

2006 IPMC Amendments

Page 1; 101.1 Insert: The City of Pittsburgh

101.1 Title. These regulations shall be known as the *Property Maintenance Code of [NAME OF JURISDICTION]*, hereinafter referred to as “this code.”

Page 1; 102.3 Delete and insert: The Pittsburgh Zoning Code.

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 Fuel Gas Code, International Mechanical Code, and the ICC Electrical Code*. Nothing in this code shall be construed to cancel, modify or set aside any provision of the ~~*International Zoning Code.*~~

Page 1; 103.1 Delete and insert: The Bureau of Building Inspection (also referred to as BBI).

103.1 General. ~~The department of property maintenance inspection~~ is hereby created and the official in charge thereof shall be known as the code official.

Page 2; 103.5 Delete and insert: listed in city of Pittsburgh BBI WEBSITE...

103.5 Fees. The fees for activities and services performed by the department in carrying out its responsibilities under this code shall be as ~~indicated in the following schedule.~~

~~[JURISDICTION TO INSERT APPROPRIATE SCHEDULE.]~~

Page 2; 103.5. Add new section 103.5.1: Maintenance and inspection fees: The owner or user of any sign shall pay an annual fee for maintenance and inspection. The fee for maintenance and inspection shall cover the period from July 1 of a given year to June 30 of the following year, and payment thereof shall be made before the beginning of such term. If a maintenance and inspection fee has not been paid for by the owner or user of a sign in compliance with the foregoing provision, the code official shall have authority to require the owner of the property on which the sign is located to remove such sign or pay the maintenance and inspection fee required for late payment. If any portion of a sign is left standing after removal of any other portion thereof, payment of the maintenance and inspection fee shall be required.

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Page 3; 106.4: Delete and replace with the following:

106.4 Violation penalties: Any person, firm or corporation who shall violate any provisions of this code shall be subject to the provisions of Title 10, Chapter 1001, Paragraph 1001.10.

Page 3; Section 108.1.1: Add the following new Section 108.1.1(a):

108.1.1(a) Unsafe Trees: Trees in an unsafe condition: When a complaint concerning an unsafe tree is verified by the code official, the official shall notify by certified letter, the owner of record of the premises and the occupant of the premises, if different from the owner, describing the unsafe condition and ordering the abatement thereof within thirty days; except that, if in the opinion of the code official, the hazard to persons or property so warrants, the code official shall be authorized to order the abatement within a shorter time or the immediate condemnation and removal of the tree.

Page 5; 110.0: Add the following new Sections 110.5 through 110.11:

110.5 Permit for demolition: The applicant for a permit to demolish or remove any building, structure, part thereof or appurtenance thereto shall satisfy the code official that such demolition or removal shall be done in such manner as to prevent any hazard to adjoining properties or to any persons using any public thoroughfare abutting upon the property on which the building or structure is situated. The code official shall have the authority to require that any barricade or other safeguard deemed necessary be erected and maintained in a safe condition during the progress of the work. If, after demolition of a building or structure or part thereof, any depression on the lot may be deemed to constitute a hazard to life or limb, the code official shall have the authority to require such depression to be filled or otherwise made safe or be barricaded in such a manner as to eliminate such hazard. If, after issuance of a permit to demolish or remove a building, structure, part thereof or appurtenance thereto, it is found that the work of demolition or removal is not being performed in a safe manner, the code official shall have authority to revoke such permit. Any work of demolition or removal performed after such revocation shall be a violation of this code.

110.6 Notification by the code official: Upon receipt of an application for a demolition permit for any structure, (except those to be demolished and contracted by the city, or structures to be demolished for commercial and/or residential development where the owner and/or developer has already appeared before City Council seeking a rezoning, conditional use approval, vacation, easement, encroachment, land assembly, or formal action involving the deliberation and action by City Council) the code official shall notify adjacent property owners, community groups, community development corporations and the council person in whose district the affected property lies, of the application for demolition. Unchanged.

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110.7 Notification by owner: As a condition for the issuance of a demolition permit, the owner or the owner's agent shall give written notice to the owners of adjoining properties and to the owners of any property whose utility services must be temporarily shut, removed or affected because of the proposed demolition work.

110.8 Placard of INTENT TO DEMOLISH: The owner or the owner's agent shall be responsible for posting an INTENT TO DEMOLISH placard in a conspicuous location at the demolition site 15 days in advance of beginning demolition work. A demolition permit will be issued immediately following the 15 day posting period.

110.9 Service connections: Before a structure is demolished or removed, the owner or agent shall notify all utilities having service connections within the structure such as water, electric, gas, sewer and other connections. A permit to demolish or remove a structure shall not be issued until a release is obtained from the utilities, stating that their respective service connections and appurtenant equipment, such as meters and regulators, have been removed or sealed and plugged in a safe manner.

110.10 Lot regulations: Whenever a structure is demolished or removed, the premises shall be maintained free from all unsafe or hazardous conditions by the proper regulation of the lot, restoration of established grades and the erection of the necessary retaining walls and fences in accordance with the provisions of Chapter 33 of the building code.

Page 5; 111.0: Delete Sections 111.1 through 111.8, inclusive, and replace with the following:

111.1 Means of Appeal: A person directly affected by a decision of the code official or notice or order issued under this code shall have the right to appeal to the Board of Appeals in accordance with section B101.1 of the IBC.

Page 7; 201.3 Delete and insert: The Pittsburgh Zoning Code, Allegheny Plumbing Code

201.3 Terms defined in other codes. Where terms are not defined in this code and are defined in the *International Building Code, International Fire Code, ~~International Zoning Code, International Plumbing Code,~~ International Mechanical Code, International Existing Building Code* or the *ICC Electrical Code*, such terms shall have the meanings ascribed to them as stated in those codes.

