

SAPMC Committee: 2024 San Antonio Property Maintenance Code (SAPMC)										Legend: Additional information is underlined. Competing or clarifying information is bolded.					
Section of Proposed Update															
No.	Internal/ External	Submitting Agency/Person	Reason for Update - 2024 IPMC Update or Proposed Amendment	Recommendation	Summary of Change	Chapter	Section	Section Title	2021 SAPMC	2024 IPMC	Proposed Amendments	Notes	Date and Committee's Suggestion	Proposed Language for the 2021 SAPMC	
1	Internal	COSA	2024 IPMC Update		New Section	1	101.2	Scope		101.2.1 Appendices. Provisions in the appendices shall not apply unless specifically adopted		Potentially add under SAPMC section 101.2 Scope			
2	Internal	COSA	2024 IPMC Update		Revision	1	102.4	Existing remedies	The provisions in this code shall not be construed to abolish or impair existing remedies of the City or its officers or agencies relating to the removal or demolition of any structure which is dangerous, unsafe, and insanitary. However, demolition and removal shall be regarded as a remedy of last resort.	102.4 Existing remedies. The provisions in this code shall not be construed to abolish or impair existing remedies of the jurisdiction or its officers or agencies relating to the removal or demolition of any structure that is dangerous , unsafe or and insanitary.					
3	Internal	COSA	2024 IPMC Update		Revision	1	102.6	Structural analysis	Where structural analysis is used to determine if an unsafe structural condition exists, the analysis shall be permitted to use nominal strengths, nominal loads, load effects, required strengths and limit states in accordance with the requirements under which the structure was constructed or in accordance with any subsequent requirement.	102.6 Structural analysis. Where structural analysis is used to assess a potentially determine if an unsafe structural condition exists , the analysis shall be permitted to use nominal strengths, nominal loads, load effects, required strengths and limit states in accordance with the requirements under which the structure was constructed or in accordance with any subsequent requirement.					
4	Internal	COSA	2024 IPMC Update		Revision	1	104.1	General	The code official is hereby authorized and directed to enforce the provisions of this code. The code official shall have the authority to render interpretations of this code and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures shall be in compliance with the intent and purpose of this code and shall be published. Such policies and procedures shall not have the effect of waiving requirements specifically provided for in this code.	105.1 General. The code official is hereby authorized and directed to enforce the provisions of this code . The code official shall have the authority to render interpretations of this code and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures shall be in compliance with the intent and purpose of this code. Such policies and procedures shall not have the effect of waiving requirements specifically provided for in this code.					
5	Internal	COSA	2024 IPMC Update		Revision	1	104.2	Inspections	The code official shall make all of the required inspections or shall accept reports of inspections by approved agencies or individuals. All reports of such inspections shall be in writing and be certified by a responsible officer of such approved agency or by the responsible individual. The code official is authorized to engage such expert opinion as deemed necessary to report upon unusual technical issues that arise, subject to the approval of the appointing authority.	105.2 Inspections. The code official shall make all of the required inspections, or shall accept reports of inspection by approved agencies or individuals. Reports of such inspections shall be in writing and be certified by a responsible officer of such approved agency or by the responsible individual. The code official is authorized to engage such expert opinion as deemed necessary to report on unusual technical issues that arise, subject to the approval of the appointing authority.					
