

**ATTACHMENT A**  
Proposed International Property Maintenance Code

Draft 4/2/2010  
**Chapter 10-2 Housing Code**

**10-2-1 Legislative intent:** Chapter 10-2 Housing Code is being repealed and replaced by the 2009 Edition of the International Property Maintenance Code (IPMC) of the International Code Council with certain amendments and deletions. The IPMC is hereby adopted by reference as the Property Maintenance Code of the City of Boulder. The purpose of this chapter is to protect the public health, safety and general welfare of the residents of the city by regulating existing residential rental and privately occupied residential structures and to promote conservation and the efficient use of energy. This chapter establishes minimum code standards related to: administration; definitions; general requirements; light, ventilation and occupancy limitations; plumbing facilities and fixture requirements; mechanical and electrical systems; fire safety requirements; rental licensing and existing residential rental structure energy conservation.

**10-2-2. Adoption of the International Property Maintenance Code with modifications.**

- (a) The 2009 edition of the IPMC of the International Code Council is hereby adopted by reference as the City of Boulder Property Maintenance Code and has the same force and effect as though fully set forth in this chapter, except as specifically amended by the provisions of this chapter.
- (b) The appendix chapters A, “Boarding Standard,” B, “Rental Housing Inspections” C “Existing Residential Rental Structures Energy Conservation,” and sections contained therein are adopted.

**CHAPTER 1**  
**ADMINISTRATION**

**SECTION 101**  
**GENERAL**

**PART 1 - SCOPE AND ADMINISTRATION**

**SECTION 101**  
**GENERAL**

**101.1 Title.** These regulations shall be known as the Property Maintenance Code of the City of Boulder, herinafter referred to as “this code.”

**101.2 Scope.** The provisions of this code shall apply to all existing residential ~~and nonresidential~~ structures and all existing residential premises and constitute minimum requirements and standards for premises, structures, equipment and facilities for light, ventilation, space, heating, sanitation, energy conservation, protection from the elements, life safety, safety from fire and other hazards, and for safe and sanitary maintenance; the code also specifies the responsibility of the owners, operators and occupants related to code compliance; the occupancy of existing structures and premises, and has provisions for administration, licensing, enforcement and penalties.

**101.2.1 Application of Rental Licenses Code.** Existing residential structures utilized as rental properties will also be subject to the requirements of Chapter 10-3 “Rental Licenses”, B.R.C. 1981.

**101.3 and 101.4.** No changes.

**SECTION 102  
APPLICABILITY**

**102.1 and 102.2.** No changes.

**102.3 Application of other codes.** Repairs, additions or alterations to a structure, inspections or change of occupancy, shall be done in accordance with the procedures and provisions of the International Building Code, International Residential Code, International Fuel Gas Code, International Mechanical Code, International Plumbing Code, ~~and~~ the ICC Electrical Code and National Electrical Code.

**102.4 - 102.10.** No changes.

**PART 2 – ADMINISTRATION AND ENFORCEMENT**

**SECTION 103  
DEPARTMENT OF PROPERTY  
MAINTENANCE INSPECTION**

Section 103 “Department of Property Maintenance Inspection,” is repealed and reenacted to read:

**SECTION 103  
DIVISION OF BUILDING SAFETY**

**103.1 General.** “Division of Building Safety” means the administrative unit established by the city manager or the manager’s delegates, and the personnel assigned to the unit by the manager. The Division of Building and Safety administers the International Property Maintenance Code. The executive official in charge of the Division of Building Safety is the code official.

**103.2 Liability.** No employee of the city who enforces, attempts to enforce, or is authorized to enforce this code renders him or herself or the city liable to third parties for any damage or injury to the person or property of such third parties as a result of the enforcement or non-enforcement of this code. The city assumes no duty of care by virtue of the adoption of this code. No person is justified in relying upon the results of an inspection and such inspections are not a guarantee that the premises so approved, inspected and licensed in fact complies with all the requirements of this code. It is the duty of the persons owning and controlling any building or structure to ensure that the building is maintained in accordance with the requirements of this code, and it is such persons and not the city that are responsible for damages caused by negligent breach of such duty.

**103.3 Fees.** The fees and costs for activities and services performed by the department in carrying out its responsibilities under this code shall be as detailed in Section 111.1.5, 111.3 and 4-20-47 “Zoning Adjustment and Building Appeals Filing Fees,” B.R.C. 1981.

