

Ordinance No. 6264

AN ORDINANCE TO AMEND CHAPTER 15.14 OF THE RAPID CITY MUNICIPAL CODE TO ADOPT THE 2018 INTERNATIONAL PROPERTY MAINTENANCE CODE

WHEREAS, in Chapter 15.14 of the Rapid City Municipal Code, the City of Rapid City has adopted the 2012 edition of the International Property Maintenance Code; and

WHEREAS, the City now wishes to adopt the 2018 edition of the International Property Maintenance Code; and

WHEREAS, the Common Council desires to amend R.C.M.C. Chapter 15.14 to adopt the 2018 edition of the International Property Maintenance Code and to incorporate changes to some sections of that Code.

NOW THEREFORE, BE IT ORDAINED by the City of Rapid City, that Chapter 15.14 of the Rapid City Municipal Code is hereby amended to read in its entirety as follows:

CHAPTER 15.14: INTERNATIONAL PROPERTY MAINTENANCE CODE

- 15.14.010 Adoption.
- 15.14.020 IPMC Chapter 1–Deleted in part and replaced in part.
- 15.14.030 IPMC Chapter 1, Section 101.1 Title–Amended.
- 15.14.040 IPMC Chapter 1, Section 101.3 Intent–Amended.
- 15.14.050 IPMC Chapter 1, Section 102.3 Application of other codes–Amended.
- 15.14.060 IPMC Chapter 1, Section 107.2 Form–Amended.
- 15.14.070 IPMC Chapter 1, Section 107.5 Penalties–Amended.
- 15.14.080 IPMC Chapter 1, Section 108.1.5 Dangerous structure or premises–Amended.
- 15.14.090 IPMC Chapter 1, Section 108.2 Closing of vacant structures–Amended.
- 15.14.100 IPMC Chapter 1, Section 109.3 Closing streets–Deleted.
- 15.14.110 IPMC Chapter 1, Section 109.5 Costs of emergency repairs–Amended.
- 15.14.120 IPMC Chapter 1, Section 109.6 Hearing–Amended.
- 15.14.130 IPMC Chapter 2, Section 201.3 Terms defined in other codes–Amended.
- 15.14.07140 IPMC Chapter 3, Section 302.4 Weeds–Deleted.
- 15.14.08150 IPMC Chapter 3, Section 302.8 Motor vehicles–Deleted.
- 15.14.09160 IPMC Chapter 3, Section 303 Swimming pools, spas and hot tubs–Deleted.
- 15.14.170 IPMC Chapter 3, Section 304.1.1 Unsafe conditions–Amended.
- 15.14.180 IPMC Chapter 3, Section 304.2 Protective treatment–Amended.
- 15.14.190 IPMC Chapter 3, Section 304.3 Premises identification–Deleted.
- 15.14.1200 IPMC Chapter 3, Section 304.7 Roofs and drainage–Amended.
- 15.14.1210 IPMC Chapter 3, Section 304.13 Window, skylight and door frames—Amended.
- 15.14.1220 IPMC Chapter 3, Section 304.14 Insect screens–Amended.
- 15.14.1230 IPMC Chapter 3, Section 304.18 Building security–Amended.
- 15.14.1240 IPMC Chapter 3, Section 305.1 General–Amended.
- 15.14.1250 IPMC Chapter 3, Section 306.1.1 Unsafe conditions—Amended.
- 15.14.260 IPMC Chapter 3, Section 307.1 General–Amended.

