



## City of Burleson

# International Property Maintenance Code (IPMC), Building Codes and Fire Code Updates

# BACKGROUND

- *The City of Burlison routinely reviews, evaluates and adopts updated property maintenance, building and fire codes.*
- *As part of our review process, city staff provides code updates to the development and construction community as well as various property maintenance groups.*
- *The City conducted a stakeholders meeting on August 17<sup>th</sup> to discuss the code updates with developers, builders, contractors and property maintenance companies to receive feedback.*



# Update International Property Maintenance Code (IPMC) to 2021 Edition



# Purpose of the IPMC



**The IPMC is a model code that regulates minimum maintenance requirements for existing buildings in the interest of the social and economic welfare of the community.**

- Establishes minimum maintenance standards for the following:
  - Structural integrity
  - Equipment
  - Light
  - Ventilation
  - Heating
  - Plumbing
  - Sanitation
  - Fire Safety
  - Occupancy



# The IPMC



**The IPMC provides common-sense minimum standards for a safe and healthy home or business.**

## Examples

- Requires working plumbing, no leaks
- Structural members of buildings must be free of deterioration
- No peeling or rotting wood
- Appliances must operate
- No broken windows
- No roof leaks
- Doors properly close and lock
- Handrails and stairs are stable



# IPMC Examples

**Requires all exterior doors, door assemblies and hardware to be maintained in good condition.**



**Before**



**After**

# Background

## International Code Council (ICC) updates Codes every 3 years

- Burleson adopted the 2009 Edition of IPMC in 2012
- Burleson adopted the 2015 Edition of IPMC 2017
- 2021 Edition of IPMC is being proposed for adoption



# Background

**NCTCOG**

**Current Regional Amendments**

Recommended Codes and Regional Amendments	Download Format
2021 International Building Code - Regional Amendments	<a href="#">[PDF]</a> <a href="#">[Word]</a>
2021 International Existing Building Code - Regional Amendments	<a href="#">[PDF]</a> <a href="#">[Word]</a>
2021 International Residential Code - Regional Amendments	<a href="#">[PDF]</a> <a href="#">[Word]</a>
2021 International Swimming Pool and Spa Code - Regional Amendments	<a href="#">[PDF]</a> <a href="#">[Word]</a>
2021 International Plumbing Code - Regional Amendments	<a href="#">[PDF]</a> <a href="#">[Word]</a>
2021 International Mechanical Code - Regional Amendments	<a href="#">[PDF]</a> <a href="#">[Word]</a>
2021 International Fuel Gas Code - Regional Amendments	<a href="#">[PDF]</a> <a href="#">[Word]</a>
2021 International Energy Conservation Code - Regional Amendments	<a href="#">[PDF]</a> <a href="#">[Word]</a>
2021 International Fire Code - Regional Amendments	<a href="#">[PDF]</a> <a href="#">[Word]</a>
2018 International Wildland Urban Interface Code Opinion Statement	<a href="#">[PDF]</a> <a href="#">[Word]</a>



Recommended Amendments to the 2021  
International Existing Building Code

North Central Texas Council of Governments Region

The following sections, paragraphs, and sentences of the 2021 International Existing Building Code are hereby amended as follows: Standard type is text from the IEBC. Underlined type is text inserted. Lined through type is deleted text from IEBC. A double asterisk (\*\*) at the beginning of a section identifies an amendment carried over from the 2018 edition of the code and a triple asterisk (\*\*\*) identifies a new or revised amendment with the 2021 code.

\*\*Section 1301.3.2; change to read as follows:

1301.3.2 Compliance with other codes. Buildings that are evaluated in accordance with this section shall comply with the International Fire Code. and ~~International Property Maintenance Code.~~

**(Reason: NCTCOG does not currently recommend, nor review the IPMC for recommended amendments at this time.)**



City	Current Edition of IPMC	Adoption Date	Expected Update
Allen	No ICC IPMC - City Code	N/A	N/A
Arlington	No ICC IPMC - City Code	N/A	N/A
Bedford	No ICC IPMC - City Code	N/A	N/A
Benbrook	2018	7/15/2021	unknown
Carrollton	No ICC IPMC - City Code	N/A	N/A
Cedar Hill	No ICC IPMC - City Code	N/A	N/A
Cleburne	2015	11/27/2018	unknown
Coppell	2015	4/11/2017	unknown
Denton	No ICC IPMC - City Code	N/A	N/A
Eules	2021	10/11/2022	N/A
Ft. Worth	No ICC IPMC - City Code	N/A	N/A
Frisco	2021	11/15/2022	N/A
Grand Prairie	2021	12/14/2021	N/A
McKinney	2018	1/7/2020	unknown
Mesquite	2018	5/2/2022	unknown
North Richland Hills	No ICC IPMC - City Code	N/A	N/A
Plano	2018	11/26/2018	unknown
Southlake	2021	4/5/2022	N/A
<b>BURLESON</b>	2015	1/3/2017	2023



