



Update to 2024 IPMC

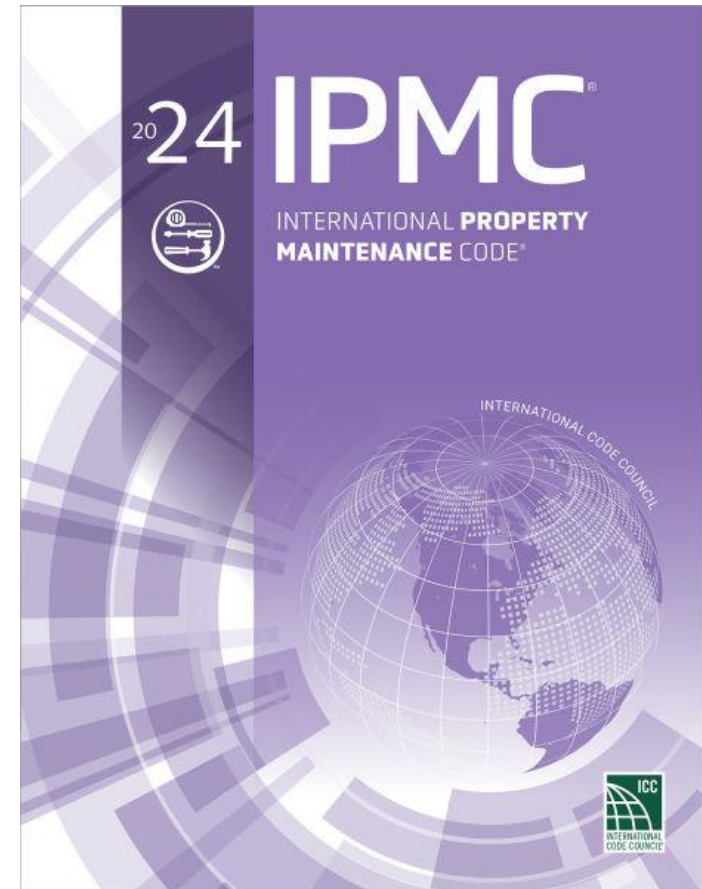
Tina Brown, Neighborhood Code Compliance Manager

