

**RHODE ISLAND GOVERNMENT REGISTER
PUBLIC NOTICE OF PROPOSED RULEMAKING**

BUILDING CODE COMMISSION

Title of Rule: RISBC-6 Rhode Island Property Maintenance Code

Rule Identifier: 510-RICR-00-00-6

Rulemaking Action: Proposed Amendment

Important Dates:

Date of Public Notice: June 26, 2025

End of Public Comment: July 26, 2025

Rulemaking Authority:

R.I. Gen. Laws § 23-27.3-100.1.5 and 23.27.3-109.1

Summary of Rulemaking Action:

The Building Code Standards Committee (BCSC) is proposing amendments to the Rhode Island Property Maintenance Code. The current version of the Property Maintenance Code adopted the International Code Council's (ICC) International Property Maintenance Code (IPMC) 2018 edition. Currently, these amendments reflect the BCSC's proposed adoption of the 2021 edition of the IPMC. The state specific amendments to the IPMC 2021 model code are for consistency with the other building code regulations in RICR Title 510 and the Fire Safety Codes in RICR Title 450, compliance with RI statutes, and ensure that the model codes align with the needs of this state.

Additionally, all building code regulations being amended in this cycle have been edited for clarity and internal consistency of formatting and style, and to be easily read with the other building code regulations and the model codes that these regulations adopt. Formatting changes include: listing every model code chapter and stating whether each chapter is adopted, adopted with changes or deleted; leading the all changes with the model code section number for quick reference; and focusing on model code numbering to simplify citation and avoid confusion.

Summary of substantive changes:

§§ 6.1 and 6.2 – Updated and simplified the provisions in these sections.

Chapter 1 contains the administrative provisions of IPMC 2021, which are amended for consistency with R.I. Gen. Laws Chapter 23-27.3 and other RI building codes within Title 510 and the Rhode Island Fire Safety Codes in RICR Title 450. The RI code references section was amended consistent with the other regulations. Section 108 "Board of Appeals" was deleted because those provisions are covered by state statutes. The prior RI specific amendments to Sections 111 and 112.4 were removed because the content of those sections in IPMC 2021 is different and they are no longer necessary. No change to status quo.

Chapter 2 of IPMC 2021 is adopted with no changes. The prior RI amendment to section 201.3 was deleted because it is repetitive of the same RI amendment in Chapter 1, § 102.8. The additional definitions were deleted because they were redundant of existing definitions in Chapter 1. No change to status quo.

Chapter 3 of IPMC 2021 is adopted with changes. The RI specific amendments to 303.2.1 and 304.14 were retained and clarified, noting that the RI exception regarding insect screens is no longer necessary because it is included in IPMC 2021's requirements. The RI specific amendments adding sections 305.3.1 through 305.3.5 relating to lead paint requirements in interior surfaces were deleted because those requirements are contained in state laws enforced by RIDOH. Therefore, they are not needed in this regulation. No change to status quo.

Chapters 4 and 5 of IPMC 2021 are adopted with no changes. No change to status quo.

Chapter 6 of IPMC 2021 is adopted with changes. The only RI specific amendments to IPMC 2018 being retained are the ones in sections 602.3 and 602.4 where each jurisdiction inserts specific dates for heating and cooling requirements. The amendments to IPMC 2018 which added sections 605.5 & 605.6 and amended IPMC 2018 sections 606.1 and 606.2 regarding elevators have been deleted because elevators are regulated by DLT and therefore additional RI specific provisions are not required in this code. No change to status quo.

Chapter 7 of IPMC 2021 is adopted with no changes. All of the prior RI specific amendments to IPMC 2018 are deleted. The old amendments to 702.1, 702.2, 704 are not necessary as they contain the same requirements as the model code. Moreover, chapter 7 contains fire safety requirements that are regulated by the Fire Safety Code. No change to status quo.

Chapter 8 of IPMC 2021 is adopted with no changes. This is the "Referenced Standards" chapter. The prior RI specific amendments are deleted as they were redundant with the "referenced standards" amendments to chapter 1. No change to status quo.

Appendix A regarding "Boarding Standards" for windows and doors is adopted.

Appendix A was previously incorporated in this code and should have been retained, but it was erroneously deleted in the last amendments. This regulation restores the Appendix. No change to status quo. Appendix B regarding "Board of Appeals" is deleted because that content is covered by state statutes. No change to status quo.

Additional Information and Public Comments:

All interested parties are invited to request additional information or submit written or oral comments concerning the proposed amendment until July 26, 2025 by contacting the appropriate party at the address listed below:

James Cambio, Commissioner
Building Code Commission
State Building Office
560 Jefferson Blvd, Suite 100
Warwick, RI 02886
DBR.StateBuildingOffice@dbr.ri.gov

In accordance with R.I. Gen. Laws § 42-35-2.8, an oral hearing will be granted if requested by twenty-five (25) persons, by a governmental agency or by an association having at least twenty-five (25) members. A request for an oral hearing must be made within ten (10) days of the publication of this notice.

Regulatory Analysis Summary and Supporting Documentation:

These amendments move the Property Maintenance Code from IPMC 2018 to IPMC 2021. As part of the adoption of IPMC 2021 the BCSC has:

Deleted some of the prior RI specific amendments that are no longer necessary;
and

Simplified and standardized the formatting for a more user-friendly document that is easily read alongside IPMC 2021.

In the development of the proposed amendment 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.

For full regulatory analysis or supporting documentation contact the agency staffperson listed above.