

2024 International Property Maintenance Code Proposed Amendments

- F. The International Property Maintenance Code adopted by reference in Section 101.4.4, 2024 International Building Code is hereby amended as follows:

1. Section 1028 (Referenced codes and standards) is amended by adding the following exception:

‘Exception: Any reference to the ICC Electrical Code shall mean the *National Electrical Code*, as adopted and amended by the City of College Station.’

(Reason: The City of College Station has adopted the *National Electrical Code* to regulate electrical installations.)

2. Section 106 (Means of Appeal) is amended by deleting the section in its entirety.

(Reason: College Station Code of Ordinances provides for the Construction Board of Adjustments and Appeals.)

3. Section 109 (Unsafe Structures and Equipment) is amended by deleting the section in its entirety.

(Reason: College Station Code of Ordinances contains detailed provisions concerning dangerous structures, written in compliance with State law.)

4. Section 109.4 (Notice) is amended by deleting the section in its entirety.

(Reason: College Station Code of Ordinances contains detailed provisions concerning notices, written in compliance with State law.)

5. Section 110 (Emergency Measures) is amended by deleting the section in its entirety.

(Reason: College Station Code of Ordinances contains detailed provisions concerning emergency measures, written to comply with State law.)

6. Section 111 (Demolition) is amended by deleting the section in its entirety.

(Reason: College Station Code of Ordinances contains detailed provisions concerning the demolition and/or repair of substandard structures, written to comply with State law.)

7. Section 302.4 (Weeds) is amended by deleting the section in its entirety.

(Reason: Code enforcement has requirements concerning the height of weeds/grass and is responsible for enforcement.)

8. Section 304.3 (Premises identification) is amended by deleting the text in said section and replacing it with the following:

‘Premises identification shall be in compliance with Section 502.1, 2024 International Building Code as amended.’

(Reason: The City has detailed addressing standard adopted by Section 502.1, IBC.)

9. Section 304.14 (Insect screens) is amended by deleting the existing text and replacing it with the following:

'Every door, window, and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any other areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored, shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch (16 mesh per 25mm) and every swinging door shall have a self-closing device in good working condition.'

Exceptions:

1. Screens shall not be required where other approved means, such as air curtains or insect repellent fans, are employed.
2. Screens shall not be required for windows and doors enclosing habitable spaces that contain central heating and air conditioning equipment that provide mechanical ventilation.'

(Reason: The new text requires screens year round and provides for an additional exception allowing screens to be omitted on homes with central air and heat.)

10. Section 602.3 (Heat supply) is amended by adding the following dates in the blanks provided:

'1 October in first blank and 30 April in second blank'

(Reason: The specified dates should cover the time of year that heat is needed in this geographic area)

11. Section 602.4 (Occupiable work space) is amended by adding the following dates in the blanks provided:

'1 October in first blank and 30 April in second blank'

(Reason: The specified dates should cover the time of year that heat is needed in this geographic area)

12. Section 602.4 (Occupiable work spaces) is amended by adding the following exception:

'3. Warehouse, storage rooms and similar areas that are not occupied on a constant basis.'

(Reason: The added exception allows warehouses, storage rooms, and similar work areas that are not occupied on a constant basis to be unheated.) "

13. Appendix A (Boarding Standard) is hereby adopted.

(Reason: The appendix provides the minimum specifications for boarding up a structure. This can be utilized by a jurisdiction to set a consistent boarding quality standard.)