

## **Recommended Changes to the 2012 International Property Maintenance Code**

### 302.4 Weeds

#### **Delete in its entirety and replace with the following:**

All premises and exterior property shall be maintained free from weeds or plant growth in excess of "10". All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants, woody vegetation in fence lines and from the wall to the drip line of any structure; however this term shall not include cultivated flowers, gardens and trimmed shrubs. For lots over one acre, the minimum setbacks or required yards shall be maintained as described above.

304.14 Insect Screens **Insert** "April 1<sup>st</sup> to November 1<sup>st</sup>"

503.4 Floor surface. **Delete** "In other than dwelling units,"

602.3 Heat supply **Insert** "October 1<sup>st</sup> to May 15<sup>th</sup>"

602.4 Occupiable work spaces **Insert** "October 1<sup>st</sup> to May 15<sup>th</sup>"

#### **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.