- 15.14.16270 IPMC Chapter 3, Section 308 Rubbish and garbage–Deleted.
- 15.14.17280 IPMC Chapter 3, Section 309.3 Single occupant–Deleted.
- 15.14.18290 IPMC Chapter 3, Section 309.4 Multiple occupancy–Deleted.
- 15.14.19300 IPMC Chapter 3, Section 309.5 Occupant–Deleted.
- 15.14.310 IPMC Chapter 4, Section 401.3 Alternative devices–Amended.
- 15.14.320 IPMC Chapter 4, Section 402.2 Common halls and stairways.
- 15.14.330 IPMC Chapter 4, Section 404.4.2 Access from bedrooms–Amended.
- 15.14.340 IPMC Chapter 4, Section 404.4.4 Prohibited occupancy–Amended.
- 15.14.20350 IPMC Chapter 5, Section 501.1 Scope–Amended.
- 15.14.21360 IPMC Chapter 5, Section 502.5 Public toilet facilities–Amended.
- 15.14.22370 IPMC Chapter 5, Section 505.1 General–Amended.
- 15.14.23380 IPMC Chapter 6, Section 601.1 Scope–Amended.
- 15.14.24390 IPMC Chapter 6, Section 602.2 Residential occupancies—Amended.
- 15.14.25400 IPMC Chapter 6, Section 602.3 Heat supply—Amended.
- 15.14.410 IPMC Chapter 6, Section 602.4 Occupiable work spaces—Amended.
- 15.14.420 IPMC Chapter 6, Section 604.3.1.1 Electrical equipment—Amended.
- 15.14.430 IPMC Chapter 6, Section 604.3.2.1 Electrical equipment—Amended.
- 15.14.440 IPMC Chapter 7 – Sections deleted.
- 15.14.450 IPMC Chapter 7, Section 702.1 General—Amended.
- 15.14.460 IPMC Chapter 7, Section 702.3 Locked doors—Amended.
- 15.14.470 IPMC Chapter 7, Section 703 Fire-resistance ratings—Amended.

15.14.010 Adoption.

There is adopted by the eCity for the purpose of prescribing regulations for the practical safeguarding of persons and property from hazards arising from housing, and for the removal of blighted structure in populated ~~ion~~ areas, that certain code recommended by the International Code Council known as the International Property Maintenance Code, ~~2012~~2018 edition, specifically Chapters 1 through 8 thereof. A copy of the same is on file in the office of the City Building Official.

15.14.020 IPMC Chapter 1–Deleted in part and replaced in part.

The following sections of IPMC Chapter 1 are hereby deleted and replaced with comparable provisions found in Chapter 15.04 Administration of the Rapid City Municipal Code.

Section 103 Department of Property Maintenance Inspection
Section 104 Duties and powers of the code official
Section 105 Approval
Section 106 Violations
Section 111 Means of appeal
Section 112 Stop work order

15.14.030 IPMC Chapter 1, Section 101.1 Title–Amended.

IPMC Chapter 1, Section 101.1, Title, is hereby amended to read in its entirety as follows:

101.1 Title. These regulations shall be known as the International Property Maintenance Code of the City of Rapid City, hereinafter referred to as “this code.”

15.14.040 IPMC Chapter 1, Section 101.3 Intent–Amended.

IPMC Chapter 1, Section 101.3, Intent, is hereby amended to read in its entirety as follows:

101.3 Intent. This code shall be construed to secure its expressed intent, which is to ensure public health, safety and welfare insofar as they are affected by the continued occupancy and maintenance of structures and premises. Existing structures and premises that do not comply with these provisions shall be altered or repaired to provide a minimum level of health and safety as required herein. Repairs, alterations, additions to and change of occupancy in existing buildings shall comply with the ~~International Building Code and the International Residential Code~~ Rapid City Municipal Code Chapters 15.12 and 15.13.

15.14.050 IPMC Chapter 1, Section 102.3 Application of other codes–Amended.

IPMC Chapter 1, Section 102.3, Application of other codes, is hereby amended to read in its entirety as follows:

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, Rapid City Municipal Code, and~~ including the current codes adopted by the City of Rapid City for Building, Residential Contracting, Plumbing, Electrical, Fuel Gas, and Mechanical.

15.14.060 IPMC Chapter 1, Section 107.2 Form–Amended.

IPMC Chapter 1, Section 107.2, Form, is hereby amended to read in its entirety as follows:

107.2 Form. Such notice prescribed in Section 107.1 shall be in accordance with all of the following:

1. Be in writing.
2. Include a description of the real estate sufficient for identification.
3. Include a statement of the violation or violations and why the notice is being issued.
4. Include a correction order allowing a reasonable time to make the repairs and improvements required to bring the dwelling unit, fence, wall, garage, shed, carport, manufactured home, appurtenances, sign, or structure into compliance with the provisions of this code.
5. Inform the property owner or owner’s authorized agent of the right to appeal.
6. Include a statement of the right to file a lien.

15.14.070 IPMC Chapter 1, Section 107.5 Penalties–Amended.

IPMC Chapter 1, Section 107.5, Penalties, is hereby amended to read in its entirety as follows:

107.5 Penalties. Penalties for noncompliance with orders and notices shall be as set forth in Rapid City Municipal Code Section 15.04.320.