6	Internal	COSA	2024 IPMC Update		New Section	1	104.2	Inspections		105.2 Determination of compliance. The code official shall have the authority to determine compliance with this code, to render interpretations of this code and to adopt policies and procedures in order to clarify the application of this code's provisions. Such interpretations, policies and procedures: 1. Shall be in compliance with the intent and purpose of this code. 2. Shall not have the effect of waiving requirements specifically provided for in this code or other applicable codes and ordinances.		Replaces 2021 SAPMC Section 104.2 Inspections w/ 104.2 Determination of compliance			
7	Internal	COSA	2024 IPMC Update		New Section	1	104.2	Inspections		105.2.1 Technical assistance. To determine compliance with this code, the code official is authorized to require the owner or owner's authorized agent to provide a technical opinion and report.		Potentially add under SAPMC section 104.2 (2024 SAPMC Section 104.2.1)			
8	Internal	COSA	2024 IPMC Update		New Section	1	104.2	Inspections		105.2.1.1 Cost. A technical opinion and report shall be provided without charge to the jurisdiction.		Potentially add under SAPMC section 104.2 (2024 SAPMC Section 104.2.1.1)			
9	Interna;	COSA	2024 IPMC Update		New Section	1	104.2	Inspections		105.2.1.2 Preparer qualifications. The technical opinion and report shall be prepared by a qualified engineer, specialist, laboratory or specialty organization acceptable to the code official. The code official is authorized to require design submittals to be prepared by, and bear the stamp of, a registered design professional.		Potentially add under SAPMC section 104.2 (2024 SAPMC Section 104.2.1.2)			
10	Internal	COSA	2024 IPMC Update		New Section	1	104.2	Inspections		105.2.1.3 Content. The technical opinion and report shall analyze the properties of the design, operation or use of the building or premises and the facilities and appurtenances situated thereon to identify and propose necessary recommendations.		Potentially add under SAPMC section 104.2 (2024 SAPMC Section 104.2.1.3)			

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11	Internal	COSA	2024 IPMC Update		Revision	1	105.3	Required testing	Whenever there is insufficient evidence of compliance with the provisions of this code, or evidence that a material or method does not conform to the requirements of this code, or in order to substantiate claims for alternative materials or method the code official shall have the authority to require reasonable tests to be made as evidence of compliance at no expense to the jurisdiction.			Potentially delete SAPMC Section 105.3 and combine with SAPMC section 105.3.1 Test methods		
12	Internal	COSA	2024 IPMC Update		Revision	1	105.3.1	Test methods	Test methods shall be as specified in this code or by other recognized test standards. In the absence of recognized and accepted test methods, the code official shall be permitted to approve appropriate testing procedures.	106.3.1 105.2.1.4 Test methods. Where there is insufficient evidence of compliance with the provisions of this code, the code official shall have the authority to require tests as evidence of compliance. Test methods shall be as specified in this code or by other recognized test standards. In the absence of recognized and accepted test standards methods , the code official shall be permitted to approve the appropriate testing procedures performed by an approved agency. Such tests shall be performed by a party acceptable to the code official.		Potentially delete SAPMC Section 105.3 and combine with SAPMC section105.3.1 Test methods		
13	Internal	COSA	2024 IPMC Update		Revision	1	105.2	Alternative materials, methods of construction and equipment	The provisions of this code are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this code, provided that any such alternative has been approved. An alternative material design or method of construction shall be approved where the code official finds that the proposed design is satisfactory and complies with the intent of the provisions of this code, and that the material, method, or work offered is, for the purpose intended, at least not less than the equivalent of that prescribed in this code in quality, strength, effectiveness, fire resistance, durability, and safety. Where the alternative material, design or method of construction is not approved, the code official shall respond in writing, stating the reasons why the alternative was not approved. This section shall not supersede any historic or Neighborhood Conservation District (NCD) requirement.	106.2 105.2.2 Alternative materials, design and methods of construction and equipment. The provisions of this code are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this code, provided that any such alternative is not specifically prohibited by this code and has been approved . An alternative material, design or method of construction shall be approved where the code official finds that the proposed design is satisfactory and complies with the intent of the provisions of this code, and that the material, method or work offered is, for the purpose intended, not less than the equivalent of that prescribed in this code in quality, strength, effectiveness, fire resistance, durability and safety. Where the alternative material, design or method of construction is not approved, the code official shall respond in writing, stating the reasons why the alternative was not approved.				
