

## Comparison Matrix

SECTION	2009 IPMC	2024 IPMC	Key Changes
<b>Chapter 1: Administration</b>	General provisions for scope, duties, and responsibilities of code officials.	Updated scope and enforcement provisions. Greater clarity in definitions of roles and responsibilities.	Enhanced enforcement mechanisms and updated definitions.
<b>Chapter 2: Definitions</b>	Basic definitions for technical terms used in the code.	Expanded list of terms and clarified language for ambiguous terms.	New definitions for modernized systems and materials.
<b>Chapter 3: General Requirements</b>	Rules for premises conditions, sanitation, pest control, and space requirements.	More specific standards for sanitation, waste disposal, and pest prevention.	Stricter pest control measures and space allocation rules.
<b>Chapter 4 Light, Ventilation &amp; Occupancy</b>	Requirements for natural light, ventilation and occupancy limits.	Updated lighting and ventilation requirements in line with energy efficiency standards	Energy efficiency considerations included in light/ventilation.
<b>Chapter 5: Plumbing Facilities &amp; Fixture Requirements</b>	Standards for water supply, sewer connections, and fixture maintenance.	Stricter rules on plumbing maintenance and backflow prevention.	Backflow prevention measures and water conservation updates.
<b>Chapter 6: Mechanical &amp; Electrical Requirements</b>	Requirements for HVAC systems, electrical installations, and safety	New standards for HVAC efficiency and electrical system safety.	Energy efficiency measures for HVAC and updated electrical safety.
<b>Chapter 7: Fire Safety Requirements</b>	Provisions for fire safety, emergency exits, and fire extinguishers.	Enhanced fire safety measures, particularly in multifamily housing.	Stricter egress requirements and fire suppression system updates.
<b>Chapter 8: Referenced Standards</b>	References to other standards like the IBC, IRC, and NEC	Updated referenced standards to align with new building codes.	Latest versions of referenced standards adopted.

# Quick Guide

## Proposed Amendments to Oak Park's Property Maintenance Code

Adding the underlined language and deleting the overstricken language as follows:

**Section 101.1 Title.** These regulations, as amended and adopted by the Village of Oak Park shall be known as the ~~International~~ Property Maintenance Code of the Village of Oak Park, hereinafter referred to as "this code."

**Section 102.3 Application of other Codes.** Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of the International Building Code, International Existing Building Code, International Energy Conservation Code, International Fire Code, International Fuel Gas Code, International Mechanical Code, International Residential, ~~International Plumbing Code~~ State of Illinois Plumbing Code and NFPA 70. Nothing in this code shall be construed to cancel, modify or set aside any provision of the International Zoning Code.

**Section 103.1 Creation of agency.** The Department of Neighborhood Services is hereby ~~created~~ assigned to enforce this code and the official in charge thereof, the Director of Neighborhood Services or the Director's duly appointed designee, shall be known as the code official. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.

**Section 105.3.2 Obligation.** The property owner has an obligation to 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, as follows:

**Section 106.1 General.** In order to hear and decide appeals of orders, decisions or determinations made by the code official relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals which shall be the Village's Building Code Advisory Commission.

**Section 106.2 Limitations on Authority.** An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply or an equally good or better form of construction is proposed. The board shall have no authority to waive requirements of this code.

**Section 106.3 Application for Appeal.** Any person directly affected by a decision of the code official or a notice or order issued under this code shall have the right to appeal to the board of appeals, provided that a written application for appeal is filed within twenty (20) calendar days after the day the decision, notice or order was served. Appeals shall not be filed and/or received after an applicable citation has been issued.

**Section 106.4 Board Decision.** The board of appeals shall modify or reverse the decision of the building official or the building official's designee or a notice or order issued under this code upon a concurring vote of a majority of the total number of appointed board members. The board of appeals shall have the

discretion to allow a variance from the provisions of the code if, after having received a written report, certified by a licensed architect or engineer, the board of appeals determines that strict compliance with the code is impractical from an engineering, architectural or structural standpoint, that the spirit and intent of the code has been met and life safety has not been materially compromised as a result of the variance. The decision of the board of appeals shall be in writing and shall be furnished to the appellant and to the building official.

