



ILLOWA Chapter of INTERNATIONAL CODE COUNCIL

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Recommended Changes to the 2009 International Property Maintenance Code

101.1 Insert: **[Name of Jurisdiction]**

103.5 Insert: **[Appropriate Schedule]**

112.4 Insert: **[Dollar Amount in two locations]**

302.4 Weeds **Insert** (10")

304.14 Insect Screens **Insert** "April 1st to November 1st"

404.4.1 Room area. **Add** and every bedroom occupied by more than one person shall contain at least 50 square feet (4.6 m2) of floor area for each occupant thereof.

404.5 Overcrowding. **Replace text with** Dwelling units shall not be occupied by more occupants than permitted by the minimum area requirements of Table 404.5.

Add new table and text as follows:

**TABLE 404.5
MINIMUM AREA REQUIREMENTS**

Space	MINIMUM AREA IN SQUARE FEET		
	1-2 occupants	3-5 occupants	6 or more occupants
Living room ^{a,b}	No requirements	120	150
Dining room ^{a,b}	No requirements	80	100
Bedrooms	Shall comply with Section 404.4.1		

a. See Section 404.5.2 for combined living room/dining room spaces.

b. See Section 404.5.1 for limitations on determining the minimum occupancy area for sleeping purposes.

404.5.1 Sleeping area. The minimum occupancy area required by Table 404.5 shall not be included as a sleeping area in determining the minimum occupancy area for sleeping purposes. All sleeping areas shall comply with Section 404.4.

404.5.2 Combined spaces. Combined living room and dining room spaces shall comply with the requirements of Table 404.5 if the total area is equal to that required for separate rooms and if the space is located so as to function as a combination living room/dining room.

602.3 Heat supply **Insert** "October 1st to May 15th"

602.4 Occupiable work spaces **Insert** "October 1st to May 15th"

Add new text as follows:

603.1.1 Property owners are required to have annual carbon monoxide tests of furnaces performed for all fuel-burning furnaces that are 10 years old or older and for all fuel-burning furnaces that have been inoperative for one year or longer. Tests must be performed by a properly certified and registered mechanical contractor. Owners shall immediately notify Inspection Division of failed tests. Owners shall provide a legible certified copy of successful test results to Code official not later than 30 days after the test.

Exception: A carbon monoxide detector installed within 10' of furnace will meet the intent of the annual carbon monoxide test requirement.

Add new text as follows:

603.1.2: Every dwelling unit shall be equipped with at least one approved carbon monoxide alarm in an operating condition within 15 feet of every room used for sleeping purposes. Carbon monoxide detector/smoke detector alarms may be installed only if the combined unit provides different alarm tones for the carbon monoxide detection and the smoke detection. Every structure that contains more than one dwelling unit shall contain at least one approved carbon monoxide alarm in operating condition within 15 feet of every room used for sleeping purposes.

The required carbon monoxide detector/alarm is permitted to be solely battery operated in buildings where no construction is taking place, buildings that are not served from a commercial power source and in existing areas of buildings undergoing alterations or repairs that do not result in the removal of interior wall or ceiling finishes exposing the structure, unless there is an attic, crawl space or basement available which could provide access for building wiring without the removal of interior finishes.

Exceptions: Carbon Monoxide Detectors are not required if:

1. A residential unit in a building that does not rely on combustion of fossil fuel for heat, ventilation, or hot water.
2. A residential unit in a building that is not connected in any way to a garage and not close to a source of carbon monoxide.

Add new text as follows:

603.7 Existing HVAC systems. Refrigerant circuit access ports shall be provided with locking-type tamper-resistant caps or comparable device.

Replace

605.2 Receptacles. 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 or a receptacle with a ground fault circuit interrupter.

Add

605.2.1 Bathrooms in Residential units. Each bathroom in residential units shall have at least one receptacle. Every bathroom receptacle in residential units shall be protected against ground faults by means of a ground fault circuit interrupter or other approved means.

Add

605.2.2 Kitchens in Residential units. Every kitchen countertop receptacle that is within 6 feet of a sink or exposed pipe shall be protected against ground faults by means of a ground fault circuit interrupter or other approved means.

Replace

606.1 General. Elevators, dumbwaiters, and escalators shall be maintained and certified in accordance with State statutes and regulations.