

Comparison Chart  
Housing Standards and International Property Maintenance Code

Items	Housing Standards	International Property Maintenance Code (IPMC)	Notes & Excerpts from IPMC
GENERAL REQUIREMENTS			
Vacant structures & land	No	Section 301.3	<b>301.3 Vacant structures and land.</b> All vacant structures and <i>premises</i> thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.
Grading & drainage	No	Section 302.2	<b>302.2 Grading and drainage.</b> All <i>premises</i> shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon. <b>Exception:</b> <i>Approved</i> retention areas and reservoirs.
Exhaust Vents	No	Section 302.6	<b>302.6 Exhaust vents.</b> Pipes, ducts, conductors, fans or blowers shall not discharge gases, steam, vapor, hot air, grease, smoke, odors or other gaseous or particulate wastes directly upon abutting or adjacent public or private property or that of another <i>tenant</i> .
Defacement of Property	No	Section 302.9	<b>302.9 Defacement of property.</b> No person shall willfully or wantonly damage, mutilate or deface any exterior surface of any structure or building on any private or public property by placing thereon any marking, carving or graffiti. It shall be the responsibility of the <i>owner</i> to restore said surface to an <i>approved</i> state of maintenance and repair.

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Protective Treatment	No	Section 304.2	<b>304.2 Protective treatment.</b> All 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. All 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. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement
Ventilation – bathrooms & toilet rooms (toilet rooms apply to commercial property)	No	Section 403.2	<b>403.2 Bathrooms and toilet rooms.</b> Every <i>bathroom</i> and <i>toilet room</i> shall comply with the <i>ventilation</i> requirements for <i>habitable spaces</i> as required by Section 403.1, except that a window shall not be required in such spaces equipped with a mechanical <i>ventilation</i> system. Air exhausted by a mechanical <i>ventilation</i> system from a <i>bathroom</i> or <i>toilet room</i> shall discharge to the outdoors and shall not be recirculated.
Process ventilation (commercial property)	No	Section 403.4	<b>403.4 Process ventilation.</b> Where injurious, toxic, irritating or noxious fumes, gases, dusts or mists are generated, a local exhaust <i>ventilation</i> system shall be provided to remove the contaminating agent at the source. Air shall be exhausted to the exterior and not be recirculated to any space.

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Clothes dryer exhaust	No	Section 403.5	<p><b>403.5 Clothes dryer exhaust.</b> Clothes dryer exhaust systems shall be independent of all other systems and shall be exhausted outside the structure in accordance with the manufacturer's instructions.</p> <p><b>Exception:</b> Listed and <i>labeled</i> condensing (ductless) clothes dry</p>
Occupancy limitations - privacy	No	Section 404.1	<p><b>404.1 Privacy.</b> <i>Dwelling units, hotel units, housekeeping units, rooming units</i> and dormitory units shall be arranged to provide privacy and be separate from other adjoining spaces.</p>
Minimum room widths	No	Section 404.2	<p><b>404.2 Minimum room widths.</b> A habitable room, other than a kitchen, shall be a minimum of 7 feet (2134 mm) in any plan dimension. Kitchens shall have a minimum clear passageway of 3 feet (914 mm) between counterfronts and appliances or counterfronts and walls.</p>
Minimum ceiling heights	No	Section 404.3	<p><b>404.3 Minimum ceiling heights.</b> <i>Habitable spaces, hallways, corridors, laundry areas, bathrooms, toilet rooms</i> and habitable <i>basement</i> areas shall have a minimum clear ceiling height of 7 feet (2134 mm).</p> <p><b>Exceptions:</b></p> <ol style="list-style-type: none"> <li>1. In one- and two-family dwellings, beams or girders spaced a minimum of 4 feet (1219 mm) on center and projecting a maximum of 6 inches (152 mm) below the required ceiling height.</li> <li>2. <i>Basement</i> rooms in one- and two-family dwellings occupied exclusively for laundry, study or recreation purposes, having a minimum ceiling height of 6 feet 8 inches (2033 mm) with a minimum clear height of 6 feet 4 inches (1932 mm) under beams, girders, ducts and similar obstructions.</li> </ol>

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			3. Rooms occupied exclusively for sleeping, study or similar purposes and having a sloped ceiling over all or part of the room, with a minimum clear ceiling height of 7 feet (2134 mm) over a minimum of onethird of the required minimum floor area. In calculating the floor area of such rooms, only those portions of the floor area with a minimum clear ceiling height of 5 feet (1524 mm) shall be included.
Overcrowding	No	Section 404.5	<b>404.5 Overcrowding.</b> Dwelling units shall not be occupied by more occupants than permitted by the minimum area requirements of Table 404.5.
Efficiency unit	No	Section 404.6	<b>404.6 Efficiency unit.</b> Nothing in this section shall prohibit an efficiency living unit from meeting the following requirements: 1. A unit occupied by not more than one occupant shall have a minimum clear floor area of 120 square feet (11.2 m <sup>2</sup> ). A unit occupied by not more than two <i>occupants</i> shall have a minimum clear floor area of 220 square feet (20.4 m <sup>2</sup> ). A unit occupied by three <i>occupants</i> shall have a minimum clear floor area of 320 square feet (29.7 m <sup>2</sup> ). These required areas shall be exclusive of the areas required by Items 2 and 3. 2. The unit shall be provided with a kitchen sink, cooking appliance and refrigeration facilities, each having a minimum clear working space of 30 inches (762 mm) in front. Light and <i>ventilation</i> conforming to this code shall be provided. 3. The unit shall be provided with a separate <i>bathroom</i> containing a water closet, lavatory and bathtub or shower. 4. The maximum number of <i>occupants</i> shall be three.

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Toilet room location (commercial)	No	Section 503.2	<b>[P] 503.2 Location.</b> <i>Toilet rooms and bathrooms serving hotel units, rooming units or dormitory units or housekeeping units, shall have access by traversing a maximum of one flight of stairs and shall have access from a common hall or passageway.</i>
Floor surface (commercial)	No	Section 503.4	<b>[P] 503.4 Floor surface.</b> <i>In other than dwelling units, every toilet room floor shall be maintained to be a smooth, hard, nonabsorbent surface to permit such floor to be easily kept in a clean and sanitary condition.</i>
Storm drainage	No	Section 507	<b>[P] 507.1 General.</b> <i>Drainage of roofs and paved areas, yards and courts, and other open areas on the premises shall not be discharged in a manner that creates a public nuisance.</i>
Electrical equipment - luminaries	No	Section 605.3	<b>605.3 Luminaires.</b> <i>Every public hall, interior stairway, toilet room, kitchen, bathroom, laundry room, boiler room and furnace room shall contain at least one electric luminaire. Pool and spa luminaries over 15 V shall have ground fault circuit interrupter protection.</i>