14	Internal	COSA	2024 IPMC Update		New Section	1	105.2	Alternative materials, methods of construction and equipment		Exception: Performance-based alternative materials, designs or methods of construction and equipment complying with the International Code Council Performance Code.		Add under SAPMC section 105.2 Alternative materials, methods of construction and equipment		
15	Internal	COSA	2024 IPMC Update		New Section	1	105.2	Alternative materials, methods of construction and equipment		105.2.2.1 Approval authority. An alternative material, design or method of construction shall be approved where the code official finds that the proposed alternative is satisfactory and complies with Sections 105.2.2 through 105.2.2.7, as applicable.		Potentially add to SAPMC section 105.2 Alternative materials, methods of construction and equipment		

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16	Internal	COSA	2024 IPMC Update		New Section	1	105.2	Alternative materials, methods of construction and equipment		105.2.2.2 Application and disposition. Where required, a request to use an alternative material, design or method of construction shall be submitted in writing to the code official for approval. Where the alternative material, design or method of construction is not approved, the code official shall respond in writing, stating the reasons the alternative was not approved.		Potentially add under SAPMC section 105.2 Alternative materials, methods of construction and equipment		
17	Internal	COSA	2024 IPMC Update		New Section	1	105.2	Alternative materials, methods of construction and equipment		105.2.2.3 Compliance with code intent. An alternative material, design or method of construction shall comply with the intent of the provisions of this code.		Potentially add under SAPMC section 105.2 Alternative materials, methods of construction and equipment		
18	Internal	COSA	2024 IPMC Update		New Section	1	105.2	Alternative materials, methods of construction and equipment		105.2.2.4 Equivalency criteria. An alternative material, design or method of construction shall, for the purpose intended, be not less than the equivalent of that prescribed in this code with respect to all of the following, as applicable: 1. Quality. 2. Strength. 3. Effectiveness. 4. Durability. 5. Safety, other than fire safety. 6. Fire safety.		Potentially add under SAPMC section 105.2 Alternative materials, methods of construction and equipment		
19	Internal	COSA	2024 IPMC Update		New Section	1	105.2	Alternative materials, methods of construction and equipment		105.2.2.5 Tests. Tests conducted to demonstrate equivalency in support of an alternative material, design or method of construction application shall be of a scale that is sufficient to predict performance of the end use configuration. Tests shall be performed by a party acceptable to the code official.		Potentially add under SAPMC section 105.2 Alternative materials, methods of construction and equipment		
20	Internal	COSA	2024 IPMC Update		New Section	1	105.2	Alternative materials, methods of construction and equipment		105.2.2.5.1 Fire tests. Tests conducted to demonstrate equivalent fire safety in support of an alternative material, design or method of construction application shall be of a scale that is sufficient to predict fire safety performance of the end use configuration. Tests shall be performed by a party acceptable to the building official.		Potentially add under SAPMC section 105.2 Alternative materials, methods of construction and equipment		
21	Internal	COSA	2024 IPMC Update		Revision	1	105.6	Research reports	Supporting data, where necessary to assist in the approval of materials or assemblies not specifically provided for in this code, shall consist of valid research reports from approved sources.	106.6 105.2.2.6 Reports Research reports . Supporting <u>documentation data</u> , where necessary to assist in the approval of materials or assemblies not specifically provided for in this code, shall comply with Sections 105.2.2.6.1 and 105.2.2.6.2 consist of valid research reports from approved sources .		Potentially add under SAPMC section 105.2 Alternative materials, methods of construction and equipment		
22	Internal	COSA	2024 IPMC Update		New Section	1	105.2	Alternative materials, methods of construction and equipment		105.2.2.6.1 Evaluation reports. Evaluation reports shall be issued by an approved agency and use of the evaluation report shall require approval by the code official for the installation. The alternate material, design or method of construction and product evaluated shall be within the scope of the code official's recognition of the approved agency. Criteria used for the evaluation shall be identified within the report and, where required, provided to the code official.		Potentially add under SAPMC section 105.2 Alternative materials, methods of construction and equipment		

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23	Internal	COSA	2024 IPMC Update		New Section	1	105.2	Alternative materials, methods of construction and equipment		105.2.2.6.2 Other reports. Reports not complying with Section 105.2.2.6.1 shall describe criteria, including but not limited to any referenced testing or analysis, used to determine compliance with code intent and justify code equivalence. The report shall be prepared by a qualified engineer, specialist, laboratory or specialty organization acceptable to the building official. The code official is authorized to require design submittals to be prepared by, and bear the stamp of, a registered design professional.		Potentially Add under SAPMC section 105.2 Alternative materials, methods of construction and equipment		