15.14.080 IPMC Chapter 1, Section 108.1.5 Dangerous structure or premises–Amended.

IPMC Chapter 1, Section 108.1.5, Dangerous structure or premises, is hereby amended to read in its entirety as follows:

108.1.5 Dangerous structure or premises. For the purpose of this code, any structure or premises that has any or all of the conditions or defects described as follows shall be considered to be dangerous:

1. Any door, aisle, passageway, stairway, exit or other means of egress that does not conform to the approved building or fire code of the jurisdiction as related to the requirements for existing buildings.
2. The walking surface of any aisle, passageway, stairway, exit or other means of egress is so warped, worn loose, torn or otherwise unsafe as to not provide safe and adequate means of egress.
3. Any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged.
4. Any portion of a building, or any member, appurtenance or ornamentation on the exterior thereof that is not sufficient strength or stability, or is not so anchored, attached or fastened in a place so as to be capable of resisting natural or artificial loads of one and one-half the original designed value.
5. The building or structure, or part of the building or structure, because of dilapidation, deterioration, decay, faulty construction, the removal or movement of some portion of the ground necessary for the support, or for any other reason, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way.
6. The building or structure, or any portion thereof, is clearly unsafe for its use and occupancy.
7. The building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals, or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act.
8. Any building or structure has been constructed exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the approved building or fire code of the jurisdiction, or of any law or

ordinance to such an extent as to present either a substantial risk of fire, building collapse or any other threat to life and safety.

9. A building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, ventilation, mechanical or plumbing system, or otherwise, is determined by the code official to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease.

10. Any building or structure, because of lack of sufficient or proper fire-resistance-rated construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system or other cause, is determined by the code official to be a threat to life or health.

11. Any portion of a building remains on a site after the demolition or destruction of the building or structure or whenever any building or structure is abandoned so as to constitute such building or portion thereof as an attractive nuisance or hazard to the public.

12. Any dwelling or occupied structure which contains debris, waste, merchandise or equipment piled so high that it obstructs egress or makes passage difficult.

13. Any dwelling or occupied structure containing foul waste or foul debris, which is foul from moisture, rotting organic materials, human or animal waste, or any other substance, that would cause or has caused the premises to be unsanitary and hazardous to human health if occupied.

15.14.090 IPMC Chapter 1, Section 108.2 Closing of vacant structures–Amended.

IPMC Chapter 1, Section 108.2, Closing of vacant structures defined in other codes, is hereby amended to read in its entirety as follows:

108.2 Closing vacant structures. If the structure is vacant and unfit for human habitation and occupancy, and is not in danger of structural collapse, the code official is authorized to post a placard of condemnation on the premises and order the structure closed up so as not to be an attractive nuisance. Upon failure of the owner or owner’s authorized agent to close up the premises within the time specified in the order, the code official shall cause the premises to be closed and secured through any available public agency or by contract or arrangement by private persons and the cost thereof shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate and may be collected by any other legal resource.

108.2.1 Authority to disconnect service utilities. The code official shall have the authority to authorize disconnection of utility service to the building, structure or system regulated by this code and the referenced codes and standards set forth in Section 102.7 in case of emergency where necessary to eliminate an immediate hazard to life or property or where such utility connection has been made without approval. The code official shall notify the serving utility and, whenever possible, the owner or owner’s authorized agent and occupant of the building, structure or service system of the decision to disconnect prior to taking such action. If not notified prior to disconnection, the owner, owner’s authorized agent or occupant of the building structure or service system shall be notified in writing as soon as practical thereafter.

15.14.100 IPMC Chapter 1, Section 109.3 Closing streets–Deleted.

IPMC Chapter 1, Section 109.3, Closing streets, is hereby deleted in its entirety.

15.14.110 IPMC Chapter 1, Section 109.5 Costs of emergency repairs–Amended.

IPMC Chapter 1, Section 109.5, Costs of emergency repairs, is hereby amended to read in its entirety as follows:

109.5 Costs of emergency repairs. Costs incurred in the performance of emergency work shall be paid by the jurisdiction. The legal counsel of the jurisdiction may institute appropriate action against the owner of the premises or owner’s authorized agent where the unsafe structure is or was located for the recovery of such costs.