**Section 106.5 Administration.** The code official shall take immediate action in accordance with the decision of the board of appeals. Appeals of decisions of the building official or a notice or order issued under this code (other than those of immediate threat to life safety) shall stay the enforcement of the decision, notice or order until the appeal is heard by the board of appeals and a decision is rendered.

**Section 106.6 Stays of Enforcement.** Appeals of notices and orders (other than imminent danger notices) shall stay the enforcement of the notice and order until the appeal is heard by the board of appeals.

**Section 107.4 Violation Penalties.** Any person who shall violate a provision of this code, or fail to comply therewith, or with any of the requirements thereof, shall be prosecuted within the limits provided by state or local laws. ~~Each day that a violation continues after due notice has been served shall be deemed a separate offense.~~ Any person who shall violate any provision of this code shall, upon conviction, be punished by a fine of not less than twenty dollars (\$20.00) nor more than seven hundred fifty dollars (\$750.00), and each day that a violation continues shall constitute a separate and distinct offense. No fine shall be levied for any day beginning the date a written appeal is filed with the Village through the date the Board of Appeals issues its written decision on the appeal.

**Section 109.6.1 Pre-Sale Inspection of Buildings Containing Four Or More Units.** No building containing four (4) or more dwelling units shall be sold unless the seller furnishes the buyer with a report of presale inspection no more than one hundred twenty (120) days prior to the closing and no later than the day of the closing on the sale of the property. Said report of presale inspection shall be based on an inspection of all dwelling units by the Village and shall be issued by same. The report shall provide that the building complies with all applicable building and zoning regulations of the Village, or, in the alternative, set forth the building and/or zoning violations present at the building. The request for a presale inspection must be made at least two (2) weeks prior to the scheduled date of the closing. An inspection made pursuant to this section satisfies the annual inspection requirement of section 12-2-6A of the Village Code. A sale for purposes of this section includes contract sales, exchanges, conversions to condominiums and transfers of possession or control of a building. A person participating in such a sale in violation of this section, either as a seller or by receipt of a sales commission in connection therewith, shall be subject to the applicable penalties as provided in this code. Any contract executed in violation of this section shall be voidable by a buyer. Nothing herein shall relieve the buyer from compliance with section 12-2-6A of the Village Code.

**Section 111.1 General.** The code official shall order the owner of any premises upon which is located any structure, which in the code official judgment after review is so deteriorated or dilapidated or has become so out of repair as to be dangerous, unsafe, insanitary or otherwise unfit for human habitation or occupancy, and such that it is unreasonable to repair the structure, to demolish and remove such structure; or if such structure is capable of being made safe by repairs, to repair and make safe and sanitary, or to board up and hold for future repair or to demolish and remove at the owner's option; or where there has been a cessation of normal construction of any structure for a period of more than two years, the code official shall order the owner to demolish and remove such structure, or board up until future repair.

Boarding the building up for future repair shall not extend beyond ~~one year~~ three months, unless approved by the building official.

## CHAPTER 2 DEFINITIONS

Add the following definitions to **Section 202 General Definitions**:

**Cultivated Garden.** A cultivated garden is a combination of removing weeds from the garden and loosening the soil 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.

**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.

The definition for "Rooming House" shall be modified as follows:

**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.

## CHAPTER 3 GENERAL REQUIREMENTS

**Section 302.4 Weeds.** All premises and exterior property shall be maintained free from weeds or plant growth in excess of eight (8) inches in height. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 108.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property.

**Section 302.7.1 Garage Doors.** Garage exterior service doors and vehicle doors shall be maintained in proper working condition and shall be kept in a closed and locked position at all times the garage or property exterior grounds is left unoccupied.

**Section 302.8.1 Parking.** It shall be unlawful for the owner of 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.

Delete **Section 302.9 Defacement of Property** in its entirety and make reference to Village Code as follows:  
**Refer to Village Code Chapter 16, Article 2.**

**Section 302.10 Surface of Parking Areas And Driveways.** The surface of parking areas and driveways serving as access to parking areas shall consist of a minimum 5" thick unreinforced concrete slab or standard blacktop or other equivalent material approved by the Building Official, or shall be constructed by excavating the parking or driveway area to a six inch (6") (152.4 mm) depth and placing six inches (6") (152.4 mm) of compacted gravel or crushed stone thereupon. Compacted gravel surfaces may not be used in areas or pathways required for ingress and egress to and from a building or structure.

