

# MINIMUM STANDARDS CODE UPDATE

---

NEW CHAPTER 14



# HIGHLIGHTS

- Adopts new Chapter 14 – Property Maintenance Code
- Based off International Property Maintenance Code which is part of the ICC/FBC code “family”
- Local amendments incorporate our past legal experience and maintain existing process and timeframes as detailed in F.S. 162 and city code
- Important improvements recognize 30 years of progress in construction/building practice



# CODE COMPARISON

## Existing City Code

## IPMC

Organized around "housing" and "commercial"	Organized by system functions (i.e. electrical, plumbing, mechanical, fire etc.)
Provides an exception which allows an appliance to be connected if no central heat installed	Requires heating to be provided to minimum temperature standard
Requires an approved, listed detector, installed and maintained according to manufacturer's specs	Requires smoke alarms in multiple rooms and retrofitting to hard-wire electrical service in the event of upgrades
Minimum floor areas defined for sleeping rooms and living areas	Minimum floor areas defined for living area, sleeping rooms, and other rooms with detailed calculations for minimum room size per person and additional details for efficiencies.
Pest control required under "sanitation" requirements with owner and tenant responsibilities called out generally	Pest control called out as separate section with clear delineation of owner and tenant responsibilities
Code references are general in nature (i.e. authority having jurisdiction )	Code references are specific to ICC "family" of codes



- Existing cases will be carried through to conclusion with current (Ch. 30A) code requirements
- “Sunrise” effective date for new Ch. 14 to be January 1, 2019



# Questions

