

510-RICR-00-0-6

## TITLE 510 – BUILDING CODE COMMISSION

### CHAPTER 00 – N/A

### SUBCHAPTER 00 – N/A

#### PART 6 — ~~RISBC-6~~ Rhode Island Property Maintenance Code

### 6.1 Authority

The Rhode Island Property Maintenance Code is promulgated by the Building Code Standards Committee pursuant to the authority granted in R.I. Gen. Laws §§ 23-27.3-100.1.5 and 23.27.3-109.1.

~~The Building Code Standards Committee, in accordance with the rulemaking authority of R.I. Gen. Laws §§ 23-27.3-109.1(a) through (c) inclusive, has formally adopted and promulgated as the Rhode Island State Building Code, the provisions of the International Property Maintenance Code, 2018 edition, as published by the International Code Council, Inc. (ICC), together with amendments thereto hereinafter set forth to the articles and sections of this code.~~

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### 6.2 Incorporated Materials

A. The Building Code Standards Committee hereby adopts and incorporates as the Rhode Island Property Maintenance Code the provisions of the International Property Maintenance Code (IPMC), 2021 edition, as published by the International Code Council, Inc. (ICC) not including any further editions or amendments thereof and only to the extent that the provisions therein are not inconsistent with R.I. Gen. Laws Chapter 23-27.3 and any provisions reserved, deleted, or amended in this Regulation. The provisions of R.I. Gen. Laws Chapter 23-27.3 establishing administration and enforcement are hereby incorporated by reference. § 6.3 of this Part (Chapter 1) immediately follows and is supplemental to the General Laws. Editorial Note: Code users please note:

- ~~1. When purchasing or using the IPMC 2018 code, please take note of the particular printing edition. Errata to that printing edition is available online directly at no charge at <http://www.iccsafe.org/cs/codes/pages/errata.aspx> or call the office of the State Building Code Commissioner at 401-889-5550 for further information.~~
- ~~2. Printed copies of the administrative and enforcement provisions of R.I. Gen. Laws Chapter 23-27.3 are available at the Office of the State Building Code Commission or online at <http://webserver.rilin.state.ri.us/Statutes/TITLE23/23-27.3/INDEX.HTM>.~~

- ~~31. The International Property Maintenance Code, 2018 Edition, IPMC 2021 is protected by the copyright that has been issued to the ICC. IPMC 2021 can be viewed and purchased here: <https://codes.iccsafe.org/codes/i-codes/2021-icodes>. As a result, the State Building Code is not available in complete form to the public in an electronic format. The International Property Maintenance Code 2018 edition that is referred to within is contained in a printed volume and is also in an electronic format that have been published by the ICC under an exclusive license.~~
2. To properly utilize the Rhode Island Property Maintenance Code, IPMC 2021 must be read jointly with the Building Code requirements in R.I. Gen. Laws Chapter 23-27.3 and the amendments to IPMC 2021 set forth in the sections of this Regulation, below.
3. Format: These code changes follow numbering sequence and topics of the IPMC 2021 (first printing). All provisions of IPMC 2021 are retained unless indicated as deleted or amended. Published errata are available from the ICC website.

### 6.3 IPMC 2021 is adopted with the following amendments

#### Chapter 1: Scope and Administration

Chapter 1 is adopted with the following changes.

- 101.1 Delete IPMC section 101.1 and substitute the following:~~Title:~~

These regulations shall be known as the Rhode Island Property Maintenance Code, hereinafter referred to as "this code."~~Substitute State of Rhode Island at [Name of Jurisdiction]~~

- 102.8 Add the following to the end of IPMC section 102.8 "Referenced Codes and Standards".

Rhode Island Code references:

Building Code. The provisions of the Rhode Island State Building Code (Part 1 of this Subchapter) shall apply wherever referenced in this code as the International Building Code.

Residential Code. The provisions of the Rhode Island One and Two-Family Dwelling Code (Part 2 of this Subchapter) shall apply wherever referenced in this code as the International Residential Code.

Plumbing Code. The provisions of the Rhode Island Plumbing Code (Part 3 of this Subchapter) shall apply wherever referenced in this code as the International Plumbing Code.

Mechanical Code. The provisions of the Rhode Island Mechanical Code (Part 4 of this Subchapter) shall apply wherever referenced in this code as the International Mechanical Code.