# 2021 IPMC Changes

## ① New Definition

Emergency Escape and Rescue Opening - An operable exterior window, door or other similar device that provides for a means of escape and access for rescue in the event of an emergency.



## ② Section 602 - Heating Facilities

The installation of one or more portable space heaters shall not be used to achieve compliance with this section. (maintain room temperature 68 F)



## ③ Provide a Means for an Appeal



# Proposed City Amendments



## 5. Delete definition of Inoperable Motor Vehicles

Conflicts with current definition in Chapter 34 of the Code of Ordinance



## 6. Amend Section for Motor Vehicles - Conflicts with Chapter 34 relative to repairing a vehicle on residential property

Keep IPMC language relative to painting vehicle on residential property because City code does not address this nuisance specifically



## 7. Delete Section on Swimming Pools and Spas

Swimming pools and spas code already exist in Chapter 10 of Code of Ordinances.

# Comparison



## IPMC – Conflict- recommend to Delete

### Section 202 - General Definitions

#### ~~Inoperable Motor Vehicle Definition~~

~~A vehicle that cannot be driven upon the public street for reason including but not limited to being unlicensed, wrecked, abandoned, in a state of disrepair, or incapable of being moved under its own power.~~

## THE CITY OF **BURLESON** Code of Ordinance TEXAS

### Inoperable Vehicle Definition

Incapable of being propelled on its own power due to dismantling, disrepair, or some other cause.



# Comparison



## IPMC – Conflict – Recommend to Delete a large portion of this section

### Section 302. 8 - Motor Vehicles

~~Except as provided for in other regulations, inoperative or unlicensed motor vehicle shall not be parked, kept or stored on any premises, and vehicles shall not at any time be in a state of major disassembly, disrepair, or in the process of being striped or dismantles. Painting of vehicles is prohibited unless conducted inside an approved spray booth.~~

~~**Exception:** A vehicle of any type is permitted to undergo major overhaul, including body work, provided that such work is performed inside a structure or similarly enclosed area designed and approved for such services.~~

## THE CITY OF **BURLESON** TEXAS Code of Ordinance

### Section 34-31 Specific nuisances

**(15)** The parking, storing, or standing of an inoperable vehicle.

*Exception:*

**a.** Each single-family or two-family residence may park, store, or stand not more than one inoperable vehicle provided the vehicle is screened from view in all directions by a permanent screening fence of masonry and/or wood of redwood, cedar, or other wood material that is approved for outdoor application, not less than six feet in height.

**b.** Each single-family or two-family residence is permitted to park, store, or stand the one inoperable vehicle referenced in subsection **(a)** in public view while that vehicle is awaiting repair or in the process of being repaired for a period not to exceed 15 days.

# IPMC<sup>®</sup>

INTERNATIONAL  
PROPERTY MAINTENANCE  
CODE<sup>®</sup>

A Member of the International Code Family<sup>™</sup>

2021



BTX  
MADE

## OPTIONS



**Approve  
Ordinance as  
presented**



**Approve the  
ordinance with  
modifications**



**Deny the  
ordinance**

Building Permits and Inspections

Building Codes Update

# BACKGROUND

The City of Burleson has adopted model codes from the International Code Council (ICC), with local amendments, as the construction codes for the City since adopting the 2000 editions on December 27, 2001. Every three years these changes are codified and published for local adoption. The 2021 edition of ICC codes are the latest published version offered for adoption.

Construction codes change with the development of new products, material, construction methods, technology and as a result of evaluation of natural and manomade disasters. Adoption of the current codes has a positive impact on the City's ISO rating.

The City of Burleson local amendments are based on the amendments recommended for regional adoption by the North Central Texas Council of Governments and our local practices. The proposed local amendments are formulated with consideration of feedback from the building community.

