

Concise Explanatory Statement

Rhode Island Government Register

In accordance with the Administrative Procedures Act, R.I. Gen. Laws § 42-35-2.6, following is a concise explanatory statement:

AGENCY: Rhode Island Department of Business Regulation (“Department”)

DIVISION: Building Code Commission

RULE IDENTIFIER: 510-RICR-00-00-6

REGULATION TITLE: RISBC-6 Rhode Island Property Maintenance Code

RULEMAKING ACTION: Full rulemaking, Amendment

REASON FOR RULEMAKING:

The Rhode Island State Building Code (“SBC”) is based on the International Code Council (“ICC”) family of model codes. Because the ICC codes are amended every three years, the SBC must undergo revisions to the SBC on a periodic basis to ensure that the SBC is up to date with national and industry standards.

RISBC-6 State Property Maintenance Code sets forth the minimum maintenance requirements for existing buildings in the State. Rhode Island Building Codes are amendments of the International Building Codes which we use as our model. The Building Standards Committee modifies parts of the Codes to adhere to our State and the elements of our State. The State Building Code Standards Committee has reviewed this regulation and proposes the following non-technical amendments as described below:

CHANGES TO TEXT OF THE RULE:

- Numerous punctuation and grammatical changes have been made throughout that do not result in substantive changes to the regulation.
- All references to International Property Maintenance Code (“IPMC”) 2015, have been changed to the 2018 edition. Some IPMC section numbers have been amended to conform to IPMC 2018.
- Throughout the regulation: updated internal cross-references with new RICR citations and references to the 2021 version for all Parts in Title 510 being amended this year.
- Chapter 1 adds that The provisions of the Rhode Island Swimming Pool and Spa Code SBC-14 (Part 14 of this Subchapter) shall apply whenever the International Swimming Pool and Spa Code is referenced
- Chapter 1 deletes sections 109.2 through 109.7
- Chapter 1 changes the IPMC numbering for § 109.6 to 109.4 and 109.7 to 109.6
- Chapter 2 Definitions: Deletes the definition for interchangeability.

- Chapter 3 General Requirements
- Chapter 6 Mechanical and Electrical Requirements: Delete § 602.5 Room temperature measurement.
- Chapter 7 Fire Safety Requirements: Renumbers IPMC 704.2 to 705.1 and substitutes RI specific language requiring Carbon Monoxide Detection and Alarm Systems to comply with the State Fire Code.

PUBLIC COMMENT:

- The American Institute of Architects provided a comment in support of the proposed change to the International Property Maintenance Code, 2018 edition.
- There were no other comments, therefore, the final rule is the same as what was proposed.

REGULATORY ANALYSIS:

Building codes have a significant impact on the state. The following economic analysis will explain the process of regulatory development and the potential impacts that these regulations will have on Rhode Islanders. The construction standards in the state building codes impacts include:

Safety, health, livability, and environmental impacts related to increased protective requirements;

Building quality and resiliency impacts related to higher quality construction and energy savings requirements;

Construction cost impacts related to the cost of construction and compliance with the state building code requirements; and,

Procedural and administrative impacts related to the management and application of the code requirements.

In the development of the proposed adoption consideration was given to: (1) alternative approaches; (2) overlap or duplication with other statutory and regulatory provisions; and (3) significant economic impact on small business. No alternative approach, duplication, or overlap was identified based upon available information.