**Section 302.11 Security Gates.** Metal security gates and bars on the exterior or interior of doors or windows of commercial establishments are prohibited. Metal security gates or bars on doors or windows not facing a public street or sidewalk are permitted.

**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 that it will not obstruct or shade the 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.

**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.

**Section 304.3 Premises Identification.** Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be not less than 4-3 inches (102-76 mm) in height with a minimum stroke width of 0.5 inch (12.7 mm) and be permanently affixed. If a garage is built adjacent to an alley, the rear address number shall be placed in a conspicuous location on the side of the garage facing the alley. A rear address number shall not be required where the rear of the property is not adjacent to an alley.

**Section 304.14 Insect Screens.** During the period from May 1 to October 15 every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch (16 mesh per 25 mm), and every screen door used for insect control shall have a self-closing device in good working condition.

**Exception:** Screens shall not be required where other approved means, such as air curtains or insect repellent fans, are employed nor where window unit air conditioners are in use.

**Section 305.3.1 Bathroom and Kitchen Floors.** Every water closet compartment floor surface, bathroom floor and shower wall surface and kitchen floor surface shall be constructed and maintained so as to be reasonably impervious to water and so as to permit such wall and floor surfaces to be easily kept in a clean

and sanitary condition.

## **CHAPTER 4 LIGHT, VENTILATION AND OCCUPANCY LIMITATIONS**

**Section 402.2 Common Halls and Stairways.** Except for one- family dwellings, every common hall and stairway in residential occupancies other than in one and two family dwellings, including exterior means of egress, shall be lighted at all times with at least a 60-watt standard incandescent light bulb for each 200 square feet (19 m<sup>2</sup>) of floor area or equivalent illumination, provided that the spacing between lights shall not be greater than 30 feet (9144 mm). In two and three-family residential occupancies, light fixtures serving means of egress may be controlled by occupancy sensors. In other than non-residential occupancies, means of egress, including exterior means of egress, stairways shall be illuminated at all times the building space served by the means of egress is occupied with a minimum of 1 foot candle (11 lux) at floors, landings and treads.

**Section 403.1 Habitable Spaces.** Every habitable space shall have at least one openable window. The total openable area of the window in every room shall be equal to at least 45 percent of the minimum glazed area required in section 402.1. Every habitable room shall have one or more of the following ventilation systems:

A. At least one window which can be easily opened, with the total of all such openable window area in such room at least 45 percent of the minimum window area size required by section 402.1; or

B. A ventilator or similar device, leading directly to outside air, with effective opening area equivalent to openable window area required under subsection 403.1(A) of this section; or

C. A forced air ventilation system, properly installed, maintained in safe and good working condition, supplying outside air to such room, which meets the requirements of the current International Property Maintenance Code. A forced air ventilation system may not substitute for natural ventilation in sleeping rooms.

**Exception:** Where rooms and spaces without openings to the outdoors are ventilated through an adjoining room, the unobstructed opening to the adjoining room shall be at not less than 8 percent of the floor area of the interior room or space, but not less than 25 square feet (2.33 m<sup>2</sup>). The ventilation openings to the outdoors shall be based on a total floor area being ventilated.

**Section 404.4.6 Basement Occupancy.** No basement space shall be used as a habitable room or dwelling unit unless:

A. The minimum clear ceiling height is 6 feet 8 inches (2033 mm), as permitted in section 404.3.

B. The minimum glazed area is 8 percent of the floor square footage for habitable rooms.

C. The minimum ventilation area is 50 percent of the glazed area or is 4 percent of the square footage for habitable rooms.

D. The basement complies with the 2021 International Residential Code for emergency escape.

E. The floors and walls are impervious to leakage of underground and surface runoff water or measures have been taken to mitigate the effects of water penetration and are insulated against dampness; and

F. The dwelling unit meets the other requirements of this code.

**Section 404.4.7 Basement and Third Floor Occupancy for Rooming Houses.** No license required by this article shall be issued to any person proposing to use a basement or any part thereof as a habitable room for rooming house purposes. Third floor occupancy of any frame dwelling shall not be permitted without the written approval of the Director of Neighborhood Services, Chief of the Fire Department and the Director

of Public Health.

Section 404.5.3 Age Limit. For purposes of this section, children under three (3) years of age shall not be counted in determining the occupancy of any dwelling unit.