The construction code ordinances will have an effective date of November 2, 2023. Any application submitted prior to that date may conform to the current adopted codes or the proposed updated codes.

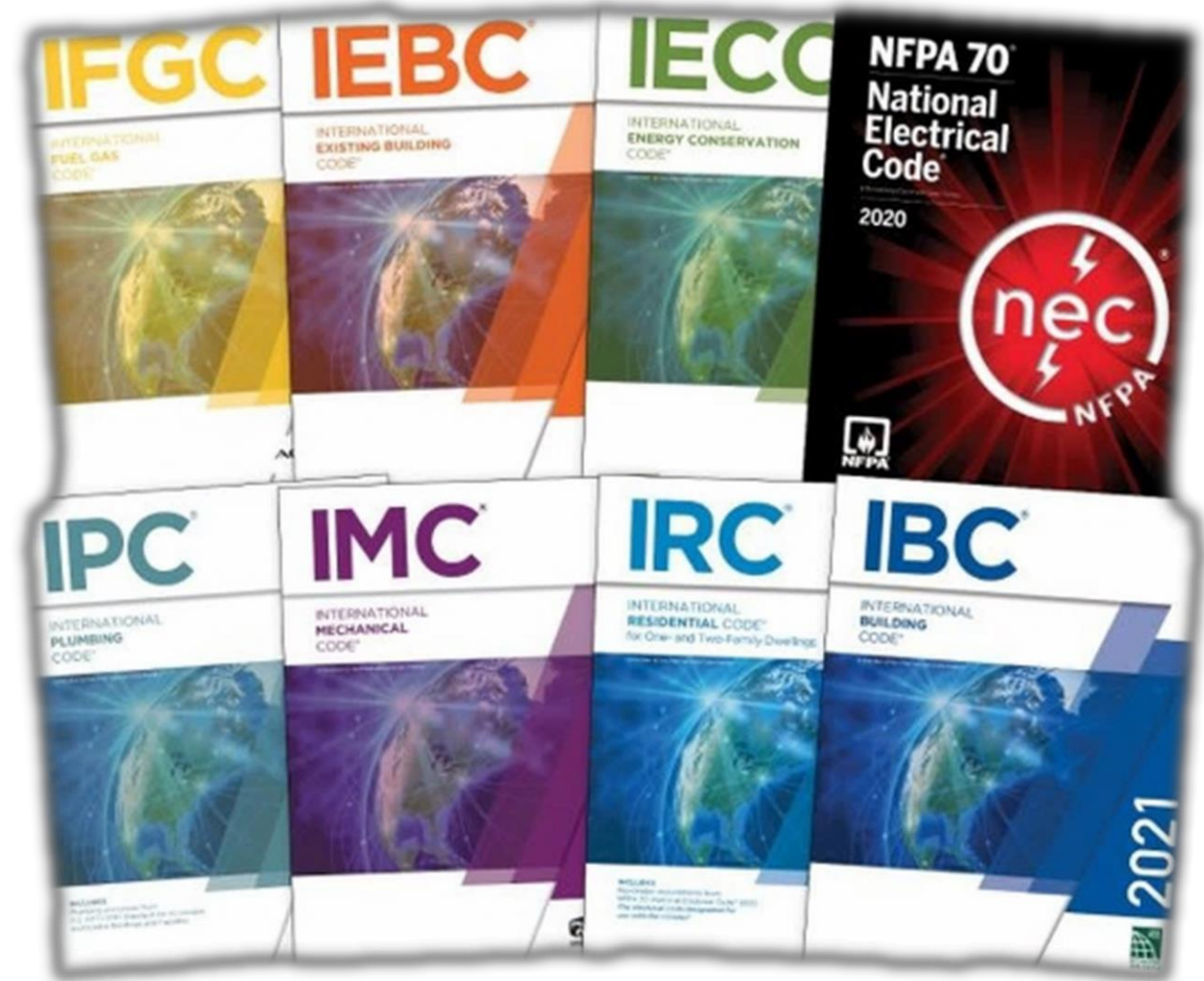


**North Central Texas  
Council of Governments**



# BACKGROUND

- *Codes are updated every 3 years by the International Code Council (ICC)*
- *Burleson last updated its building codes to the 2015 edition on March 3, 2019*
- *The adopted codes apply to construction in all new and existing residential and non-residential properties in the City*
- *Adopting updated building codes ensures the health, safety, and welfare and resource conservation of the buildings in the City*