**SECTION 104  
DUTIES AND POWERS OF THE CODE OFFICIAL**

**104.1 General.** The code official is hereby authorized and directed to enforce the provisions of this code and chapter 10-3, “Rental Licenses,” B.R.C. 1981. The code official shall have the authority to render interpretations of this code and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures shall be in compliance with the intent and purpose of this code. Such policies and procedures shall not have the effect of waiving requirements specifically provided for in this code.

**104.2 Inspections.** No changes.

**104.3 Right of entry.** Where it is necessary to make inspection to enforce the provisions of this code, or whenever the code official has reasonable cause to believe that there exists in a structure or upon a premises a condition in violation of this code, the code official or licensed rental housing inspector is authorized to enter the structure or premises at reasonable times to inspect or perform the duties imposed by this code and as necessary to effect compliance with the provisions of this code and chapter 10-3, "Rental Licenses," B.R.C. 1981, provided that if such structure or premises is occupied the code official or licensed rental housing inspector shall present credentials to the occupant and request entry. If such structure or premises is unoccupied, the code official shall first make a reasonable effort to locate the owner or other person having charge or control of the structure or premises and request entry. If entry is refused, the code official shall have recourse to the remedies provided by law to secure entry.

**104.4 - 104.6.** No changes.

**104.7 Clerk and recorder notices.** When the code official finds that there is a violation of this code a notice to that effect may be filed with the Boulder County Clerk and Recorder against the title of the land upon which the dwelling or structure is built. The code official shall inform the property owner of this action in advance, in writing, allowing the owner adequate time to correct the violation. When the condition upon which the notice described in the record was based has been corrected, the code official shall provide a written release.

**104.7.1 Method of service.** Such notice shall be deemed to be properly served if a copy thereof is:

1. Delivered to the owner personally;
2. Sent by certified or registered mail addressed to the owner at the last known address with return receipt requested; or
3. Delivered in any other manner as prescribed by law. If the certified or registered letter is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice. Service of such notice in the forgoing manner upon the owner's agent or upon the person responsible for the structure shall constitute service of notice upon the owner.

**104.8 Sleeping rooms.** If the code official determines, after an inspection, notice of violation, and appeal opportunity under this code, that a room in a dwelling does not meet the requirements for a sleeping room and that the location and design of the room might lead a reasonable person to believe that the room is a sleeping room, a notice detailing this occurrence may be recorded with the Boulder County Clerk and Recorder against the title of the land upon which the dwelling or structure is built. The code official shall inform the property owner of this action in advance, in writing, allowing the owner adequate time to correct the violation.

**104.7.1 Method of service.** Such notice shall be deemed to be properly served if a copy thereof is:

4. Delivered to the owner personally;
5. Sent by certified or registered mail addressed to the owner at the last known address with return receipt requested; or
6. Delivered in any other manner as prescribed by law. If the certified or registered letter is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice. Service of such notice in the forgoing manner upon the owner's agent or upon the person responsible for the structure shall constitute service of notice upon the owner.

**104.9 Authority to issue rules.** The code official may adopt reasonable rules to implement the provisions of this code.

## **SECTION 105 APPROVAL**

**105.1 – 105.6.** No changes.

## **SECTION 106 VIOLATIONS**

**106.1.** No changes.

Section 106.2 is repealed and reenacted to read:

**106.2 Notice of violation.** Violations of this code are punishable as provided in section 5-2-4 “General Penalties,” B.R.C. 1981 and penalties detailed in BRC, 9-15-2 through 9-15-5.

**106.3 - 106.5.** No changes.

## **SECTION 107 NOTICES AND ORDERS**

**107.1.** No changes.

Section 107.2 is repealed and reenacted to read:

**107.2 Form.** Except in those instances where Section 308, “RUBBISH AND GARBAGE,” or Section 309, “PEST ELIMINATION,” applies or if a violation of chapter 10-3, “Rental Licenses,” B.R.C. 1981, is alleged, whenever the code official determines that there is or has been a violation of any provision of this code, notice shall be given of such determination to the person responsible to correct the violation in accordance with all 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 or structure into compliance with the provisions of this code.
5. Inform the property owner of the right to appeal.
6. Include a statement of the right to file a lien in accordance with section 106.3.

**107.3 Method of service.** Such notice shall be deemed to be properly served if a copy thereof is:

1. Delivered to the owner personally;
2. Sent by certified or registered mail addressed to the owner at the last known address with return receipt requested; or
3. Delivered in any other manner as prescribed by law. If the certified or registered letter is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice. Service of such notice in the forgoing manner upon the owner’s agent or upon the person responsible for the structure shall constitute service of notice upon the owner.

