

# IPMC<sup>®</sup>

## 2015

### CODE AND COMMENTARY

The complete IPMC with  
commentary after each  
section



# IPMC<sup>®</sup>

2015

## CODE AND COMMENTARY

The complete IPMC with  
commentary after each  
section



2015 International Property Maintenance Code® Commentary

First Printing: May 2015

ISBN: 978-1-60983-288-9 (soft-cover edition)

COPYRIGHT © 2015  
by  
INTERNATIONAL CODE COUNCIL, INC.

ALL RIGHTS RESERVED. This 2015 *International Property Maintenance Code® Commentary* is a copyrighted work owned by the International Code Council, Inc. Without advance written permission from the copyright owner, no part of this book may be reproduced, distributed or transmitted in any form or by any means, including, without limitation, electronic, optical or mechanical means (by way of example, and not limitation, photocopying or recording by or in an information storage retrieval system). For information on permission to copy material exceeding fair use, please contact: Publications, 4051 Flossmoor Road, Country Club Hills, IL 60478. Phone 1-888-ICC-SAFE (422-7233).

Trademarks: “International Code Council,” the “International Code Council” logo and the “International Property Maintenance Code” are trademarks of the International Code Council, Inc.

PRINTED IN THE U.S.A.

## PREFACE

The principal purpose of the Commentary is to provide a basic volume of knowledge and facts relating to existing structures as it pertains to the regulations regarding property maintenance set forth in the 2015 *International Property Maintenance Code*<sup>®</sup>. The person who is serious about effectively regulating property maintenance will find the Commentary to be a reliable data source and reference to almost all aspects of property maintenance.

As a follow-up to the *International Property Maintenance Code*, we offer a companion document, the *International Property Maintenance Code and Commentary*. The basic appeal of the Commentary is thus: it provides in a small package and at reasonable cost thorough coverage of many issues likely to be dealt with when using the *International Property Maintenance Code*, then supplements that coverage with historical and technical background. Reference lists, information sources and bibliographies are also included.

Throughout all of this, strenuous effort has been made to keep the vast quantity of material accessible and its method of presentation useful. With a comprehensive yet concise summary of each section, the Commentary provides a convenient reference for property maintenance regulations. In the chapters that follow, discussions focus on the full meaning and implications of the code text. Guidelines suggest the most effective method of application, and the consequences of not adhering to the code text. Illustrations are provided to aid understanding; they do not necessarily illustrate the only method of achieving code compliance.

The format of the Commentary includes the full text of each section, table and figure of the code, followed immediately by the commentary applicable to that text. As stated in the preface of the 2015 *International Property Maintenance Code*, the content of sections in the code that begin with a letter designation (i.e., [P]502.1) are maintained by another code development committee. Each section's narrative includes a statement of its objective and intent, and usually includes a discussion about why the requirement commands the conditions set forth. Code text and commentary text are easily distinguished from each other. All code text is shown as it appears in the *International Property Maintenance Code*, and all commentary is indented below the code text and begins with the symbol ❖.

Readers should note that the Commentary is to be used in conjunction with the *International Property Maintenance Code* and not as a substitute for the code. **The Commentary is advisory only**; the code official alone possesses the authority and responsibility for interpreting the code.

Comments and recommendations are encouraged; for through your input, we can improve future editions. Please direct your comments to the Codes and Standards Development Department at the Chicago District Office.

# TABLE OF CONTENTS

CHAPTER 1	SCOPE AND ADMINISTRATION.....	1-1 – 1-16
CHAPTER 2	DEFINITIONS.....	2-1 – 2-8
CHAPTER 3	GENERAL REQUIREMENTS.....	3-1 – 3-11
CHAPTER 4	LIGHT, VENTILATION AND OCCUPANCY LIMITATIONS.....	4-1 – 4-14
CHAPTER 5	PLUMBING FACILITIES AND FIXTURE REQUIREMENTS .....	5-1 – 5-10
CHAPTER 6	MECHANICAL AND ELECTRICAL REQUIREMENTS .....	6-1 – 6-10
CHAPTER 7	FIRE SAFETY REQUIREMENTS.....	7-1 – 7-6
CHAPTER 8	REFERENCED STANDARDS .....	8-1 – 8-4
APPENDIX A	BOARDING STANDARD .....	A-1 – A-2
INDEX	.....	INDEX-1 – INDEX-12