24	Internal	COSA	2024 IPMC Update		New Section	1	105.2	Alternative materials, methods of construction and equipment		105.2.2.7 Peer review. The code official is authorized to require submittal of a peer review report in conjunction with a request to use an alternative material, design or method of construction, prepared by a peer reviewer that is approved by the code official.		Potentially add under SAPMC section 105.2 Alternative materials, methods of construction and equipment		
25	Internal	COSA	2024 IPMC Update		Revision	1	105.1	Modifications	Whenever there are practical difficulties involved in carrying out the provisions of this code, the code official shall have the authority to grant modifications for individual cases upon application of the owner or owner's authorized agent, provided the code official shall first find that special individual reason makes the strict letter of this code impractical and the modification is in compliance with the intent and purpose of this code and that such modification does not lessen health, life and fire safety requirements. The order granting modifications shall be published.	106.1 105.2.3 Modifications. Where there are practical difficulties involved in carrying out the provisions of this code, the code official shall have the authority to grant modifications for individual cases upon application of the owner or owner's authorized agent, provided that the code official shall first find that special individual reasons make reason-makes the strict letter of this code impractical, and that the modification is in compliance with the intent and purpose of this code and that such modification does not lessen health, accessibility, life and fire safety or structural requirements. The details of the written request for and action granting modifications shall be recorded and entered in the department files of the department of building safety.		Potentially add under SAPMC section 105.2 Alternative materials, methods of construction and equipment		
26	Internal	COSA	2024 IPMC Update		Revision	1	104.3	Right of entry	The code official is authorized to enter the structure or premises at reasonable times to inspect subject to legal restrictions.	105.3 Right of entry. Where it is necessary to make an inspection to enforce the provisions of this code, or where the code official has reasonable cause to believe that there exists in a structure or on any premises a condition that is contrary to or in violation of this code that makes the structure or premises unsafe, dangerous or hazardous, the code official is authorized to enter the structure or premises at all reasonable times to inspect or perform the duties imposed by this code., provided that if If such structure or premises is occupied, the code official shall present credentials to the occupant and request entry. If such structure or premises is unoccupied, the code official shall first make a reasonable effort to locate the owner, owner's authorized agent or other person having charge or control of the structure or premises and request entry. If entry is refused, the code official shall have recourse to every remedy the- remedies provided by law to secure entry.				
27	Internal	COSA	2024 IPMC Update		New Section	1	104.3	Right of entry		105.3.1 Warrant. Where the code official has first obtained a proper inspection warrant or other remedy provided by law to secure entry, an owner, the owner's authorized agent, occupant or person having charge, care or control of the structure or premises shall not fail or neglect, after proper a request is made as herein provided, to permit entry therein by the code official for the purposes of inspection and examination pursuant to this code.		Potentially add under SAPMC section 104.3 Right of entry		
28	Internal	COSA	2024 IPMC Update		Revision	1	104.5	Notices and orders	The code official shall issue all necessary notices or orders to ensure compliance with this code.	105.5 Notices and orders. The code official shall issue all necessary notices or orders to ensure compliance with this code, in accordance with Section 107.		IPMC section 107 - Violations; SAPMC section 106 - Violations		

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29	Internal	COSA	2024 IPMC Update		Revision	1	104.6	Department records	The code official shall keep official records of all business and activities of the department specified in the provisions of this code. Such records shall be retained in the official records for the period required for retention of public records.	105.6 Department Official records. The code official shall keep official records as required by Sections 105.6.1 through 105.6.5. Such official records shall be retained for not less than 5 years or for as long as the building or structure to which such records relate remains in existence, unless otherwise provided by other regulations. of all business and activities of the department specified in the provisions of this code. Such records shall be retained in the official records for the period required for retention of public records.					
30	Internal	COSA	2024 IPMC Update		New Section	1	104.6	Department records		105.6.1 Approvals. A record of approvals shall be maintained by the code official and shall be available for public inspection during business hours in accordance with applicable laws.					
31	Internal	COSA	2024 IPMC Update		New Section	1	104.6	Department records		105.6.2 Inspections. The code official shall have the authority to conduct inspections, or shall accept reports of inspection by approved agencies or individuals. Reports of such inspections shall be in writing and be certified by a responsible officer of such approved agency or by the responsible individual. The code official shall keep a record of each inspection made, including notices and orders issued, showing the findings and disposition of each.					