# BACKGROUND

- On February 23, 2023 a notice and draft copy was sent out to the members of the Building Codes and Standards Board, but was unable to field a quorum due to member vacancies. Additionally, staff provided this information to active home builders, contractors, and the Burleson Independent School District notifying them of the intent to update the adopted building codes.
- Staff received questions from a home builder that wanted to know if we would be providing a list of changes from the current adopted codes to the new codes. Staff also met with a Building Codes and Standards Board member to go over the proposed amendments and answer their questions.
- Staff sent out another notice on July 31, 2023 regarding the building code update and an invitation to attend a roundtable meeting on August 17, 2023. The meeting invitation was sent out to 85 recipients from the building community. Staff received notice from 15 recipients that they would attend the meeting and 8 attendees were present during the meeting, including the Mayor and Mayor Pro-Tem.
- During the meeting staff presented the proposed amendments to the new codes and a list of changes related to residential construction. The attendees were given an opportunity to ask questions regarding the proposed changes with none being asked.

# Building Codes & ISO

- *Insurance Services Office, Inc (ISO) is responsible for evaluating all jurisdictions that have a building code enforcement department. The ISO uses the Building Code Effectiveness Grading Schedule (BCEGS) to recognize the building codes in effect in the jurisdiction and how your community enforces its building codes.*
- *The concept of the BCEGS is; municipalities with well-enforced, up-to-date codes should demonstrate better loss experience , and insurance rates can reflect that.*
- *Burleson's last evaluation – March 25, 2019*
- *BCEGS Evaluation Result: Class 5 for 1 & 2 Family Dwellings and Class 4 for all other construction. The average class rating in the State of Texas is a 6 for both 1 & 2 Family Dwellings and all other construction.*
- *Code adoption and enforcement account for 54% of the grading used to determine the city's classification. Plan review and field inspection each contribute 23% for the remaining determination.*

# Adopted Building Codes

City	Current Code	Adoption Date	Expected Code Update
Grapevine	2006 *	July 17, 2007	
Coppell	2015	May 11, 2017	Adopting the 2024 upon release
Bedford	2018		Reviewing 2021 codes for early 2023 adoption
Benbrook	2018	January 3, 2019	Adopting 2021 codes in Spring 2023.
Cedar Hill	2018		
Haltom City	2018	October 12, 2020	
Lewisville	2018		
Mansfield	2018	August 1, 2019	Waiting for 2024 edition of codes
Mesquite	2018	September 7, 2021	
North Richland Hills	2018	September 23, 2019	
Allen	2021	June 14, 2022	
Arlington	2021	January 1, 2023	
Carrollton	2021	February 1, 2022	
Cleburne	2021	October 25, 2022	
Denton	2021	June 1, 2022	
Euless	2021	October 11, 2022	
Frisco	2021	January 1, 2023	
Ft Worth	2021	March 8, 2022	
Grand Prairie	2021	December 14, 2021	
Hurst	2021	October 1, 2022	
Irving	2021	February 13, 2023	
McKinney	2021	January 1, 2023	
Plano	2021	February 1, 2022	
Southlake	2021	May 1, 2022	
<b>Burleson</b>	<b>2015</b>	<b>March 4, 2019</b>	<b>Adopting 2021 codes 2023</b>

1 city is under the 2006 edition with the exception of the 2018 energy code and the 2018 swimming pool and spa code

1 of the cities are currently under the 2015 edition of the codes; which intend on adopting the 2024 edition when they are published.

8 of the cities are currently under the 2018 edition of the codes; 1 of which verified they are adopting the 2021 edition in 2023; 1 of the cities will skip the 2021 edition and move to the 2024 edition

14 of the cities are currently under the 2021 edition of the codes

# SIGNIFICANT ICC & NEC CODE CHANGES

1. 2020 NEC - 230.85 Emergency Disconnect
  - WHAT IT IS: Exterior electrical disconnect now required for all residential dwelling units.
    - BENEFIT: Aids first responders by allowing them access to a disconnect outside of the house in case of a fire or disaster.