**107.4 - 107.5.** No changes.

**SECTION 108  
UNSAFE STRUCTURES AND EQUIPMENT**

**108.1 – 108.7.** No changes.

**SECTION 109  
EMERGENCY MEASURES**

**109.1 – 109.6.** No changes.

**SECTION 110  
DEMOLITION**

**110.1 – 110.4.** No changes.

**SECTION 111  
MEANS OF APPEAL**

Section 111 “Means of Appeal” is repealed and reenacted to read:

**SECTION 111  
APPEALS AND VARIANCES**

**111.1 Application for appeal.** Any person directly affected by a decision of the code official or a notice and order issued under this chapter is provided with an opportunity for a hearing under the procedures prescribed by chapter 1-3, “Quasi-Judicial Hearings,” B.R.C. 1981, or may request a variance be granted, provided that a written application for appeal is filed within 10 days after the day the decision, notice or order was served. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted there under have been incorrectly interpreted, the provisions of this code do not fully apply, or the requirements of this code are adequately satisfied by other means. An appeal and a request for variance may be filed in the alternative. An appellant shall file the appeal, request for variance, or both in the alternative with the board within thirty days from the date of service of the notice of alleged violation. The appellant may request enlargement of time to file if such request is made before the end of the time period. The code official may extend for a reasonable period of time to file with the board if the applicant shows good cause therefore.

**Exception 1.** As provided in Section 10-3-4, “Reduced Term Rental License,” B.R.C. 1981, the board of building appeals has no jurisdiction to hear appeals regarding, nor request for variances from, the requirements of chapter 10-3, “Rental licenses,” B.R.C. 1981.

**Exception 2.** If a person to whom the code official has issued a notice of violation does not appeal to the board, such person may not raise as a defense to any subsequent prosecution in municipal court for a violation of subsection 10-2-4 (c), B.R.C. 1981, that the conditions alleged to be violations in the notice of violation were not in fact or law violations.

**111.2 Fees.** The fee for filing an appeal or requesting a variance is that prescribed by Section 4-20-47, “Zoning Adjustment and Building Appeals Filing Fees,” B.R.C. 1981.

**111.3 Costs.** The costs of such appeals work plus twenty percent for administrative overhead shall be billed to the record owner of the property, and if not paid within thirty days of billing may be collected pursuant to Section 2-2-12 “City manager May Certify Taxes, Charges, and Assessments to County Treasurer for Collection,” B.R.C. 1981.

**SECTION 112  
STOP WORK ORDER**

112.1 – 112.4. No changes.

**CHAPTER 2  
DEFINITIONS**

**SECTION 201  
GENERAL**

201.1 – 201.5. No changes

**SECTION 202  
DEFINITIONS**

**APPROVED.** Approved by the city manager.

**CODE OFFICIAL.** is the city manager. The official who is charged with the administration and enforcement of this code, or any duly authorized representative.

**CONTRIBUTING BUILDINGS:** Those buildings built during a historic district’s period of significance that exists in comparatively original condition, or have been appropriately restored, and clearly contribute to the historic significance of the district. Such buildings may have compatible additions.

**KITCHEN SINK.** A kitchen sink shall be no smaller than twenty inches by sixteen inches, with a minimum uniform depth of six inches and a maximum uniform depth of twenty inches. Laundry tubs, lavatory basins, or bathtubs are not acceptable substitutes for required kitchen sinks.

**LOCAL LANDMARK BUILDINGS:** those buildings that are officially designated as City of Boulder local landmarks. These buildings have a special character and historical, architectural, or aesthetic interest or value in Boulder’s local history.

**CHAPTER 3  
GENERAL REQUIREMENTS**

**SECTION 301  
GENERAL**

301.1 – 301.3. No changes

**SECTION 302  
EXTERIOR PROPERTY AREAS**

302.1 – 302.3. No changes.

Section 302.4 and 302.5 are repealed and reenacted to read:

**302.4 Weeds.** Weed control shall be regulated and enforced as required by chapter 6-2, “Weed Control,” B.R.C. 1981.

**302.5 Rodent harborage.** Rodent control shall be regulated and enforced as required by chapter 6-5, “Rodent control,” B.R.C. 1981.

**302.6 – 302.8.** No changes.

**302.9 Defacement of property.** Graffiti control shall be regulated and enforced as required by chapter 5-4-14, “Graffiti Prohibited,” B.R.C. 1981.

