



INTERNATIONAL PROPERTY MAINTENANCE CODE SUMMARY

City of Shelbyville, TN

13 April 2021

The City of Shelbyville adopted the International Property Maintenance Code (IPMC) in 2018. The IPMC establishes minimum requirements for the maintenance of existing buildings through model code regulations that contain clear and specific property maintenance and property improvement provisions.

The IPMC can be viewed by accessing it on the City website at www.shelbyvilletn.org.

Section A 101.2 Scope: The provisions of this code shall apply to all existing residential and nonresidential structures and all existing premises and constitute minimum requirements and standards for premises, structures, equipment and facilities for light, ventilation, space, heating, sanitation, protection from the elements, a reasonable level of safety from fire and other hazards, and for a reasonable level of sanitary maintenance; the responsibility of owners, an owner's authorized agent, operators and occupants; the occupancy of existing structures and premises, and for administration, enforcement and penalties.

The IPMC develops the minimum standards for structures. This document states that *the owner or the owner's authorized agent shall be responsible for the maintenance of buildings, structures, and premises.*

The Building Inspector of the City of Shelbyville is the code official responsible for the enforcement of the IPMC. The code official will receive complaints and is responsible for responding to those complaints. All complaints must be made in writing and submitted to the code official. The code official, or his/her designee, will complete the inspection and prepare a written report of the inspection.

If the situation arises whereas the code official requires an inspection of the interior of the building, the code official is authorized to enter the structure during reasonable times to perform the inspection.

The code official has the authority to grant modifications to individuals whenever there is a complication in the enforcement of the code.

Whenever a violation of the code is determined, the code official will serve notice of violation to the individual. If the violation is not properly dealt with, the code official shall begin the legal proceedings to deal with the violation, abatement, or the removal of the unlawful occupant.

Section 107.6 states that it is unlawful for the owner of a structure who has received a compliance order/notice of violation to sell, transfer, mortgage, or lease any property until the issues have been resolved.

To report a possible code violation or for questions related to the IPMC, please contact the City of Shelbyville Building & Codes Department at 931.684.9001 or via [email](mailto:).

The quotations included on this document are from the 2018 International Property Maintenance Code. They were accessed by City of Shelbyville Building Inspector Bryan Stevens through an order that was paid for by the City. The purpose of this sheet is for directing individuals to the 2018 IPMC.