# SIGNIFICANT ICC & NEC CODE CHANGES

## 2. 2020 NEC - 230.67 - Master Surge protection

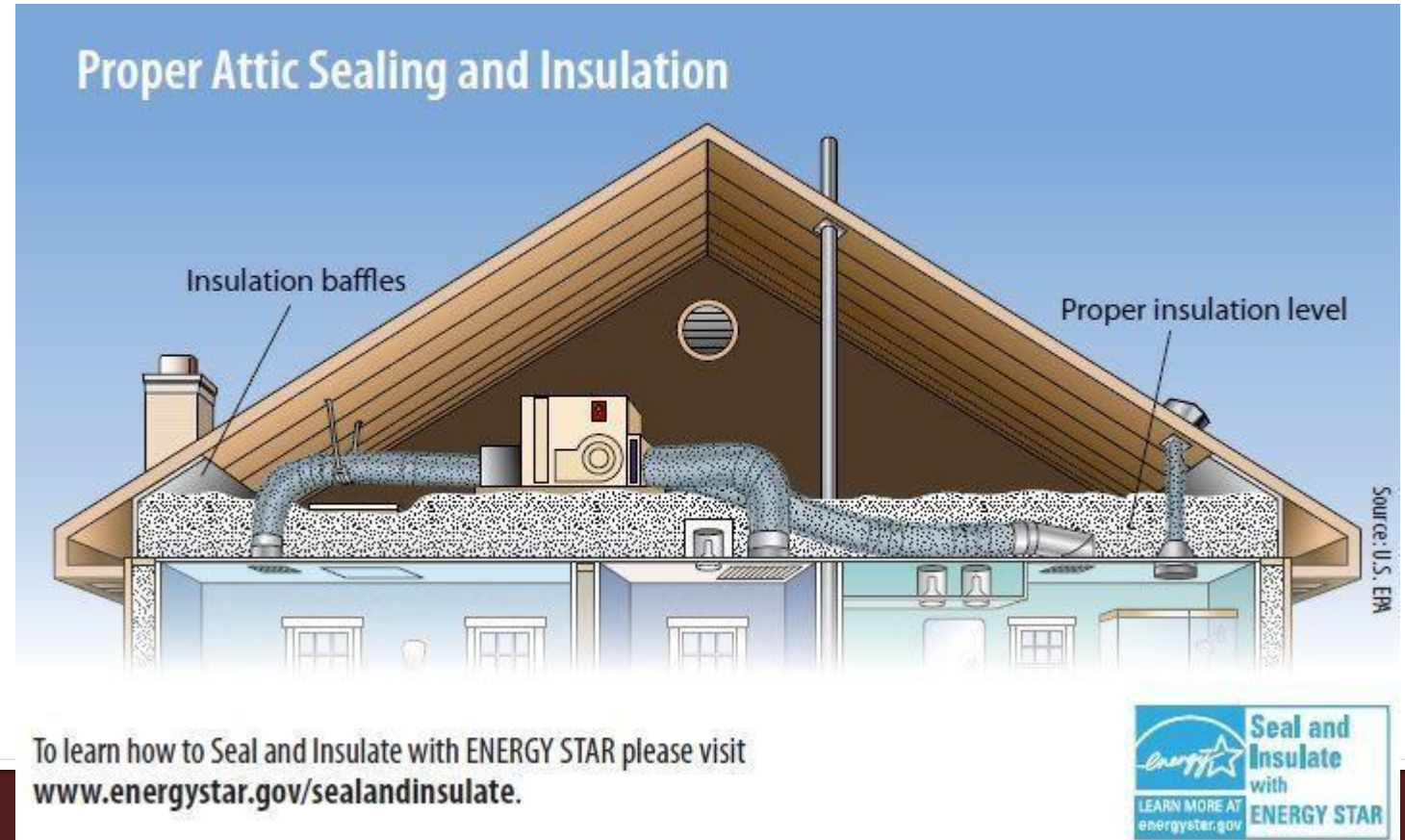
- WHAT IT IS: Surge protection device now required on main service supplying dwelling units.
- BENEFIT: Protects electronics throughout the building, from appliances to detection devices (smoke and carbon monoxide).
- As devices become more connected and electrified, whole-home surge protection is needed to prevent overloading of electrical systems