**SECTION 303  
SWIMMING POOLS, SPAS AND HOT TUBS**

**303.1 – 303.2.** No changes.

**SECTION 304  
EXTERIOR STRUCTURE**

**304.1.** No changes.

~~**304.2 Protective treatments.**~~ Deleted.

[F] **304.3 Premises identification** – No changes.

**304.4 Structural members** – No changes.

**304.5 Foundation walls.** – No changes.

**304.6 Exterior walls.** – No changes.

~~**304.7 Roofs and drainage.**~~ Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Deleted.

**304.8 Decorative features.** - No changes.

~~**304.9 Overhang extensions.**~~ When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment. Deleted.

**304.10 Stairways, decks, porches and balconies** - No changes.

~~**304.11 Chimneys and towers.**~~ All exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment. Deleted.

**304.12 Handrails and guards** - No changes.

**304.13 Window, skylight and door frames** - No changes.

**304.13.1 – 304.13.2.** Delete

**304.14.** Delete.

**304.15 Doors** - No changes.

**304.16 Basement hatchways** – No changes.

**304.17 – 304.18.** Delete.

**SECTION 305  
INTERIOR STRUCTURE**

**305.1.** No changes.

**305.1.1 Unsafe conditions.** The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code ~~or the International Existing Building Code~~ as required for existing buildings.

**305.2.** No changes.

**305.3.** Delete.

**305.4 – 305.6.** No changes.

**SECTION 306  
COMPONENT SERVICEABILITY**

**306.1. & 306.1.1.** No changes.

**SECTION 307  
HANDRAILS AND GUARDRAILS**

**307.1 General.** Every exterior and interior flight of stairs having ~~more than~~ four or more risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp or their walking surface which is more than 30 inches (762 mm) high above the floor or grade below shall have guards.

**SECTION 308  
RUBBISH AND GARBAGE**

Section 308.1 and 308.2 are repealed and reenacted to read:

**308.1. Accumulation of rubbish or garbage.** All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish and garbage.

**308.2. Disposal of rubbish.** Every occupant of a structure shall dispose of all rubbish in a clean and sanitary manner by placing such rubbish in approved containers as required by chapter 6-3, “Trash, Recyclables and Compostables,” B.R.C. 1981.

**308.3. Disposal of garbage.** Every occupant of a structure shall dispose of garbage in a clean and sanitary manner by placing such garbage in an approved garbage disposal facility or approved garbage containers as required by chapter 6-3, “Trash, Recyclables and Compostables,” B.R.C. 1981.

**SECTION 309  
PEST ELIMINATION**

**309.1.** No changes.

**309.1. Infestation.** Rodent control shall be regulated and enforced as required by chapter 6-5, “Rodent Control”, B.R.C. 1981.

**309.2 – 309.3.** No changes.

**309.4 Multiple occupancy.** The owner of a structure containing two or more dwelling units, a multiple occupancy~~ies~~, or a rooming house ~~or a nonresidential structure~~ shall be responsible for extermination in the public or shared areas of the structure and exterior property. If infestation is caused by failure of an occupant to prevent such infestation in the area occupied, the occupant ~~and owner~~ shall be responsible for extermination.

**309.5.** No changes.

**309.6 Pre-application pesticide notification.** No operator or occupant shall fail to comply with the pre-application pesticide notification provisions of section 6-10-7, "Notification to Tenants and Employees of Indoor Application," B.R.C. 1981.

### **SECTION 310** **FLOODPLAIN SAFETY SIGNAGE**

**310.1 General.** Rental property located in the floodplain as detailed in chapter 9-3-3 (a) (10), B.R.C. 1981, and subject to a city rental license under chapter 10-3 "Rental Licenses," B.R.C. 1981, shall post on the exterior of the premises at the entrance a sign approved by the code official stating that the property is subject to flood hazard in accordance with the following:

1. The permanent sign shall state: "This property is located in an area that is subject to sudden and severe flooding, in case of flood emergency be prepared to seek high ground immediately. For information go to [www.boulderfloodinfo.net](http://www.boulderfloodinfo.net)" or similar language.
2. The sign shall be a metal plaque with minimum ¼ inch letters in a contrasting color attached to the structure with non-removable fasteners on the exterior of the structure at the entrance.

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

### **SECTION 401** **GENERAL**

**401.1 – 401.3.** No changes.

### **SECTION 402** **LIGHT**

**402.1 – 402.3.** No changes.

### **SECTION 403** **VENTILATION**

**403.1.** No changes.

#### **Exception: Exceptions:**

1. No changes.
2. In R-3 occupancies the glazed area need not be openable, where the opening is not required to be an emergency escape and rescue opening, and an approved mechanical ventilation system capable of producing 0.35 air changes per hour in the room is provided.

**SECTION 404  
OCCUPANCY LIMITATIONS**

**404.1 – 404.7.** No changes.

**CHAPTER 5  
PLUMBING FACILITIES AND FIXTURE REQUIREMENTS**

**SECTION 501 – 507.** No changes.

**CHAPTER 6  
MECHANICAL AND ELECTRICAL REQUIREMENTS**

**SECTION 601.** No changes.

**SECTION 602  
HEATING FACILITIES**

**602.1.** No changes.

**602.2.** Delete.

**602.3 Heat supply.** Interior space intended for human occupancy shall be provided with active or passive space-heating systems capable of maintaining a minimum indoor temperature of 68°F (20°C) at a point 3 feet (914 mm) above the floor and 2 feet (610 mm) from the exterior walls at the design temperature. The installation of one or more portable space heaters shall not be used to achieve compliance with this section.

**602.4 – 602.5.** Delete.

**SECTION 603  
MECHANICAL EQUIPMENT**

**603.1 – 603.6.** No changes.

**SECTION 604  
ELECTRICAL FACILITIES**

**604.1 – 604.3.2.** No changes.

**SECTION 605  
ELECTRICAL EQUIPMENT**

**605.1 – 605.2.** No changes.

**605.2.1 Non-grounding-type electrical receptacles (two-prong receptacles).** Where attachment to an equipment grounding conductor (two-wire circuits) does not exist in the receptacle enclosure, the installation shall comply with 1, 2 or 3 below.

1. A two-prong receptacle shall be permitted to be replaced with another two-prong receptacle.

2. A two-prong receptacle shall be permitted to be replaced with a ground-fault circuit interrupter-type (GFCI) three-prong receptacle. These receptacles shall be marked "No Equipment Ground". An equipment grounding conductor shall not be connected from the GFCI-type receptacle to any outlet supplied from the GFCI-type receptacle.
3. A two-prong receptacle shall be permitted to be replaced with a three-prong, grounding-type receptacle where supplied through a GFCI device. Three-prong, grounding-type receptacles, supplied through the GFCI shall be marked "GFCI Protected" and "No Equipment Ground." An equipment grounding conductor shall not be connected between the grounding-type receptacles.

**605.4 Branch circuits in buildings with more than one occupancy.** Each occupant shall have ready access to all circuit breakers protecting the conductors supplying that occupancy.

**605.5 Flexible cord uses not permitted.** Flexible cords and cables shall not be used for the following:

1. As a substitute for the fixed wiring of the structure.
2. Where run through holes in walls, structural ceilings, suspended ceilings, dropped ceilings or floors.
3. Where run through doorways, windows, or similar openings.

## **SECTION 606 ELEVATORS, ESCALATORS AND DUMBWAITERS**

**606.1 General.** Elevators, dumbwaiter and escalators shall be maintained in compliance with ASME A17.1. The most current certificate of inspection shall be on display at all times within the elevator or attached to the escalator or dumbwaiter, be available for public inspection in the office or building operator or be posted in a publicly conspicuous location approved by the ~~code official~~ State of Colorado. The inspection and tests shall be performed at not less than the periodic intervals listed in ASME A17.1, Appendix N, ~~except where otherwise specified by the authority having Jurisdiction~~ as required by the State of Colorado.

**606.2.** No changes.

## **SECTION 607 DUCT SYSTEMS**

**607.1.** No changes.

## **SECTION 608 CARBON MONOXIDE ALARMS**

**608.1 General.** Carbon monoxide alarms are to be installed in existing residential structures in accordance with Colorado state law.

**608.2 Carbon Monoxide Alarms.** Carbon monoxide alarms are required to be installed in existing dwellings and rented single and multi-family dwellings that have fuel fired heaters, appliances or fireplaces or attached garages based on the following:

1. Installed in existing dwellings that require a permit of any variety.
2. Installed within 15' of the entrance to each sleeping area and must be wired to AC power, connected to an electrical panel, plugged into an electrical outlet without a switch, or if

- battery operated attached to the wall or ceiling per the manufacturer's installation instructions and in accordance with National Fire Protection Association 70.
3. Installed in existing rental dwellings upon change of tenant occupancy after July 1, 2009.
  4. Installed in all newly constructed or renovated single family and multi-family rental units.
  5. Alarms may be installed within 25' of any fuel-fired heater or appliance, fireplace or garage entrance in a multi-family dwelling used for rental purposes ONLY if the multi-family dwelling is equipped with a centralized alarm system or other mechanism that allows a responsible person to hear the alarm at all times (commercially monitored system).
  6. Rental owners are responsible to replace non-functioning carbon monoxide alarms upon written request of the tenant or when the unit is being vacated and re-rented.
  7. Carbon monoxide detectors are not to be disarmed, removed or have the batteries removed to make them inoperable.

**608.3 Power for carbon monoxide alarms in condominium structures.** Carbon monoxide alarms which receive their primary power from the building wiring shall be installed within each condominium dwelling unit in the building. Apartment buildings converting to condominium ownership shall have carbon monoxide alarms which receive their primary power from the building wiring within thirty days of conversion.

**608.4 Carbon monoxide alarm inspections.** Carbon monoxide alarm inspections for non-condominium buildings are required to be conducted by the property owner or agent as detailed below.

1. Carbon monoxide alarms which receive their primary power from the building wiring shall be checked for good operating condition once each year and supplied with battery backup. The battery shall be replaced as necessary for proper function of the carbon monoxide alarm.
2. Battery-powered carbon monoxide alarms shall be tested for proper function on an annual basis. Batteries shall be replaced as necessary for proper function of the carbon monoxide alarm.

## **CHAPTER 7 FIRE SAFETY REQUIREMENTS**

**SECTION 701 – 703.** No changes

### **SECTION 704 FIRE PROTECTION SYSTEMS**

**704.1 – 704.4.** No changes.

**704.5 Residential rental smoke alarms.** In R-occupancies governed by chapter 10-3, "Rental Licenses," B.R.C. 1981, smoke alarms shall be installed and inspected as required in this section.

**704.6 Power for smoke alarms in condominium structures.** Smoke alarms which receive their primary power from the building wiring shall be installed within each condominium dwelling unit in the building. Apartment buildings converting to condominium ownership shall have smoke alarms which receive their primary power from the building wiring within thirty days of conversion.

**704.7 Smoke alarm inspections.** Smoke alarm inspections for non-condominium buildings are required to be conducted by the property owner or agent as detailed below.

1. Smoke alarms which receive their primary power from the building wiring shall be checked for good operating condition once each year and if supplied with battery backup, the battery shall be replaced as necessary for proper function of the smoke alarm.
2. Battery-powered smoke alarms shall be tested for proper function on an annual basis. Batteries shall be replaced as necessary for proper function of the smoke alarm.

**704.8 Dwelling, rooming and sleeping unit smoke alarms.** Smoke alarms required by this section shall be installed within each dwelling, rooming or sleeping unit prior to issuance of a rental license pursuant to chapter 10-3, "Rental Licenses," B.R.C. 1981.

**704.9 Multiple dwelling, rooming and sleeping unit smoke alarms.** Smoke alarms required by this section shall be installed pursuant to section 10-2-23 "Buildings Containing Multiple Units," B.R.C. 1981 no later than January 1, 1993.

**704.10 Fire Alarms.** Fire alarms in existing residential structures shall be installed in accordance with chapter 10-8, section 903.7, "Fire Prevention Code," B.R.C. 1981.

## **SECTION 705** **PORTABLE FIRE EXTINGUISHERS**

**705.1 Where required.** Portable fire extinguishers shall be installed as required by the International Fire Code Section 906.

**705.1.1. Location.** Portable fire extinguishers are required to be installed in existing Group R-1, R-2 and R-4 Occupancies.

## **APPENDIX A** **BOARDING STANDARD**

**A101 – A103.** No changes.

## **APPENDIX B** **RENTAL HOUSING INSPECTION AND LICENSING**

**B101 Scope.** The provisions contained in Appendix B set standards for administering the rental housing maintenance, inspection and licensing process.

**B102 Rental licenses.** Residential rental licenses are applied for and renewed in accordance with: "Rental Licenses," title 10, chapter 3, B.R.C. 1981 and the "Rental Housing Program Handbook."

**B103 Inspections.** Inspections for "Baseline" and "Safety Inspections" shall be performed and certified by licensed contractors as detailed in "Building Contractor License," title 4, chapter 4, B.R.C. 1981 and the "Rental Housing Program Handbook."