March 11, 2025

Overview



- **Overview**
- **What changed**
- **Outreach and review**



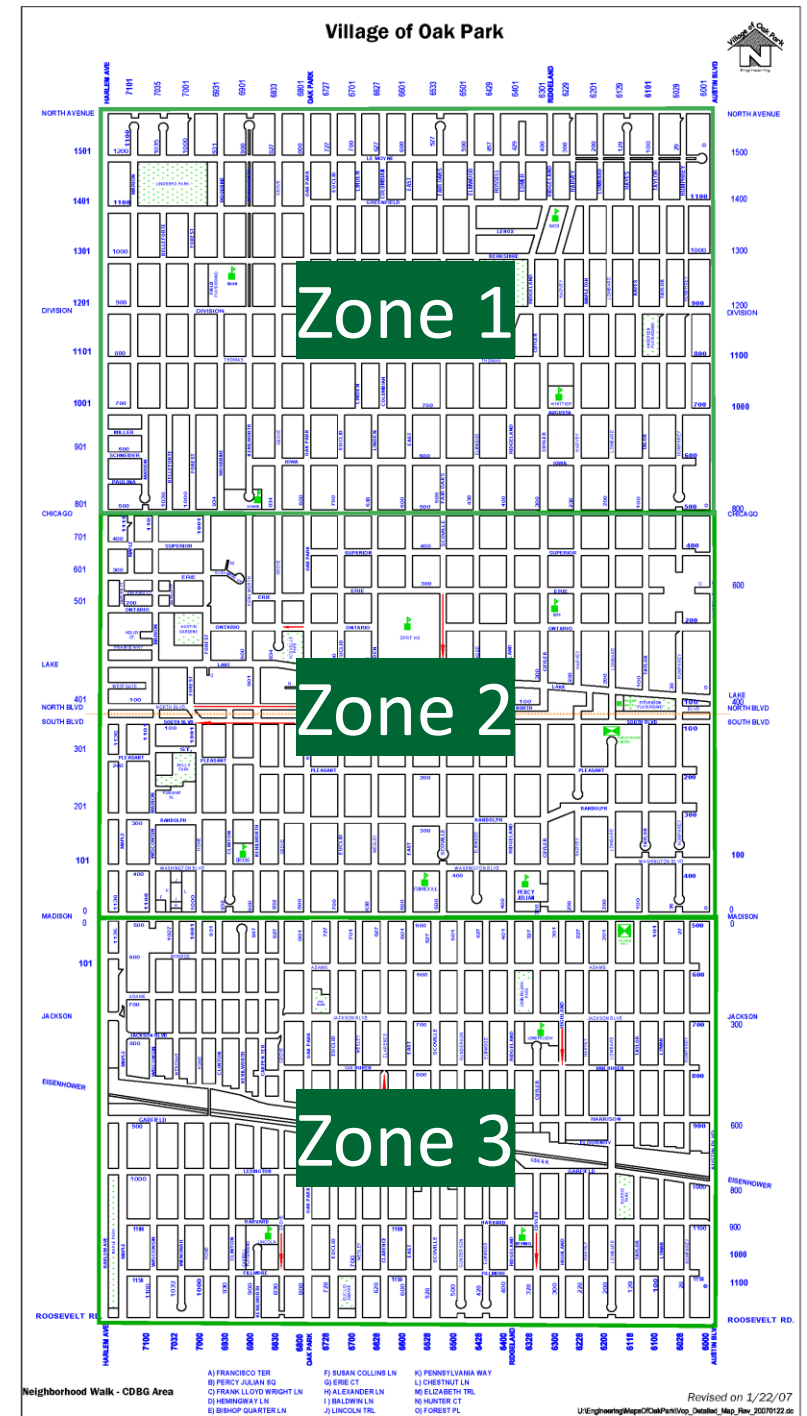
Code Compliance Overview



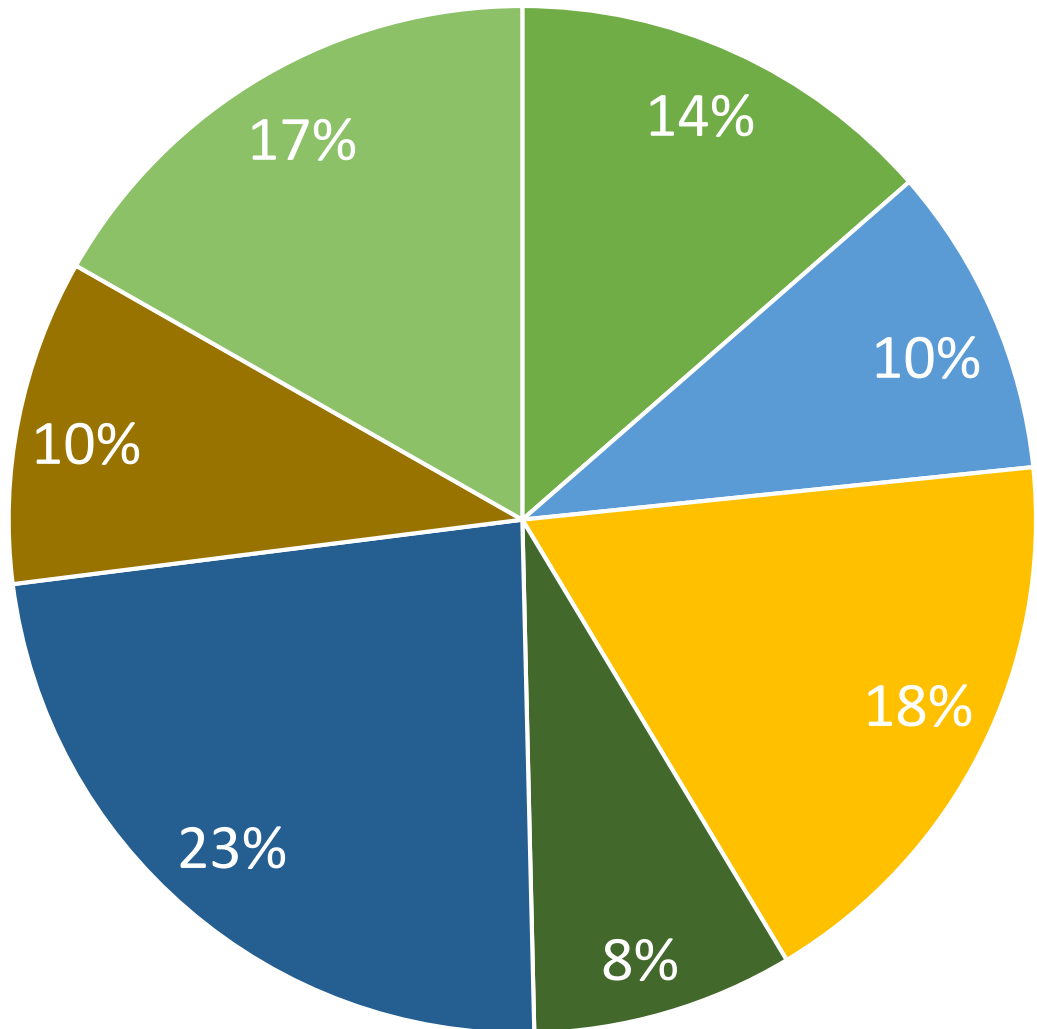
Ensures homes and apartments comply with property maintenance codes and ordinances to protect the public health, safety and welfare of Village residents and visitors

Code Compliance Over

- Team of 6 certified property maintenance inspectors
- Enforcing the IPMC through:
 - Neighborhood walks
 - Condo inspections
 - Multi-family inspections
 - 100% sale inspections
 - Responding to resident complaints
 - Short-Term Rental inspections
 - Special Event inspections
 - Emergency call-outs
- Working with impacted parties to achieve compliance

