

# 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:

- Plumb, level and 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 in the immediate vicinity
- One on each floor
- One inside each bedroom

## Carbon Monoxide Alarms

The State requirement for carbon monoxide (CO) alarms is now in effect. 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 safe working conditions and shall be capable of performing the intended functions.
- Clothes dryers must vent to the exterior or in accordance with the manufacturer's instructions.

# Rental Property

## What is required to operate a rental property in Waukee?

- A current rental certificate issued by the City of Waukee Development Services Department
- An approved inspection to verify that the unit/building is safe and properly maintained in accordance with the IPMC

There are approximately 2,500 licensed rental units in the City of Waukee. The City's Development Services Department partners with various local groups, agencies, boards and commissions including the Dallas County Department of Health, Waukee Board of Appeals 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 codes and inspection services or resources available to property owners, visit our website at [www.Waukee.org/rentalinspections](http://www.Waukee.org/rentalinspections).



# International Property Maintenance Code of the City of Waukee



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[www.Waukee.org/rentalinspections](http://www.Waukee.org/rentalinspections)  
515-978-9533



## 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 Section 222A of the Waukeee 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.



# Understanding the International Property Maintenance Code of the City of Waukeee

For the purposes of this residential rental code, the International Property Maintenance Code (IPMC) 2015 and Appendix A therein along with the other provisions within this municipal ordinance are hereby adopted and shall be further known as the City of Waukeee Residential Rental Code. An official copy of the IPMC, 2015 edition, as adopted, and a copy of municipal ordinance 222A can be viewed in the Development Services Department.

## Important Facts About the IPMC in Waukeee

- It applies to all property types (commercial, industrial, residential, etc.).
- It is used for all rental property inspections performed by City staff.
- It is used for vacant/abandoned property inspections by the City.
- Citizens affected by a decision may request and shall be granted a hearing on the decision before the Waukeee Board of Appeals by filing an application request with the forms provided by the Development Services Department.

More information on the property maintenance code is available at [www.Waukeee.org/rentalinspections](http://www.Waukeee.org/rentalinspections).