Electrical Code/NFPA 70. The provisions of Rhode Island State Electrical Code (Part 5 of this Subchapter) shall apply wherever referenced in this code as the ICC Electrical Code.

Fire Safety Code. The provisions of the Rhode Island Fire Safety Code (450-RICR-00-00-1 through 10) shall apply wherever referenced in this code as the International Fire Code.

Energy Code. The provisions of the Rhode Island State Energy Code (Part 8 of this Subchapter) shall apply wherever referenced in this code as the International Energy Conservation Code.

Swimming Pool and Spa Code. The Provisions of the Rhode Island Swimming Pool and Spa Code (Part 14 of this Subchapter) shall apply wherever referenced in this code as the International Swimming Pool and Spa Code.

Existing Building Code. The provisions of the Rhode Island Existing Building Code (Part 7 of this Subchapter) or the State Rehabilitation Code (Part 20 of this Subchapter), as applicable, shall apply wherever referenced in this code as the International Existing Building Code.

Fuel Gas Code. The provisions of the Rhode Island Fuel Gas Code (Part 19 of this Subchapter) shall apply wherever referenced in this code as the International Fuel Gas Code.

108 Delete IPMC section 108 without substitution.

Delete section 111 and Replace with the following:

Chapter 2 is adopted with no changes.

201.3 Delete existing section 201.3 and substitute the following:

Chapter 3 is adopted with the following changes.

303.2.1 Add new paragraph after IPMC section 302.2

April 1<sup>st</sup> to October 1<sup>st</sup>.

Insect screens

305.3. Interior Surfaces

305.3.1

Potentially hazardous material on the interior surfaces of any dwelling unit, rooming house, rooming unit, or facility occupied by children is prohibited. The interior surfaces include, but are not limited to, window sills, window frames, doors, door frames, walls, ceilings, stair-rails and spindles, or other appurtenances.

#### 305.3.2

Lead-based substances are prohibited whenever circumstances present a clear and significant health risk to the occupants of the property, as defined by Regulations of the Department of Health.

#### 305.3.3

In each instance where there is reason to believe that lead-based substances are present, the enforcing officer shall ascertain whether the lead hazard mitigation standard has been met or confirm whether suspect substances are lead-based by arranging for a lead mitigation inspection that conforms to housing resources commission Regulations or arranging for a comprehensive environmental lead inspection which conforms to Department of Health Regulations.

#### 305.3.4

In all instances where either compliance with housing resources commission mitigation standards cannot be confirmed by the enforcement officer by review of certification for the same or where substances confirmed to be lead-based by an environmental lead inspection, and there exists a lead exposure hazard, the enforcing officer shall identify necessary lead hazard reductions that must be taken pursuant to either Housing Resources Commission Regulations or Department of Health Regulations.

#### 305.3.5

In all instances where lead-based substances are identified on a dwelling, a dwelling unit, or premises occupied by a child suffering from "lead poisoning," as defined in the Rhode Island Lead Poisoning Prevention Act, R.I. Gen. Laws §§ 23-24.6-1 through 26, the enforcing officer shall consider these instances under "emergencies," pursuant to section 109.0.

~~Delete section 308.1 and substitute the following:~~

Chapter 4 is adopted with no changes.

### **~~6.7~~ Chapter 5: Plumbing Facilities and Fixture Requirements**

~~No Proposed amendments~~ Chapter 5 is adopted with no changes.

## **6.8—Chapter 6: Mechanical and Electrical Requirements**

Chapter 6 is adopted with the following changes.

602.3 ~~Delete section 602.3 and substitute the following:~~ Insert the following dates in 4<sup>th</sup> line of IPMC section 602.3:

~~-October 1<sup>st</sup> to May 1<sup>st</sup>.~~

602.3 Heat supply

2. ~~In areas where the average monthly temperature is above thirty degrees Fahrenheit (30° F) (negative one degree Celsius (-1° C)) a minimum temperature of sixty-five degrees Fahrenheit (65° F) (eighteen degrees Celsius (18° C)) shall be maintained.~~

~~October 1<sup>st</sup> to May 1<sup>st</sup>.~~

602.4 Occupiable work spaces

Add the following sections:

Chapter 7 is adopted with no changes.

Section 702 Means of Egress

Chapter 8 is adopted with no changes.

### **Appendices to IPMC 2021**

Appendix A is adopted.

All other appendices are deleted.