupancy. The Owner of the structure containing 2 or more dwelling units, a multiple occupancy, a rooming house, or a nonresidential structure shall be responsible for pest elimination in the public or shared areas of the structure and exterior property. If infestation is caused by failure of an occupant to prevent such infestation in the area occupied, the occupant and owner shall be responsible for pest elimination.
- 309.5 Occupant. The occupant of any structure shall be responsible for the continued rodent and pest free condition of the structure.
- 102.5 Workmanship. Repairs, maintenance work, alterations, or installations that are caused directly or indirectly by the enforcement of this code shall be executed and installed in a workmanlike manner and installed in accordance with the manufacturer's instructions.