15.14.120 IPMC Chapter 1, Section 109.6 Hearing–Amended.

IPMC Chapter 1, Section 109.6, Hearing, is hereby amended to read in its entirety as follows:

109.6 Hearing. Any person ordered to take emergency measures shall comply with such order forthwith. Any person aggrieved by such an order shall thereafter, upon petition directed to the appeals board, be afforded a hearing as described in Rapid City Municipal Code Chapter 15.04.

15.14.130 IPMC Chapter 2, Section 201.3 Terms defined in other codes–Amended.

IPMC Chapter 2, Section 201.3, Terms defined in other codes, is hereby amended to read in its entirety as follows:

201.3 Terms defined in other codes. Where terms are not defined in this code and are defined in other codes, such as the International Building Code, and International Fire Code, as adopted in the Rapid City Municipal Code, and the current codes adopted by the City of Rapid City for Residential Contracting, Plumbing, Electrical, Fuel Gas, and Mechanical, such terms shall have the meanings ascribed to them as stated in those codes.

15.14.07140 IPMC Chapter 3, Section 302.4 Weeds–Deleted.

IPMC Chapter 3, Section 302.4, Weeds, is hereby deleted in its entirety.

15.14.08150 IPMC Chapter 3, Section 302.8 Motor vehicles–Deleted.

IPMC Chapter 3, Section 302.8, Motor vehicles, is hereby deleted in its entirety.

15.14.09160 IPMC Chapter 3, Section 303 Swimming pools, spas and hot tubs–Deleted.

IPMC Chapter 3, Section 303, Swimming pools, spas and hot tubs, is hereby deleted in its entirety.

15.14.170 IPMC Chapter 3, Section 304.1.1 Unsafe conditions–Amended.

IPMC Chapter 3, Section 304.1.1, Unsafe conditions, is hereby amended to read in its entirety as follows:

304.1.1 Unsafe conditions. The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with Rapid City Municipal Code Titles 8 and 15 as required for existing buildings:

1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength.
2. The anchorage of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects.
3. Structures or components thereof that have reached their limit state.
4. Siding and masonry joints including joints between the building envelope and the perimeter of windows, doors and skylights are not maintained, weather resistant or water tight.
5. Structural members that have evidence of deterioration or that are not capable of safely supporting all nominal loads and load effects.
6. Foundation systems that are not firmly supported by footings, are not plumb and free from open cracks and breaks, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.
7. Exterior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.
8. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of deterioration, fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects.
9. Flooring and flooring components with defects that affect serviceability or flooring components that show signs of deterioration or fatigue, are not properly anchored or are incapable of supporting all nominal loads and resisting all load effects.
10. Veneer, cornices, belt courses, corbels, trim, wall facings and similar decorative features not property anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.
11. Overhang extensions or projections including, but not limited to, trash chutes, canopies, marquees, signs, awnings, fire escapes, standpipes and exhaust ducts not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.
12. Exterior stairs, decks, porches, balconies and all similar appurtenances attached thereto, including guards and handrails, are not structurally sound, not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.
13. Chimneys, cooling towers, smokestacks and similar appurtenances not structurally sound or not properly anchored, or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.

14. If exterior walls do not have required fire separation distance.

15.14.180 IPMC Chapter 3, Section 304.2 Protective treatment–Amended.

IPMC Chapter 3, Section 304.2, Protective treatment, is hereby amended to read in its entirety as follows:

304.2 Protective treatment. Exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. Siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Fire resistant materials shall be maintained.

15.14.190 IPMC Chapter 3, Section 304.3 Premises identification–Deleted.

IPMC Chapter 3, Section 304.3, Premises identification, is hereby deleted in its entirety.

15.14.1200 IPMC Chapter 3, Section 304.7 Roofs and drainage–Amended.

IPMC Chapter 3, Section 304.7, Roofs and drainage, is hereby amended to read in its entirety as follows:

304.7 Roofs and drainage. The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance. Roofs and reroofing shall comply with the International Building Code ~~Chapter 15~~ or the International Residential Code ~~Chapter 9~~.

15.14.1210 IPMC Chapter 3, Section 304.13 Window, skylight and door frames–Amended.

IPMC Chapter 3, Section 304.13, Window, skylight and door frames, is hereby amended to read in its entirety as follows:

304.13 Window, skylight and door frames. Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

304.13.1 Glazing. All glazing materials shall be maintained free from cracks and holes.

304.13.2 Openable windows. Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.

304.13.3 Garage doors and frames. Every garage door and frame shall be kept in a sound condition, good repair and weather tight. Garage doors shall be easily openable and shall be capable of being held in open position by door hardware.