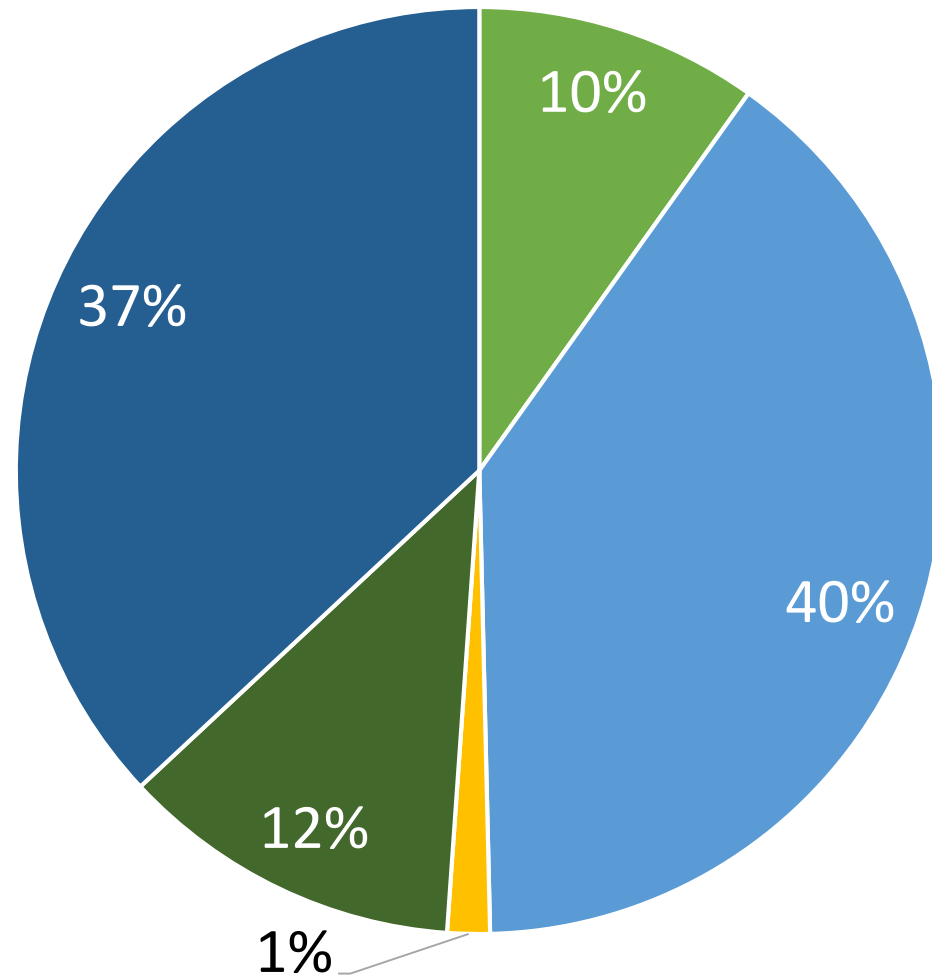


Common Violations - 2024



- Exterior bldg maintenance
- Exterior holes/ loose paint
- Interior sanitation
- Electric receptacles
- Smoke alarms
- Weeds
- Garbage

Common Violations Source - 20



- Condo Inspections
- Multifamily Inspections
- Multifamily Presale Inspections
- Neighborhood Walk
- Complaints

What is the IPMC?



- The IPMC is published by the International Code Council (ICC).
- Provides minimum maintenance requirements for existing residential and commercial buildings.
- Protects public health, safety, and welfare by addressing issues such as sanitation, structural integrity, and fire safety.
- Maintains and improves property conditions, which helps preserve property values.

Last Update



- Shift from local property maintenance code to 2009 IPMC in 2015
- Alignment with building codes used at that time
- Clear national standards on property maintenance

Why Update Now?



- Clarity
 - The 2024 IPMC provides clearer guidelines and definitions reducing enforcement challenges making it easier for the code official to identify and address violations.
- Public Safety
 - The 2024 IPMC provides updated code enforcement safety measures to protect occupants and buildings.
- Uniformity
 - It ensures uniform standards within the Village.
- Employee Awareness
 - Keeps staff knowledgeable with the most up-to-date guidelines and best enforcement practices.

What's Changing?



SECTION	2009 IPMC	2024 IPMC	Key Changes
Chapter 1: Administration	General provisions for scope, duties, and responsibilities of code officials.	General enforcement provisions with greater clarity in the code official's roles and responsibilities.	Provides enhanced code enforcement mechanisms.
Chapter 2: Definitions	Basic definitions for technical terms used in the code.	Expanded list of terms and clarified language.	New definitions are added to provide clearer guidelines for identifying hazardous and/or safe structures.
Chapter 3: General Requirements	Rules for premises conditions, sanitation, pest control, and space requirements.	More specific standards for maintenance responsibilities and safety conditions.	Accessibility and storm shelter terms added. Revised code sections on maintenance, handrails and guardrails.

What's Changing?



SECTION	2009 IPMC	2024 IPMC	Key Changes
Chapter 4 Light, Ventilation & Occupancy	Requirements for natural light, ventilation and occupancy limits.	Expanded minimum ceiling heights list.	Ceiling height exception added for one- and two-family dwellings, rooms occupied exclusively for bathrooms, toilet rooms and laundry rooms.
Chapter 5: Plumbing Facilities & Fixture Requirements	Standards for water supply, sewer connections, and fixture maintenance.	Streamlined content.	Language has been simplified for ease of understanding.
Chapter 6: Mechanical & Electrical Requirements	Requirements for HVAC systems, electrical installations, and safety.	Expanded elevator code requirements in buildings and addresses clothes dryer exhaust upkeep.	Adds code references for private residence elevators, general, hoistway enclosures, and hoistway opening protection and exhaust duct system maintenance.