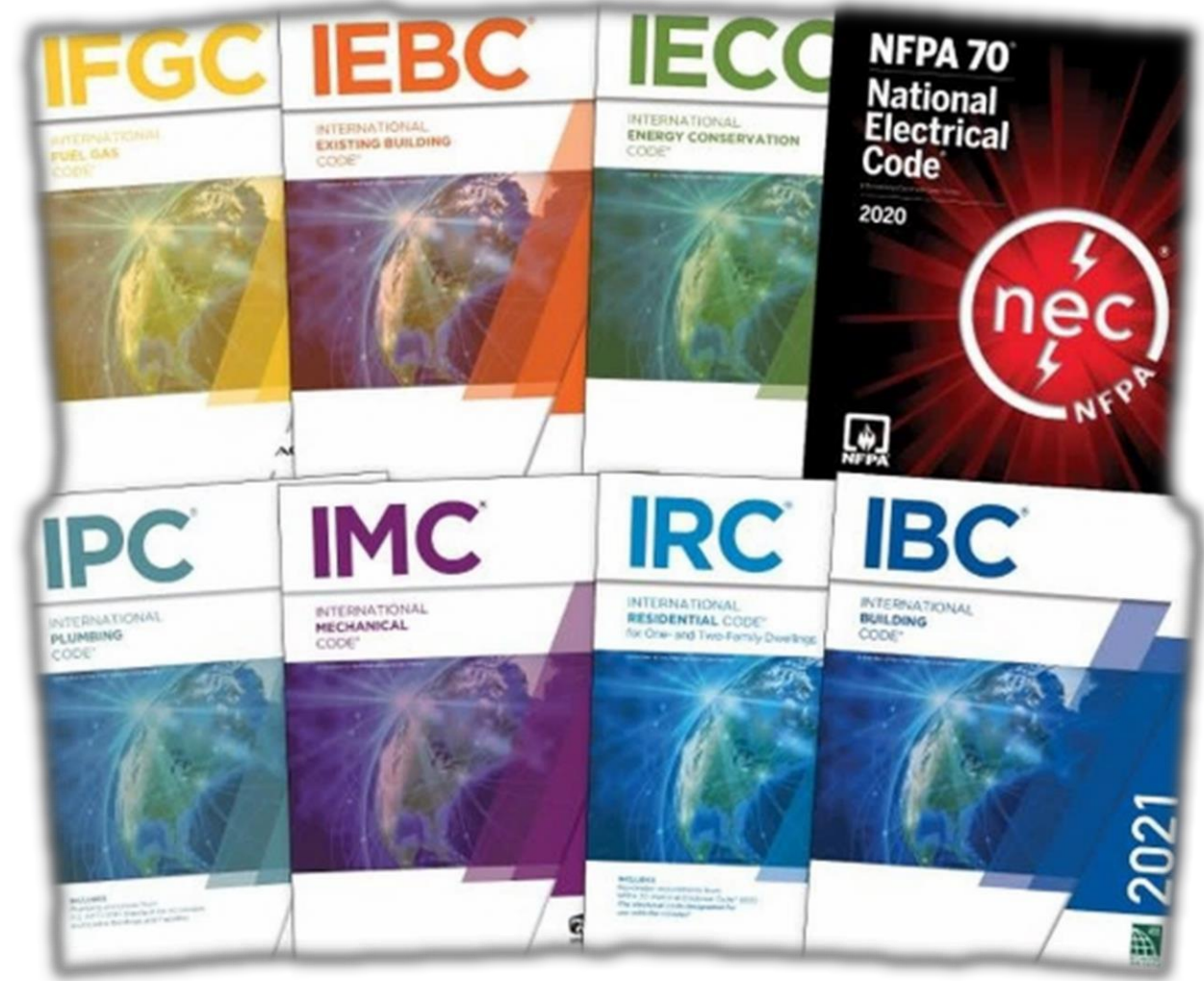
# SIGNIFICANT ICC & NEC CODE CHANGES

## 4. 2021 IRC- R402.1.3 – Increase in attic insulation from R-38 to R-49

- R stands for “resistance” factor and measures the ability of insulation to resist heat transfer.
- Achieving an R-49 value typically requires 16”-18” inches of insulation (compared to 13”-14” for R-38)
- BENEFIT: Builds on the 2015 and 2018 ICC Energy Code by increasing the radiant efficiency of attic spaces, reducing demand on HVAC in summer and winter months.



- *If approved, the updated building codes will go into effect on November 2, 2023*







# Fire Code Updates

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IFC2021

# Transitioning from the 2015 International Fire Code to the 2021 International Fire Code

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- Burleson Fire / EMS held a town hall meeting on 8/17/23 with members of the development community to discuss the transition to the 2021 Fire Code.
- Significant changes were discussed and feedback was received.
- An information page was added to the fire department website listing all code changes from the 2015 IFC to the 2021 IFC.