304.13.4 Garage doors. Garage doors shall be readily opened and closed. Garage doors shall be equipped so as to secure the unit(s) from unauthorized entry.

15.14.1220 IPMC Chapter 3, Section 304.14 Insect screens—Amended.

IPMC Chapter 3, Section 304.14, Insect screens, is hereby amended to read in its entirety as follows:

304.14 Insect screens. During the period from May 1 to October 1, 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.

15.14.1230 IPMC Chapter 3, Section 304.18 Building security—Amended.

IPMC Chapter 3, Section 304.18, Building security, is hereby amended to read in its entirety as follows:

304.18 Building security. Doors, windows or hatchways for dwelling units, room units or housekeeping units shall be provided with devices designed to provide security for the occupants and property within as in compliance with Section 702.3.

304.18.1 Doors. Doors providing access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a deadbolt lock designed to be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort and shall have a minimum lock throw of 1 inch (25mm). Such deadbolt locks shall be installed according to the manufacturer's specifications and maintained in good working order. For the purpose of this section, a sliding bolt shall not be considered an acceptable deadbolt lock.

304.18.2 Windows. Operable windows shall be equipped with a window sash locking device.

304.18.3 Basement hatchways. Basement hatchways that provide access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with devices that secure the units from unauthorized entry.

15.14.1240 IPMC Chapter 3, Section 305.1 General–Amended.

IPMC Chapter 3, Section 305.1, General, is hereby amended to read in its entirety as follows:

305.1 General. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Occupants shall keep that part of the structure which they occupy or control in a clean and sanitary condition. Every owner of a structure shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property.

305.1.1 Unsafe Conditions. The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with Rapid City Municipal Code Title 15:

1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength.
2. The anchorage of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects.
3. Structures or components thereof that have reached their limit state.
4. Structural members are incapable of supporting nominal loads and load effects.
5. Stairs, steps, landings, balconies and all similar walking surfaces, including guards and handrails, are not structurally sound, not properly anchored or are anchored with connections not capable of supporting all nominal loads and resisting all load effects, or do not comply with sections regarding stairs, steps, landings, balconies, and all similar walking surfaces of either the International Building Code or the International Residential Code as adopted in the Rapid City Municipal Code.
6. Foundation systems that are not firmly supported by footings, are not plumb and free from open cracks and breaks, are not properly anchored, or are not capable of supporting all nominal loads and resisting all load effects.

15.14.1250 IPMC Chapter 3, Section 306.1.1 Unsafe conditions–Amended.

IPMC Chapter 3, Section 306.1.1, Unsafe conditions, is hereby amended to ~~omit the reference to the International Existing Building Code~~ read in its entirety as follows:

306.1.1 Unsafe conditions. Where any of the following conditions cause the component or system to be beyond its limit state, the component or system shall be determined to be unsafe and shall be repaired or replaced to comply with Rapid City Municipal Code Titles 8 and 15 as required for existing buildings:

1. Soils that have been subjected to any of the following conditions:
 - 1.1. Collapse of footing or foundation system.
 - 1.2. Damage to footing, foundation, concrete or other structural element due to soil expansion.
 - 1.3. Adverse effects to the design strength of footing, foundation, concrete or other structural element due to a chemical reaction from the soil.

- 1.4. Inadequate soil as determined by a geotechnical investigation.
- 1.5. Where the allowable bearing capacity of the soil is in doubt.
- 1.6. Adverse effects to the footing, foundation, concrete or other structural element due to the ground water table.

2. Concrete that has been subjected to any of the following conditions:

- 2.1. Deterioration.
- 2.2. Ultimate deformation.
- 2.3. Fractures.
- 2.4. Fissures.
- 2.5. Spalling.
- 2.6. Exposed reinforcement.
- 2.7. Detached, dislodged or failing connections.

3. Aluminum that has been subjected to any of the following conditions:

- 3.1. Deterioration
- 3.2. Corrosion.
- 3.3. Elastic deformation.
- 3.4. Ultimate deformation.
- 3.5. Stress or strain cracks.
- 3.6. Joint fatigue.
- 3.7. Detached, dislodged or failing connections.

4. Masonry that has been subjected to any of the following conditions:

- 4.1. Deterioration.
- 4.2. Ultimate deformation.
- 4.3. Fractures in masonry or mortar joints.
- 4.4. Fissures in masonry or mortar joints.
- 4.5. Spalling.
- 4.6. Exposed reinforcement.
- 4.7. Detached, dislodged or failing connections.