32	Internal	COSA	2024 IPMC Update		New Section	1	104.6	Department records		105.6.3 Code alternatives and modifications. Application for alternative materials, design and methods of construction and equipment in accordance with Section 105.2.2; modifications in accordance with Section 105.2.3; and documentation of the final decision of the code official for either shall be in writing and shall be retained in the official records.		IPMC Section 105.2.2 - Alternative material, design and methods of construction & IPMC section 105.2.3 Modifications; SAPMC section 105.2 Alternative materials, methods of construction & SAPMC section 105.1 Modifications			
33	Internal	COSA	2024 IPMC Update		Revision	1	105.3.2	Test reports	Reports of tests shall be retained by the code official for the period required for retention of public records.	106.3.2 105.6.4 Tests reports. The code official shall keep a record of tests conducted to comply with Sections 105.2.1.4 and 105.2.2.5. Reports of tests shall be retained by the code official for the period required for retention of public records.		IPMC section 105.2.1.4 - Test methods & IPMC section 105.2.2.5 - Test; SAPMC section 105.3.1 Test methods (new section - IPMC section 105.2.2.5 - Test)			
34	Internal	COSA	2024 IPMC Update		New Section	1	104.6	Department records		105.6.5 Fees. The code official shall keep a record of fees collected and refunded in accordance with Section 104.		IPMC section 104 - Fees; SAPMC section 113 - Fees			

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35	Internal	COSA	2024 IPMC Update		Revision	1	103.4	Liability	The code official or employee charged with the enforcement of this code, while acting for the jurisdiction in good faith and without malice in the discharge of duties required by this code or other pertinent law or ordinance, shall not thereby be rendered civilly or criminally liable personally, and is hereby relieved from all personal liability for any damage accruing to persons or property as a result of an act or by reason of an act or omission in the discharge of official duties. Any suit or criminal complaint instituted against any officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this code shall be defended by the legal representative of the jurisdiction until the final termination of the proceedings. The code official or any subordinate shall not be liable for costs in an action, suit or proceeding that is instituted in pursuance of the provisions of this code.	105.7 Liability. The code official , member of the board of appeals or employee charged with the enforcement of this code, while acting for the jurisdiction, in good faith and without malice in the discharge of the duties required by this code or other pertinent law or ordinance, shall not thereby be rendered personally liable, either civilly or criminally civilly or criminally liable personally , and is hereby relieved from all personal liability for any damage accruing to persons or property as a result of an act or by reason of any act or omission in the discharge of official duties.					
36	Internal	COSA	2024 IPMC Update		New Section	1	103.4	Liability		105.7.1 Legal defense. Any suit or criminal complaint instituted against any officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this code or other laws or ordinances implemented through the enforcement of this code shall be defended by the legal representative of the jurisdiction until the final termination of the proceedings. The code official or any subordinate shall not be liable for costs in an action, suit or proceeding that is instituted in pursuance of the provisions		Referenced in SAPMC section103.4 Liability			
37	Internal	COSA	2024 IPMC Update		Revision	1	105.4	Used material and equipment	The use of used materials which meet the requirements of this code for new materials is permitted. Materials, equipment, and devices shall not be reused unless such elements are in good repair or have been reconditioned and tested when necessary and placed in good and proper working condition.	106.4 105.8.1 Used material and equipment Materials and equipment reuse. Materials that are reused shall comply with the requirements of this code for new materials. Materials, equipment and devices shall not be reused unless such elements are in good working condition and approved repair or have been reconditioned and tested where necessary, placed in good and proper working condition and approved by the code official.					
38	Internal	COSA	2024 IPMC Update		Revision	1	112.1	Authority	Where the code official finds any work regulated by this code being performed in a manner contrary to the provisions of this code or in a dangerous or unsafe manner, the code official is authorized to issue a stop work order.	110.1 108.1 Authority. Where the code official finds any work regulated by this code being performed in a manner contrary to the provisions of this code or in a dangerous or an unsafe manner, the code official is authorized to issue a stop work order.					
39	Internal	COSA	2024 IPMC Update		New Section	2	202	General Definitions		APPROVED AGENCY. An established and recognized organization that is regularly engaged in conducting tests, furnishing inspection services or furnishing product evaluation or certification where such organization has been approved by the code official.					
40	Internal	COSA	2024 IPMC Update		New Section	2	202	General Definitions		PEER REVIEW. An independent and objective technical review conducted by an approved third party.					
41	Internal	COSA	2024 IPMC Update		New Section	2	202	General Definitions		POWER SAFETY COVER. A pool cover that is placed over the water area and is opened and closed with a motorized mechanism activated by a control switch.					