# Transitioning from the 2015 International Fire Code to the 2021 International Fire Code

The screenshot shows a website page with a dark sidebar on the left and a main content area on the right. The sidebar contains several menu items, some with plus signs indicating expandable sections. The main content area has a breadcrumb trail at the top, followed by a title and a list of changes.

**[DRAFT] Chief's Message**

**Become a Firefighter**

**Community Risk Reduction** +

**[LINK] Emergency Management**

**Divisions** +

**ISO Rating**

**Public Health Authority** +

**Stations** +

**[DRAFT] 2018 Awards & Recognition**

**[DRAFT] Ambulance Consideration**

**[DRAFT] Fire Code Updates**

Home > Departments > Fire Department > [DRAFT] Fire Code Updates

## Fire Code Updates

### Changes from the 2015 IFC to the 2021 IFC

*Click here to add lead-in text.*

- o 320, 202 Additive Manufacturing (3D Printing)
- o 321, 321.1 Exterior Artificial Combustible Vegetation
- o 405.1, 405.2 (NEW), TABLE 405.3, 405.5 Emergency Drills
- o 508.1, 508.1.1, 508.1.3, 508.1.7 (NEW) Fire Command Center
- o 510.4.1, 510.4.1.1, 202 Emergency Responder Communication Coverage - Signals
- o 510.4, 510.4.2.4, 510.4.2.5, 510.4.2.8, 510.5.1 (NEW), 510.5.4 Emergency Responder Communication Coverage - Interference
- o 603.4 Electrical Working Space
- o 604.5.4 (NEW), 604.5.5 (NEW), 315.3.3 Storage in Elevator Machine Rooms and Lobbies
- o 605.1, 605.4, 605.4.1.1 (NEW), 605.4.2.1 (NEW), 605.4.2.2 Fuel Oil Storage Tanks
- o 610 Clothes Dryer Exhaust Ducts
- o 701.6 Maintenance of Fire-Resistance-Rated Construction
- o 703.2, 704.2 Repair of Penetrations and Voids
- o 708, 708.1 Maintenance of Spray Fire-Resistant Materials
- o 808.5 (NEW) Play Structures
- o 202 (NEW), 901.1, 901.2, 901.2.1, 901 .4, 901.4.1, 901 .4.2, 901.4.3 (NEW), 901.4.5, 901.6 Life Safety Systems
- o 903.2.4.2 (NEW), 903.2.9.3 (NEW) Distilled Spirits
- o 903.2.4, 903.2.4.3 (NEW), 903.2.7, 903.2.7.2 (NEW), 903.2.9, 903.2.9.4 (NEW) Upholstered Furniture and Mattresses
- o 903.2.10, 903.2.11 .3 Group S-2 Parking Garages
- o 903.2.10.2, IBC 202 Mechanical-Access Parking Garage
- o 903.3.1.2 NFPA 13R Sprinkler System

Hi 🐼, how can I help?

# Fire Code Significant Changes

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**Where required by the fire code official or the site safety plan established in accordance with Section 3303.1, a fire watch shall be provided for building demolition and for construction.**

**A fire watch shall be provided during nonworking hours for new construction that exceeds**

- 1. 40 feet in height above the lowest adjacent grade at any point along the building perimeter,**
- 2. For new multistory construction with an aggregate area exceeding 50,000 square feet per story or**
- 3. As required by the fire code official.**

**Primary duty of fire watch personnel shall be to perform constant patrols and watch for the occurrence of fire. The combination of fire watch duties and site security duties is acceptable.**

**Personnel shall be trained to serve as an on-site fire watch. Training shall include the use of portable fire extinguishers**

**Fire watch personnel shall be provided with no less than one approved means for notifying the fire department.**

**The fire watch shall include areas specified by the site safety plan.**

**Fire watch personnel shall keep a record of all time periods of duty, including the log entry for each time the site was patrolled and each time a structure was entered and inspected. Records shall be made available for review by the fire code official upon request.**

# COUNCIL OPTIONS

## Council Options

- Approve the ordinances as presented;
- Approve the ordinances with revisions;
- Deny the ordinances

## Staff's Recommendation

Staff recommends approval of the ordinances as provided.

