

510-RICR-00-0-6

TITLE 510 – BUILDING CODE COMMISSION

CHAPTER 00 – N/A

SUBCHAPTER 00 – N/A

PART 6 –Rhode Island Property Maintenance Code

6.1 Authority

- A. 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.

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.
 - 1. 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>.
 - 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:

These regulations shall be known as the Rhode Island Property Maintenance Code, hereinafter referred to as “this code.”

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.

Chapter 2: Definitions

Chapter 2 is adopted with no changes.

Chapter 3: General Requirements

Chapter 3 is adopted with the following changes.

304.14 Insert the following dates into the first line of IPMC section 304.14, "Insect Screens":

April 1st to October 1st.

Add the following sections:

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.

Chapter 4: Light Ventilation and Occupancy Limitations

Chapter 4 is adopted with no changes.

Chapter 5: Plumbing Facilities and Fixture Requirements

Chapter 5 is adopted with no changes.

Chapter 6: Mechanical and Electrical Requirements

Chapter 6 is adopted with the following changes.

602.3 Insert the following dates in 4th line of IPMC section 602.3:

October 1st to May 1st.

602.4 Insert the following dates in the 2nd line of IPMC section 602.4:

October 1st to May 1st.

Chapter 7: Fire Safety Requirements

Chapter 7 is adopted with no changes.

Chapter 8: Referenced Standards

Chapter 8 is adopted with no changes.

Appendices to IPMC 2021

Appendix A is adopted.

All other appendices are deleted.

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PART 6 - RISBC-6 RHODE ISLAND PROPERTY MAINTENANCE CODE

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Agency Head Signature

Agency Signing Date

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