Page 9; 302.4 Insert the following: ten (10) inches.

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302.4 Weeds. All premises and exterior property shall be maintained free from weeds or plant growth in excess of ~~(jurisdiction to insert height in inches)~~. All noxious weeds shall be...

Page 9; 302.5 Delete the following:

~~302.5 Rodent harborage. All structures and exterior property shall be kept free from rodent harborage and infestation. Where rodents are found, they shall be promptly exterminated by approved processes which will not be injurious to human health. After extermination, proper precautions shall be taken to eliminate rodent harborage and prevent reinfestation.~~

Page 9; 302.8 Insert the following: uninspected, and with a valid certificate of occupancy.

302.8 Motor vehicles. Except as provided for in other regulations, no inoperative, uninspected, or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth with a valid certificate of occupancy.

Page 9; 302.9 Delete the following:

~~302.9 Defacement of property. No person shall willfully or wantonly damage, mutilate or deface any exterior surface of any structure or building on any private or public property by placing thereon any marking, carving or graffiti.~~

~~It shall be the responsibility of the owner to restore said surface to an approved state of maintenance and repair.~~

Page 10; 304.1: Add the following new Section 304.1.1:

304.1.1 Required Inspections: All buildings and structures except Use Group R-3, shall be inspected by a licensed professional engineer or registered architect to determine the structural soundness of items covered in Sections 304.8, 304.9 and 304.11, and their reports shall bear their signature and seal. All inspections made prior to the adoption of this code shall continue on their previous schedule at five year intervals. All new inspections shall be completed within one year of the adoption of this code and successive inspections shall be made every fifth year after the date of the original inspection.

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Page 10; 304.14 Insert the following in the brackets instead of the word date:

April 1 and October 31.

304.14 Insect screens. During the period from [DATE] to [DATE], every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any 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 25 mm) and every swinging door shall have a self closing device in good working condition.

Page 11; 308 EXTERMINATION: DELETE SECTION

Page 14; 404.7 FOOD PREPARATION: DELETE SECTION

CHAPTER 5 PLUMBING FACILITIES AND FIXTURE REQUIREMENTS: DELETE CHAPTER

Page 17; 602 HEATING FACILITIES: DELETE SECTION

PG. 18 Section 606 ELEVATORS, ESCALATORS AND DUMBWAITERS: DELETE SECTION

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Page 20; 705: Add the following new section:

SECTION 705 SHAFTS

705.1 Enclosure: All interior shafts shall be enclosed with approved assemblies, except as provided for in Table 706.1. Elevator and supplemental stairway shafts immediately adjacent to and not separated from unenclosed floor openings permitted in Table 706.1 and which connect the same floors served by the shaft are not required to be enclosed.

705.2 Enclosure rating: Enclosures connecting not more than six floor levels shall have a fire resistance rating of not less than 1 hour with approved opening protectives. Enclosures connecting more than six floor levels shall have a fire resistance rating of not less than 2 hours with approved opening protectives.

705.3 Integrity: The enclosure shall be maintained without interruption or penetration, unless permitted in accordance with the building code.

Table 705.1
Enclosure Exceptions

| <u>Occupancy</u> | <u>Exception Conditions^a</u> |
|----------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <u>Business</u> | <u>Where connecting not more than two floor levels and less than 3,500 square feet per floor, or where connecting not more than three floor levels and the structure is equipped throughout with an approved automatic sprinkler system.</u> |
| <u>Education</u> | <u>Where connecting not more than two floor levels and the structure is equipped throughout with an approved automatic sprinkler system.</u> |
| <u>Factory-Industrial, Storage</u> | <u>Where connecting not more than two floor levels or where connecting not more than three floor levels and the structure is equipped throughout with an automatic sprinkler system.</u> |
| <u>Mercantile</u> | <u>Where connecting not more than two floor levels and less than 2,000 square feet per floor, or where connecting not more than two floor levels and the structure is equipped throughout with an approved automatic sprinkler system.</u> |
| <u>Residential - hotels</u> | <u>Where connecting not more than two floor levels and the structure is equipped throughout with an approved automatic sprinkler area.</u> |
| <u>Residential - apartments</u> | <u>Where connecting not more than two floor levels with not more than four dwelling units per floor, or where connecting not more than three floors with not more than four dwelling units per floor and the structure is equipped throughout with an approved automatic sprinkler system.</u> |
| <u>Residential - one- and two-family dwellings</u> | <u>In every case.</u> |

Note a. 1 square foot = 0.093 m²

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CHAPTER 8 REFERENCED STANDARDS

Changes - Page 21 Referenced Standards

Delete and insert: The Allegheny County Plumbing Code and The Pittsburgh Zoning Code.

International Code Council
5203 Leesburg Pike, Suite 600
Falls Church, VA 22041 **ICC**
Standard Referenced
reference in code
number Title section number

| | |
|----------------------------------------------------------------------|---------------------------------------|
| ICC EC—03 ICC Electrical Code™ — Administrative Provisions | 201.3, 604.2 |
| IBC—03 International Building Code®. | 102.3, 201.3, 401.3, 702.3 |
| IFC—03 International Fire Code® | 201.3, 702.1, 702.2, 704.1, 704.2 |
| IMC—03 International Fuel Gas Code®. | 102.3 |
| IMC—03 International Mechanical Code®. | 102.3, 201.3 |
| IPC—03 International Plumbing Code® | 201.3, 505.1, 602.2, 602.3 |
| IZC—03 International Zoning Code® | 102.3, 201.3 |