5. Steel that has been subjected to any of the following conditions:

- 5.1. Deterioration.
- 5.2. Elastic deformation.
- 5.3. Ultimate deformation.
- 5.4. Metal fatigue.
- 5.5. Detached, dislodged or failing connections.

6. Wood that has been subjected to any of the following conditions:

- 6.1. Ultimate deformation.
- 6.2. Deterioration.
- 6.3. Damage from insects, rodents and other vermin.
- 6.4. Fire damage beyond charring.
- 6.5. Significant splits and checks.
- 6.6. Horizontal shear cracks.
- 6.7. Vertical shear cracks.
- 6.8. Inadequate support.
- 6.9. Detached, dislodged or failing connections.
- 6.10. Excessive cutting and notching.

15.14.260 IPMC Chapter 3, Section 307.1 General–Amended.

IPMC Chapter 3, Section 307.1 General, is hereby amended to read in its entirety as follows:

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 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 not be less than 30 inches (762 mm) in height above the floor of the landing, balcony, porch, deck, or ramp or other walking surface.

Exceptions: Guards shall not be required where exempted by the International Building Code as adopted in the Rapid City Municipal Code.

15.14.16270 IPMC Chapter 3, Section 308 Rubbish and garbage–Deleted.

IPMC Chapter 3, Section 308, Rubbish and garbage, is hereby deleted in its entirety.

15.14.17280 IPMC Chapter 3, Section 309.3 Single occupant–Deleted.

IPMC Chapter 3, Section 309.3, Single occupant, is hereby deleted in its entirety.

15.14.18290 IPMC Chapter 3, Section 309.4 Multiple occupancy–Deleted.

IPMC Chapter 3, Section 309.4, Multiple occupancy, is hereby deleted in its entirety.

15.14.19300 IPMC Chapter 3, Section 309.5 Occupant–Deleted.

IPMC Chapter 3, Section 309.5, Occupant, is hereby deleted in its entirety.

15.14.310 IPMC Chapter 4, Section 401.3 Alternative devices–Amended.

IPMC Chapter 4, Section 401.3, Alternative devices, is hereby amended to read in its entirety as follows:

401.3 Alternative devices. In lieu of the means for natural light and ventilation herein prescribed, artificial light or mechanical ventilation complying with Rapid City Municipal Code Titles 8 and 15 shall be permitted.

15.14.320 IPMC Chapter 4, Section 402.2 Common halls and stairways.

IPMC Chapter 4, Section 402.2, Common halls and stairways, is hereby amended to read in its entirety as follows:

402.2 Common halls and stairways. Every common hall and stairway in residential occupancies, except those in one- and two-family dwellings, shall be lighted at all times with a light source providing not less than 4.5 lumens for each square foot of floor area (47.37 lumens for each m²). In other than residential occupancies, interior means of egress, exterior means of egress, and stairways shall be illuminated (at all times the building space served by the means of egress is occupied) with not less than 1.02 lumens for each square foot of floor area (11 lumens for each m²) at floors, landings, and treads.

15.14.330 IPMC Chapter 4, Section 404.4.2 Access from bedrooms–Amended.

IPMC Chapter 4, Section 404.4.2, Access from bedrooms, is hereby amended to read in its entirety as follows:

404.4.2 Access from bedrooms. Bedrooms shall not constitute the only means of access to other bedrooms or habitable spaces and shall not serve as the only means of egress from other habitable spaces.

Exceptions:

1. Units that contain fewer than two bedrooms.
2. Units that are fire sprinkler protected.

15.14.340 IPMC Chapter 4, Section 404.4.4 Prohibited occupancy–Amended.

IPMC Chapter 4, Section 404.4.4, Prohibited occupancy, is hereby amended to read in its entirety as follows:

404.4.4 Prohibited occupancy. Kitchens, uninhabitable spaces, and areas without proper egress shall not be used for sleeping purposes.

15.14.20350 IPMC Chapter 5, Section 501.1 Scope–Amended.

IPMC Chapter 5, Section 501.1, Scope, is hereby amended to read in its entirety as follows:

501.1 Scope. Plumbing facilities and fixture requirements shall be governed by the current plumbing codes adopted by the South Dakota State Plumbing Commission with revisions and the City of Rapid City.