What's Changing?



SECTION	2009 IPMC	2024 IPMC	Key Changes
Chapter 7: Fire Safety Requirements	Provisions for fire safety, emergency exits, and fire extinguishers.	Enhanced fire safety measures aligning with the IFC	Adds smoke alarm replacement requirements
Chapter 8: Referenced Standards	References to other standards like the IBC, IRC, and NEC.	Latest versions of referenced standards adopted.	Updated referenced standards to align with new building codes.

Key Amendments



Chapter 1: Scope and Administration

- **Section 105.3.2 Obligation.** A property owner shall allow a code official, upon proper request, to inspect a dwelling unit in association with the provisions of the Village Code Article 12-2-6 Inspections of Buildings; Violations; Suspension and Revocation of License.
- ~~**Section 106 Means of Appeal**~~ is deleted in its entirety and is replaced with a new **Section 106 Board of Appeals**

Key Amendments



Chapter 2: Definitions

- **Cultivated Garden.** A cultivated garden is a combination of a garden from which weeds have been removed and the soil has been loosened to improve the retention and penetration of air, water and nutrients.
- **Days.** Unless otherwise stated, “days” shall mean calendar days.
- **Parking Area.** A parking area is any parcel of land used for the parking of motor vehicles and having a capacity of one to four (4) motor vehicles and excluding places where motor vehicles are parked within a building.

Key Amendments



Chapter 2: Definitions

- **Responsible Party.** Except as may otherwise be specified herein, the owner or the owner's designated agent shall be considered a responsible party for ensuring compliance with this code. In addition, any other person or entity that may be reasonably considered to have a role or responsibility in the creation, continuation, or correction of any violation of this code shall be considered a responsible party or additional responsible party for such violation. A licensed real estate agent or broker whose sole authority is to show and lease property for rent shall not be considered a responsible party subject to penalties under this code.

Key Amendments



Chapter 2: Definitions

- **Rooming House.** A building arranged or occupied for lodging, with or without meals, for compensation and not occupied as a one- or two-family dwelling. A primary or accessory building or structure or part thereof, in which living and sleeping quarters (but not meals or cooking facilities) are provided by prearrangement for compensation on a weekly or longer basis for three (3) or more persons who are not members of the keeper's family.

Key Amendments



Chapter 3: General Requirements

- **Section 302.8.1 Parking.** It shall be unlawful for the owner of a property to allow parking of a motor vehicle upon any unimproved surface. As used in this section, the term "unimproved surface" includes, but is not limited to, grass and dirt surfaces or any other surface not in compliance with the pavement design standards in Oak Park's Zoning Ordinance.

Key Amendments



Chapter 3: General Requirements:

- **Section 302.12 Landscaping.**

- A. Duty to prune. Trees, bushes or other shrubbery on private property adjacent to a street right-of-way shall be pruned in such a manner so as to not obstruct or shade street lights, obstruct the passage of pedestrians on sidewalks or vehicles in the street, obstruct the ability to see traffic signs, obstruct the view of any intersection or create a public safety hazard in general.
- B. Turf maintenance. Areas where grass turf has been established shall be maintained without bare areas of soil or ruts caused by pedestrian or vehicle use.

Outreach and Review



- Building Codes Advisory Commission
 - Reviewed updates January-April 2024
 - April 2024 recommended adoption of 2024 IPMC
- Outreach
 - Announced potential changes in winter 2025
 - Notified key impacted parties: Members of the Building Owners and Managers Association, Chamber of Commerce, and Oak Park Business Association Council
 - Open house in January 2025 for to explain the benefits of the code update and answer questions



Discussion