

WHAT'S NEW?

WORKMANLIKE REPAIR:

In the past, there was not a set standard for the quality of repairs done to a property. With the IPMC, repairs must be executed in a workmanlike manner:

- Generally plumb, level, square
- Undamaged and without marring adjacent work
- Performed in a manner consistent with work done by a skilled craftsman
- Use of proper tools, methods and materials is usually necessary for workmanlike repairs.

SMOKE ALARMS:

With the IPMC, smoke alarms are *required* in the following locations:

- Outside each bedroom (within 15 ft.)
- One on each floor
- One inside each bedroom

CARBON MONOXIDE ALARMS:

In 2018, State requirement for carbon monoxide alarms becomes effective. NOTE: In many cases carbon monoxide alarms are already required to be installed according to the fire code.

- CO alarms will be required in dwellings where a fuel burning appliance or attached garage is present.
- CO alarms are typically required in the immediate vicinity outside of the bedrooms.

WINDOW SCREENS:

- Universal expandable window screens are allowed only if they are currently present and intact.
- Window screens which are missing or damaged must be replaced with appropriately sized tightly fitting screens.

APPLIANCES:

- Appliances shall be properly installed and maintained in a safe working condition and shall be capable of performing the intended function.
- Clothes dryers must vent to the exterior in accordance with the manufacturer's instructions.

RENTAL PROPERTY LICENSING AND INSPECTIONS

What is required to operate a rental property in Dubuque?

- Current rental license issued by the City of Dubuque Housing & Community Development Department.
- Approved inspection to verify that the unit/building is safe and properly maintained in accordance with the IPMC.
- Property owner or agent must attend Successful Rental Property Management class offered at NICC in partnership with the City of Dubuque.
- Background checks must be performed on all prospective tenants prior to allowing occupancy.

Currently there are approximately 10,000 licensed rental units in the City of Dubuque. The City's Housing & Community Development Department partners with various local groups, agencies, boards and commissions including the Dubuque Area Landlords Association, Housing Commission, Housing Code Appeals Board, and others to achieve fair and effective oversight. By working together we can ensure that the city's housing stock is maintained and will continue to provide safe and affordable housing for many years to come.

For more information about rental licensing and inspection services or resources available to property owners, visit our website at www.cityofdubuque.org/RLIS

INTERNATIONAL PROPERTY MAINTENANCE CODE of the CITY OF DUBUQUE



THE CITY OF
DUBUQUE
Masterpiece on the Mississippi

**HOUSING & COMMUNITY
DEVELOPMENT DEPARTMENT**

563.690.6075

www.cityofdubuque.org/ipmc



Understanding the International Property Maintenance Code of the City of Dubuque

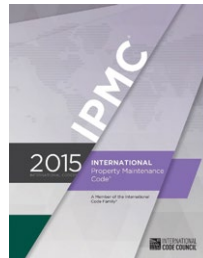
THE IPMC IS ORGANIZED INTO EIGHT CHAPTERS AS FOLLOWS:

1. Scope and Administration
2. Definitions
3. General Requirements
4. Light, Ventilation and Occupancy Limitations
5. Plumbing Facilities and Fixture Requirements
6. Mechanical and Electrical Requirements
7. Fire Safety Requirements
8. Referenced Standards

In addition to the eight chapters of the IPMC there are local amendments to the IPMC and rental licensing and inspections provisions that are located in Title 14, Chapter 1, Article J of the City Code. The local amendments are necessary to maintain consistency with other applicable laws, codes and ordinances as well as to ensure that the local needs of residents and property owners are being met.

About the IPMC

The IPMC is currently adopted and/or used in 37 states and the District of Columbia. More than 30 Iowa communities use all or substantial portions of the IPMC. The code is updated every three years by the International Code Council (ICC), which is comprised of leading industry professionals from all over the country who collaborate on establishing code for all aspects of construction, fire safety and property maintenance. Each code produced by the ICC is intended to be modified to fit the needs of the communities that utilize them.



The 2015 International Property Maintenance Code (IPMC), along with local amendments adopted by the Dubuque City Council, went into effect on July 1, 2016. This code is referred to as the International Property Maintenance Code of the City of Dubuque. It replaced the housing regulations previously located in Title 6, Chapter 6 of the City Code.

Important Facts About the IPMC in Dubuque

- Applies to all property types (e.g. commercial, industrial, residential)
- Used for all rental property inspections performed by City staff
- Used for vacant/abandoned property inspection by the City
- Citizen review available through two separate boards (appeals will be made to the board associated with the Department enforcing on a notice)
 - Housing Code Appeals Board
 - Building Code Appeals Board



More information on the property maintenance code is available at www.cityofdubuque.org/ipmc