15.14.21360 IPMC Chapter 5, Section 502.5 Public toilet facilities–Amended.

IPMC Chapter 5, Section 502.5, Public toilet facilities, is hereby amended to read in its entirety as follows:

502.5 Public toilet facilities. Public toilet facilities shall be maintained in a safe sanitary and working condition in accordance with the current codes adopted by the City of Rapid City for

Plumbing. 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.

15.14.22370 IPMC Chapter 5, Section 505.1 General—Amended.

IPMC Chapter 5, Section 505.1, General, is hereby amended to read in its entirety as follows:

505.1 General. Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other plumbing fixture shall be properly connected to either a public water system or to an approved private water system. All kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot or tempered and cold running water in accordance with the current codes adopted by the City of Rapid City for Plumbing.

15.14.23380 IPMC Chapter 6, Section 601.1 Scope—Amended.

IPMC Chapter 6, Section 601.1, Scope, is hereby amended to read in its entirety as follows:

601.1 Scope. Mechanical, electrical and plumbing requirements will be governed by the current Mechanical, Fuel Gas, Electrical and Plumbing codes adopted by the City of Rapid City.

15.14.24390 IPMC Chapter 6, Section 602.2 Residential occupancies—Amended.

IPMC Chapter 6, Section 602.2, Residential occupancies, is hereby amended to read in its entirety as follows:

602.2 Residential occupancies. Dwellings shall be provided with heating facilities capable of maintaining a room temperature 68°F (20°C) in all habitable rooms, bathrooms and toilet rooms based on the winter outdoor design temperature for the locality indicated in Appendix D of the International Plumbing Code. Cooking appliances shall not be used, nor shall portable unvented fuel-burning space heaters be used, as a means to provide required heating.

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

15.14.25400 IPMC Chapter 6, Section 602.3 Heat supply—Amended.

IPMC Chapter 6, Section 602.3, Heat supply, is hereby amended to read in its entirety as follows:

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 October 1 to May 1 to maintain a minimum temperature of 68°F (20°C) in all habitable rooms, bathrooms and toilet rooms.

15.14.410 IPMC Chapter 6, Section 602.4 Occupiable work spaces—Amended.

IPMC Chapter 6, Section 602.4, Occupiable work spaces, is hereby amended to read in its entirety as follows:

602.4 Occupiable work spaces. Indoor occupiable work spaces shall be supplied with heat during the period from October 1 to May 1 to maintain a minimum temperature of 65°F (18°C) during the period the spaces are occupied.

Exceptions:

1. Processing, storage and operation areas that require cooling or special temperature conditions.

2. Areas in which persons are primarily engaged in vigorous physical activities.

15.14.420 IPMC Chapter 6, Section 604.3.1.1 Electrical equipment—Amended.

IPMC Chapter 6, Section 604.3.1.1, Electrical equipment, is hereby amended to read in its entirety as follows:

604.3.1.1 Electrical equipment. Electrical distribution equipment, motor circuits, power equipment, transformers, wire, cable, flexible cords, wiring devices, ground fault circuit interrupters, surge protectors, molded case circuit breakers, low-voltage fuses, luminaires, ballasts, motors and electronic control, signaling and communication equipment that have been exposed to water shall be replaced in accordance with the provisions of the Rapid City Municipal Code Titles 8 and 15.

Exception: The following equipment shall be allowed to be repaired where an inspection report from the equipment manufacturer or approved manufacturer's representative indicates that the equipment has not sustained damage that requires replacement:

1. Enclosed switches, rated not more than 600 volts or less.

2. Busway, rated not more than 600 volts.

3. Panelboards, rated not more than 600 volts.

4. Switchboards, rated not more than 600 volts.

5. Fire pump controllers, rated not more than 600 volts.

6. Manual and magnetic motor controllers.

7. Motor control centers.

8. Alternating current high-voltage circuit breakers.

9. Low-voltage power circuit breakers.

10. Protective relays, meters and current transformers.

11. Low- and medium-voltage switchgear.

12. Liquid-filled transformers.

13. Cast-resin transformers.

14. Wire or cable that is suitable for wet locations and whose ends have not been exposed to water.

15. Wire or cable, not containing fillers, that is suitable for wet locations and whose ends have not been exposed to water.

- 16. Luminaires that are listed as submersible.
- 17. Motors.
- 18. Electronic control, signaling and communication equipment.

