

# Recommended Amendments to the 2015 International Property Maintenance Code

## Part 5 – BUILDING REGULATIONS AND CODES

### International Property Maintenance Code®, 2015 Edition (IPMC®, 2015) Part 5, Chapter 9 “*International Property Maintenance Code*”

#### NOTICES:

Through its rulemaking process, the City of Choctaw has adopted the first printing of the 2015 edition of the International Property Maintenance Code® (IPMC®, 2015). Errata found and corrected by the ICC®, if any, in a printing of the code other than the specific printing listed previously in this notice, has not been reviewed or approved by the City of Choctaw, adopted by the City of Choctaw itself, or promulgated as a permanent rule by the City of Choctaw.

The following sections, paragraphs, and sentences of the *2015 International Property Maintenance Code* are hereby amended as follows: Standard type is text from the IPMC. Underlined type is text inserted. ~~Lined through type is deleted text from IPMC.~~

The sections, paragraphs, and sentences are based off the adopting of the State of Oklahoma by the OUBCC (Oklahoma Uniform Building Code Council). **Any text highlighted in YELLOW is a local (City of Choctaw) adoption and reasoning.**

**Section R101.1 Title;** change to read as follows:

**R101.1 Title.** These regulations shall be known as International Property Maintenance Code of the City of Choctaw, hereinafter referred to as “this code”.

*(Reason: Identify the City of Choctaw as the name of the jurisdiction.)*

**Section R102.3 – Application of other codes;** Modifications have been added to read:

**[A] 102.3 Application of other codes.** Repairs, additions, or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of the International Building Code, ~~International Energy Conservation Code~~, International Fire Code, International Fuel Gas Code, International Mechanical Code, International Residential Code, International Plumbing Code, National Electric Code and NFPA 70. Nothing in this code shall be construed to cancel, modify, or set aside any provisions of the International Zoning Code, Choctaw Code of Ordinances.

*(Reason: To reference those codes that are adopted accessory to the property maintenance code.)*

**Section R103.5 – Fees;** Modifications have been added to read:

**[A] 103.5 Fees.** The fees for activates and services performed by the department in carrying out its responsibilities under this code shall be indicated in the following schedule adopted fee schedule by the City Council.

*(Reason: To reference adopted fees.)*

**Section R107.7 – Extension of time agreement;** This section has been added to read:

**107.7 Extension of time agreement.** If the code official determines that an extension of time will not create or perpetuate a situation imminently dangerous to life or property, the code official may grant an extension of time, not to exceed 180 days, in which to complete the work listed in the Notice and Order. Any extension shall not extend the time to appeal the Notice and Order. Any extension shall be agreed in writing in a documentation containing the following:

1. A reasonable and acceptable schedule, setting forth specific dates to complete corrective action for each violation listed in the Notice and Order.
2. A signature of the responsible party.

*(Reason: to give a property owner an alternative to request an extension of time to abate a code violation(s).)*

**Section R201.3 Terms defined in other codes.** This section has been modified to read:

**201.3 Terms defined in other codes.** Where terms are not defined in this code and are defined in the International Building Code, International Existing Building Code, International Fire Code, International Fuel Gas Code, International Mechanical Code, International Plumbing Code, International Residential Code, ~~International Zoning Code~~, National Electric Code, City of Choctaw Code of Ordinance, or NFPA 70, such terms shall have the meaning as described to them as stated in codes.

*(Reason: Specifies that certain terms that are defined or referenced in other codes are applicable.)*