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42	Internal	COSA	2024 IPMC Update		New Section	2	202	General Definitions		SAFETY COVER. A structure , fabric or assembly, along with attendant appurtenances and anchoring mechanisms, that is temporarily placed or installed over an entire pool, spa or hot tub and secured in place after all bathers are absent from the water					
42	Internal	COSA	2024 IPMC Update		New Section	2	202	General Definitions		STORM SHELTER. A building, structure or portion thereof, constructed in accordance with ICC 500, designated for use during hurricanes, tornadoes or other severe windstorms.					
43	Internal	COSA	2024 IPMC Update		Revision	3	301.2	Responsibility	The owner of the premises shall maintain the structure(s) and exterior property in compliance with these requirements, except as otherwise provided for in this code or in State or Federal Law. A person shall not occupy as owner - occupant or permit another person to occupy premises which do not comply with the requirements of this chapter. Occupants of a dwelling unit, rooming unit or housekeeping unit are responsible for keeping that part of the dwelling unit, rooming unit, housekeeping unit or premises which they occupy and control in a clean, sanitary, and safe condition.	301.2 Responsibility. The owner of the premises shall maintain the structures and exterior property in compliance with these requirements and the code under which the building was constructed , except as otherwise provided for in this code. The owner or owner's agent shall be responsible to ensure that any repairs, additions or alterations to the building or portion thereof are performed or constructed in accordance with the International Building Code, International Residential Code or International Existing Building Code. A person shall not occupy as owner-occupant or permit another person to occupy premises that are not in a sanitary and safe condition and that do not comply with the requirements of this chapter. Occupants of a dwelling unit, rooming unit or housekeeping unit are responsible for keeping in a clean, sanitary and safe condition that part of the dwelling unit, rooming unit, housekeeping unit or premises they occupy and control.					
44	Internal	COSA	2024 IPMC Update		Revision	3	303.2	Enclosures	Exception: Spas or hot tubs with safety cover that complies with ASTM F 1346 shall be exempt from the provisions of this section.	Exceptions: 1. Spas or hot tubs equipped with a lockable safety cover that complies with ASTM F1346. 2. Private swimming pools equipped with a power safety cover that complies with ASTM F1346 and is in working condition using the control switch.					
45	Internal	COSA	2024 IPMC Update		Revision	3	307.1	General	Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp, or other walking surface which is more than 30 inches (762 mm) above the floor or grade below shall have guards. Handrails shall not be less than 30 inches (762 mm) high or more than 42 inches (1067 mm) high measured vertically above the nosing of the tread or above the finished floor of the landing or walking surfaces. Guards shall not be less than 30 inches (762 mm) high above the floor of the landing, balcony, porch, deck, or ramp or other walking surface. Exception: Guards shall not be required where exempted by the adopted building code. Guards in commercial buildings and R-2 Occupancy shall be governed by the International Fire Code, as amended by the City. In larger stairways, handrails may be located in the center of the stairway.	307.1 General Handrails. Every exterior and interior flight of stairs Stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface that is more than 30 inches (762 mm) above the floor or grade below shall have guards. Handrails shall be not less than 30 inches (762 mm) in height or more than 42 inches (1067 mm) in height measured vertically above the nosing of the tread or above the finished floor of the landing or walking surfaces. Guards shall be not less than 30 inches (762 mm) in height above the floor of the landing, balcony, porch, deck, or ramp or other walking surface. Exception: Guards shall not be required where exempted by the adopted building code.					