## CHAPTER 5 PLUMBING FACILITIES AND FIXTURE REQUIREMENTS

**Section 502.5 Public Toilet Facilities.** Public toilet facilities shall be maintained in a safe sanitary and working condition in accordance with the ~~International Plumbing Code~~ Illinois State Plumbing Code. Except for periodic maintenance or cleaning, public access and use shall be provided to the toilet facilities at all times during occupancy of the premises.

## CHAPTER 6 MECHANICAL AND ELECTRICAL REQUIREMENTS

**Section 602.3 Heat Supply.** Every owner and operator of any building who rents, leases or lets one or more dwelling units or sleeping units on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat during the period from September 15 of each year to May 15 of the succeeding year to maintain a temperature in all habitable rooms, bathroom and toilet rooms as follows:

1. A minimum temperature of sixty eight degrees Fahrenheit (68 °F) from six thirty o'clock (6:30) A.M. to eleven o'clock (11:00) P.M. and
2. A minimum temperature of sixty five degrees Fahrenheit (65 °F) from eleven o'clock (11:00) P.M. to six thirty o'clock (6:30) A.M.

The minimum temperature shall be averaged throughout any dwelling unit or rooming unit and shall be maintained without undue restriction of ventilation as to interfere with proper healthful conditions.

### **Exceptions:**

~~1. When the outdoor temperature is below the winter outdoor design temperature for the locality, maintenance of the minimum room temperature shall not be required provided that the heating system is operating at its full design capacity. The winter outdoor design temperature for the locality shall be as indicated in appendix D of the international plumbing code.~~

~~2. In areas where the average monthly temperature is above 30°F ( 1°C) a minimum temperature of 65°F (18°C) shall be maintained.~~

### **Exception:**

When the outdoor temperature is below the winter outdoor design temperature for the locality, maintenance of the minimum room temperature shall not be required provided that the heating system is operating at its full design capacity.

**Section 602.4 Occupiable Work Spaces.** Indoor occupiable work spaces shall be supplied with heat during the period from September 15th of each year to May 15th of the succeeding year to maintain a temperature of not less than 65 °F during the period the spaces are occupied.

### **Exceptions:**

1. The written commercial lease provides that the heating supply is the responsibility of the tenant or establishes a different minimum temperature.
2. Processing, storage and operation areas that required cooling or special temperature conditions.
3. Areas in which persons are primarily engaged in vigorous physical activities.

**Section 603.7 Improper Heating Equipment.** Gas or electric appliances designed primarily for cooking and portable heating equipment employing flame and the use of liquid or coal shall not be considered as heating facilities within the meaning of this section.

**Section 604.3.3 Extension Cords.** Extension cords and/or other forms of temporary wiring shall not be used in lieu of permanent wiring. Extension cords shall not be used for other than short term temporary use and shall not be run under rugs, carpets, or through doors, walls, or windows.

**Section 605.2 Receptacles.** Every habitable space in a dwelling shall contain not less than two separate and remote receptacle outlets. Every laundry area shall contain not less than one grounding-type receptacle or a receptacle with a ground fault circuit interrupter. Every bathroom shall contain not less than one receptacle. Any new bathroom receptacle outlet shall have ground fault circuit interrupter protection. All receptacle outlets shall have the appropriate faceplate cover for the location. Existing electrical systems shall be maintained to the same standards as required by the applicable code under which it was originally installed unless the system is altered or there is some known defect or unsafe condition in the system.

**Section 605.3 Luminaires.** Every public hall, interior stairway, toilet room, kitchen, bathroom, laundry room, electric meter/panel room, boiler room and furnace room shall contain at least one electric luminaire. Refer to section 402.2 for requirements for lighting in common halls and stairways.

**Section 605.4 Electrical System Over-Current Protection.** All circuits shall have proper over-current protection either in the form of circuit breakers or non-tampering type "S" fuse adaptors installed in the fuse box. The circuit breakers or fuse adaptors shall be properly sized for the gauge of wire in said circuits.

## CHAPTER 7 FIRE SAFETY REQUIREMENTS

**Section 703.3.4 Occupancy Above Garages.** Where a habitable room, rooming unit or dwelling unit is located above an area used for parking or storage of motor vehicles, a fire stop of one hour fire resistant materials, approved by the Board Of Fire Underwriters Laboratory, shall be provided above such area and below the floor of such room or unit.