15.14.430 IPMC Chapter 6, Section 604.3.2.1 Electrical equipment—Amended.

IPMC Chapter 6, Section 604.3.2.1, Electrical equipment, is hereby amended to read in its entirety as follows:

604.3.1.1 Electrical equipment. Electrical switches, receptacles and fixtures, including furnace, water heating, security system and power distribution circuits, that have been exposed to fire, shall be replaced in accordance with the provisions of the Rapid City Municipal Code Titles 8 and 15.

Exception: Electrical switches, receptacles and fixtures that shall be allowed to be repaired where an inspection report from the equipment manufacturer or approved manufacturer’s representative indicates that the equipment has not sustained damage that requires replacement.

15.14.440 IPMC Chapter 7 – Sections deleted.

The following sections of IPMC Chapter 7, are hereby deleted in their entirety.

<u>Section 704.1 Inspection, testing and maintenance.</u>
<u>Section 704.2 Standards.</u>
<u>Section 704.3.1 Emergency impairments.</u>
<u>Section 704.4.2 Removal of existing occupant-use hose lines.</u>
<u>Section 704.4.3 Termination of monitoring service.</u>
<u>Section 704.5.1 Fire department connection access.</u>
<u>Section 704.6 Single- and multiple-station smoke alarms.</u>
<u>Section 704.7 Single- and multiple-station smoke alarms.</u>
<u>Section 705 Carbon Monoxide Alarms and Detection</u>

15.14.450 IPMC Chapter 7, Section 702.1 General—Amended.

IPMC Chapter 7, Section 702.1, General, is hereby amended to read in its entirety as follows:

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 Building Code and International Residential Code or International Fire Code as adopted in the Rapid City Municipal Code.

15.14.460 IPMC Chapter 7, Section 702.3 Locked doors—Amended.

IPMC Chapter 7, Section 702.3, Locked doors, is hereby amended to read in its entirety as follows:

702.3 Locked doors. Means of egress doors shall be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort.

15.14.470 IPMC Chapter 7, Section 703 Fire-resistance ratings—Amended.

IPMC Chapter 7, Section 703 Fire-resistance ratings, is hereby amended to read in its entirety as follows:

703.1 Fire-resistance-rated assemblies. The provisions of this chapter shall govern maintenance of the materials, systems and assemblies used for structural fire resistance and fire-resistance-rated construction separation of adjacent spaces to safeguard against the spread of fire and smoke within a building and the spread of fire to or from buildings.

703.2 Unsafe conditions. Where any components are not maintained and do not function as intended or do not have the fire resistance required by the code under which the building was constructed or altered, such components or portions thereof shall be deemed unsafe conditions in accordance with the International Building Code and International Residential Code or International Fire Code as adopted in the Rapid City Municipal Code. Components or portions thereof determined to be unsafe shall be repaired or replaced to conform to that code under which the building was constructed or altered. Where the condition of components is such that any building, structure or portion thereof presents an imminent danger to the occupants of the building, structure or portion thereof, the Building Official shall act in accordance with the Rapid City Municipal Code.

703.3 Maintenance. The required fire-resistance rating of fire-resistance-rated construction, including walls, firestops, shaft enclosures, partitions, smoke barriers, floors, fire-resistive coatings and sprayed fire-resistant materials applied to structural members and joint systems, shall be maintained. Openings made therein for the passage of pipes, electrical conduit, wires, ducts, air transfer and any other reason shall be protected with approved methods capable of resisting the passage of smoke and fire. Openings through fire-resistance-rated assemblies shall be protected by self- or automatic-closing doors of approved construction meeting the fire protection requirements for the assembly.

703.4 Fire blocking and draft stopping. Required fire blocking and draft stopping in combustible concealed spaces shall be maintained to provide continuity and integrity of the construction.

703.5 Smoke barriers and smoke partitions. Required smoke barriers and smoke partitions shall be maintained to prevent the passage of smoke. Openings protected with approved smoke barrier doors or smoke dampers shall be maintained in accordance with NFPA 105.

703.6 Fire walls, fire barriers, and fire partitions. Required fire walls, fire barriers and fire partitions shall be maintained to prevent the passage of fire. Openings protected with approved doors or fire dampers shall be maintained in accordance with NFPA 80.

CITY OF RAPID CITY

Mayor

ATTEST

Finance Officer

(seal)

First Reading:
Second Reading:
Published:
Effective: