

Property Maintenance Code (summary)

This is a simplified partial summary of the IPMC 2000 code and includes some elements of City of Springfield Codified ordinances. It is provided to owners so they can better understand the basic requirements of the codes that are enforced by the Code Enforcement Division. For information regarding the 2000 International Property Maintenance Code go to <http://www.bocai.org>.

Requirement Summary

PM-102.5: Repairs, maintenance work, alterations or installations which are caused directly or indirectly by the enforcement of this code shall be executed and installed in a workmanlike manner....

Interior

- All accumulations must be removed from within the structure and properly disposed of.
- Ceilings and walls shall be without holes, gaps, cracks or water damage. Plaster patching finish must not be rough. Surfaces must be painted or otherwise protected.
- Floors must not have holes, gaps, weak or uneven areas. Floor coverings must be complete and undamaged.
- Passage doors of rooms and closets must be complete and not broken; hinges and knobs must be secured and intact; doors must properly swing.
- Bathroom door must have a lock.
- Stair treads must be sound and complete. Handrails must be securely installed.
- Every habitable room, to include the kitchen, must have at least two (2) distant and remote electric receptacles complete with protective covers.
- Bathrooms must have at least one (1) electric receptacle complete with protective cover and at least one (1) ceiling or wall light fixture.
- Laundry rooms must have at least one (1) grounded electric receptacle with a protective cover.
- Interior stairways, kitchens, laundry rooms, and furnace rooms must have at least one (1) wall or ceiling light fixture.
- Drain lines must be intact and complete.
- Flush water closets (toilets) must be secured to the floor and properly function.
- Sinks/ tubs/ showers must have undamaged surfaces, be properly secured and sealed and be supplied with hot and cold water at adequate pressure.
- Water heaters must be properly plumbed and complete with pressure relief valve and drip leg.
- A source for heating must be supplied to each dwelling unit from October 1st to May 15th.
- Multiple dwellings within a single structure must be separated from each other.

- Smoke detectors must be located on each floor, to include basements, within each dwelling unit.

Exterior

- The yard area shall be maintained free of accumulations; the yard shall be mowed so that at no time shall the grass exceed 10 inches in height; trees and shrubs must not encroach upon any City right-of-way.
- Roof shingles, sheathing and flashing must be weather-tight to eliminate entry of water. Any damaged or missing areas must be replaced.
- Gutters and downspouts must be intact and complete and able to carry storm water away from exterior walls and the foundation.
- Chimneys must be intact and without missing block, brick or stucco - caps must be in place and properly secured to the chimney.
- Zoning
- Wall siding, fascia, soffit, trim boards or other surfaces exposed to the elements must be intact, complete, secure and be properly painted or otherwise protected against deterioration from weathering.
- Window glass must be intact and without breaks or cracks and be properly glazed. Frames and sashes must be intact and without rot or other deterioration and sashes must be capable of being held in the open position with hardware designed for such purpose.
- Between April 1st and November 1st windows must be supplied with insect screens and exterior doors must be supplied with screen doors with automatic closures.
- Exterior doors must be sound, without defects, weather-tight and complete with knobs and security lock.
- Porch roofs, ceilings, support columns, floors, steps, handrails, guardrails (if needed) and foundations or piers must be intact, sound and plumb.
- Main foundation walls shall be without breaks, faults, missing pieces or out of plumb. Mortar joints shall be complete and intact. Trees growing against the foundation shall be removed.
- Address numbers must be on all structures - all numbers shall be Arabic numerals or letters at least 3 inches high and 1/2 inch stroke.