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46	Internal	COSA	2024 IPMC Update		New Section	3	307.1	General		307.1.1 Height. Handrails shall be not less than 30 inches (762 mm) in height or more than 42 inches (1067 mm) in height measured vertically above the nosing of the tread or above the finished floor of the landing or walking surfaces.		Potentially add under SAPMC section 307.1 General		
47	Internal	COSA	2024 IPMC Update		New Section	3	307.1	General		307.2 Guards. Guards shall be provided along open-sided walking surfaces, including balconies, porches, decks, stairs, ramps and landings, that are more than 30 inches (762 mm) above the floor or grade below. Exception: Guards shall not be required where exempted by the adopted building code.		Potentially add under SAPMC section 307.1 General		
48	Internal	COSA	2024 IPMC Update		New Section	3	307.1	General		307.2.1 Height. Guards shall be not less than 30 inches (762 mm) high.		Potentially add under SAPMC section 307.1 General		
49	Internal	COSA	2024 IPMC Update		New Section	3	310	Accessibility		310.1 General. A facility that is required to be accessible shall be maintained accessible during occupancy.		New Section to the 2024 IPMC - ACCESSIBILITY		
50	Internal	COSA	2024 IPMC Update		New Section	3	310	Accessibility		310.1.1 Maintenance. The accessible features of a facility shall be maintained in good repair, in a clean, structurally sound and sanitary condition, and free from impediments to accessibility.		New Section to the 2024 IPMC - ACCESSIBILITY		
51	Internal	COSA	2024 IPMC Update		New Section	3	311	Storm Shelters		311.1 General. Community storm shelters shall be evaluated, maintained and repaired in accordance with this section and ICC 500.		New Section to the 2024 IPMC - STORM SHELTERS		
52	Internal	COSA	2024 IPMC Update		New Section	3	311	Storm Shelters		311.2 Evaluation. Community storm shelters shall be evaluated annually and when requested by the authority having jurisdiction in accordance with ICC 500.		New Section to the 2024 IPMC - STORM SHELTERS		
53	Internal	COSA	2024 IPMC Update		New Section	3	311	Storm Shelters		311.3 Maintenance and repairs. Community storm shelters shall be maintained in an operable condition. All structural and operational elements shall be repaired or replaced in accordance with ICC 500 where damaged or found to be inoperable.		New Section to the 2024 IPMC - STORM SHELTERS		

Legend:
Additional information is underlined.
Competing or clarifying information is bolded.

Section of Proposed Update														
No.	Internal/ External	Submitting Agency/Person	Reason for Update - 2024 IPMC Update or Proposed Amendment	Recommendation	Summary of Change	Chapter	Section	Section Title	2021 SAPMC	2024 IPMC	Proposed Amendments	Notes	Date and Committee's Suggestion	Proposed Language for the 2021 SAPMC
54	Internal	COSA	2024 IPMC Update		New Section	4	404.3	Minimum Ceiling Heights, exceptions		<u>3. In one- and two-family dwellings, rooms occupied exclusively for bathrooms , toilet rooms and laundry rooms having a minimum ceiling height of 6 feet 8 inches (2033 mm).</u>		Potentially add under SAPMC section 404.3 Minimum Ceiling Heights, exceptions		
55	Internal	COSA	2024 IPMC Update		Revision	4	404.6	Efficiency unit	A unit occupied by not more than one occupant shall have a minimum clear floor area of 120 square feet (11.2m2). A unit occupied by not more than two occupant s shall have a clear floor area of not less than 220 square feet (20.4 m2). A unit occupied by three occupants shall have a clear floor area of not less than 320 square feet (29.7 m2). These required areas shall be exclusive of the areas required by Items 2 and 3. Exception: Where constructed lawfully.	A unit occupied by not more than one occupant shall have a minimum clear floor area of 120 square feet (11.2 m2). A unit occupied by not more than two occupants shall have a minimum clear floor area of 220 190 square feet (20.4 17.7 m2). A unit occupied by three occupants shall have a minimum clear floor area of 320 260 square feet (29.7 24.2 m2). These required areas shall be exclusive of the areas required by Items 2 and 3.				
56	Internal	COSA	2024 IPMC Update		New Section	6	606	DUCT SYSTEMS		<u>607.2 Clothes dryer exhaust duct system maintenance. The lint trap, mechanical and heating components, and the exhaust duct system of a clothes dryer shall undergo periodic removal of accumulations of lint in accordance with the manufacturer's operating instructions to prevent obstruction of exhaust air and products of combustion.</u>		Potentially add under SAPMC section 606 DUCT SYSTEMS		
57	Internal	COSA	2024 IPMC Update		Revision	7	702.1	General	A safe, continuous, and unobstructed path of travel shall be provided from any point in a building or structure to the public way. Means of egress shall comply with the International Fire Code.	702.1 General. A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way. Means of egress shall comply with the code under which the building was constructed. International Fire Code.				
58	Internal	COSA	2024 IPMC Update		Revision	7	702.2	Aisles	The required width of aisles in accordance with the International Fire Code shall be unobstructed.	702.2 Aisles. The required width of aisles in accordance with the code under which the building was constructed International Fire Code shall be unobstructed.				