
CITY AND BOROUGH OF JUNEAU

TITLE 19

- Changes with green font color have been edited for the 2006 I codes adoption and remain the same as previously adopted with the 2003 International codes.
- Deletions are ~~in red/strike~~ through.
- New text is Blue.
- In addition the serial numbers at the end of the section are deleted when the review of the section is complete.
- **Please note** If text is still in black font that means the Building Code Advisory Committee has not completed it's review for recommend changes for that section of code.

File Name: IPMC working copy

Edited from 19.11 Property Maintenance Code which last modified an effective 7-6-2006 and was based on the 2003 IPMC.

Proposed modification of current adopted code (as of July 6, 2006) for adoption of 2006 models codes.

Please send comments to: debra_purves@ci.juneau.ak.us or fax to Debbie Purves at 907-586-3365
Mail: 155 S. Seward Street, Juneau, AK 99801 Telephone: 907-586-0767

Chapter 19.11

PROPERTY MAINTENANCE CODE*

* **Editors Note:** Serial No. 2004-31, § 1, adopted Oct. 11, 2004 amended Title 19 in its entirety. Serial No. 2006-19, adopted May 23, 2006 further amended Title 19 to read as herein set out. See the editor's note at Tit. 19 and also the Code Comparative Table for a detailed analysis of inclusion.

Charter References: Technical code adoption, § 5.5.

Cross References: General right of entry for inspection, CBJ Code ch. 01.35; zoning districts, CBJ Code ch. 49.25.

State Law References: Authority to regulate, AS 29.35.010 et seq.; Authority and procedure to abate unfit dwellings, AS 18.55.750--18.55.930.

19.11.010 International Property Maintenance Code (IPMC) adopted.

19.11.101 Chapter 1 Administration.

19.11.201.3 Definitions; terms defined in other codes.

19.11.202 Definitions; general definitions.

19.11.302.4 Weeds.

19.11.503.3 Location of employee toilet facilities.

19.11.602.3 Heating Facilities; heat supply.

19.11.702.4 Emergency escape openings.

19.11.705.1 Fire safety requirements; ~~Section 705~~ carbon monoxide detectors and alarms.

19.11.010 International Property Maintenance Code (IPMC) adopted.

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For the purpose of regulating all existing residential and nonresidential structures and all existing premises, and establishing the minimum requirements and standards for premises, structures, equipment and facilities for light, ventilation, space, heating, sanitation, protection from the elements, life safety, safety from fire and other hazards, and for safe and sanitary maintenance; the responsibility of owners, operators and occupants; and the occupancy of existing structures and premises in the City and Borough, there is adopted by reference, as the property maintenance code of the City and Borough, that certain compilation of rules and regulations prepared by the International Code Council, a nationally recognized technical trade organization, which compilation is entitled "International Property Maintenance Code, ~~2003~~ 2006 Edition," (IPMC) and ~~five~~ four copies each of which have been filed in the office of the municipal clerk of the City and Borough, or places designated by the municipal clerk for public use, inspection and examination, and which compilation is made a part of this chapter as if fully set forth in this section, subject only to the enumerated additions, deletions and changes in this chapter.

19.11.101 Chapter 1 Administration.

Delete IPMC Chapter 1, Administration, except sections 107 through 110 and as referred to elsewhere in this code.

19.11.201.3 Definitions; terms defined in other codes.

Delete reference to the International Zoning Code. Insert "International Existing Building Code" after "International Building Code".

19.11.202 Definitions; general definitions.

Add the following definitions:

"Existing Building is a building that:

- (A) was erected before December 5, 1956; or
- (B) was erected before ~~March 31, 2001~~ [insert date Title 19 is adopted by Assembly] and complies with the building code regulations in effect at the time of construction."

"ICC Electrical Code shall mean appropriate corresponding references in the National Electrical Code adopted at CBJ 19.08.010.

"International Plumbing Code shall mean appropriate corresponding references in the Uniform Plumbing Code adopted at CBJ 19.06.010."

19.11.302.4 Weeds.

Delete this subsection.

19.11.503.3 Location of employee toilet facilities.

Add a second paragraph as follows:

"For minor uses, the building official may approve facilities in nearby buildings under the same or different ownership with adequate assurance of continued access."

19.11.602.3 Heating facilities; heat supply.

Replace the words "during the period from [DATE] to [DATE]" to read:

"year round"

19.11.702.4 Emergency escape openings.

Add a new sentence at the end of the section as follows:

"In the absence of a determination of code requirements or if no code was adopted at the time of construction, a window is approved for emergency escape or rescue when it has a minimum opening of 20 inches of clear width, 22 inches of clear height, 4.0 square feet of net clear opening and a finished sill height of not more than 48 inches to a walking surface."

19.11.705.1 Fire safety requirements; ~~Section 705~~ carbon monoxide detectors and alarms.

Add a new section as follows:

~~“705.1 Carbon monoxide detectors. Effective January 1, 2005, carbon monoxide detection devices shall be installed in: (a) all dwelling units containing or serviced by a carbon-based fueled appliance or device that produces by products of combustion; (b) or dwelling units having an attached garage or carport; and (c) or dwelling units adjacent to a parking space. Carbon monoxide detection devices must have an alarm and shall be installed and maintained according to manufacturers' recommendations.”~~

“705.1 Carbon Monoxide Detectors and Alarms. The provisions of this section shall apply to Groups I-1, I-2, and all R occupancies. At least one carbon monoxide detector or alarm shall be installed on each floor level. If a floor level contains bedrooms or sleeping rooms, at least one detector shall be located in the immediate vicinity of the sleeping area, outside of the bedrooms or sleeping rooms. Carbon monoxide detectors and alarms shall be installed in accordance with their listing. The alarm shall be clearly audible in all sleeping rooms, even if the intervening doors are closed.

Exceptions:

1. Carbon monoxide detectors and alarms are not required in dwelling units and structures that have no combustion appliances, attached garage, or other vehicle parking within 25 feet of any direct opening.
2. Carbon monoxide detectors and alarms are not required if all combustion equipment is located within a mechanical room separated from the rest of the building by construction capable of resisting the passage of smoke. If the structure has an attached and enclosed parking garage, the garage shall be ventilated by an approved automatic carbon monoxide exhaust system designed in accordance with the 2006 I.M.C.

705.2 Interconnection. In new construction, all carbon monoxide detectors and alarms located within a single dwelling unit shall be interconnected in such a manner that actuation of one alarm shall activate all of the alarms within the individual dwelling unit.

705.3 Power source. In new construction, carbon monoxide detectors and alarms shall receive their primary power from the building wiring if the wiring is served from a commercial source, and shall be equipped with a battery backup. Wiring shall be permanent and without a disconnecting switch other than what is required for overcurrent protection. In existing construction, carbon monoxide detectors and alarms may be powered by battery or a cord-and-plug with battery backup.” (SFM)