



Affordability Impact Statement

2024 International Property Maintenance Code and local amendments

Initiated by: Resolution No. 20230831-088

Date: 7/3/2024

Proposed Regulation

The proposed adoption of the 2021 International Property Maintenance Code and local amendments would replace the 2021 International Property Maintenance Code and corresponding amendments. The IPMC is a model code that regulates the minimum maintenance requirements for existing residential and commercial buildings. The IPMC is intended to establish minimum standards for basics such as structural conditions, lighting, ventilation, sanitation, and fire safety. The local amendments primarily aim to ensure that cooling facilities (a/c) are required to meet the goals of Council Resolution No. 20230831-088, which initiated an amendment to require residential property owners provide and maintain quality air conditioning within a certain temperature range, and electrical upgrades are in alignment with the national electrical code.

Land Use/Zoning Impacts on Housing Costs

The proposed changes would have a **neutral** impact on land use/zoning. The proposed changes relate to building codes and public safety, and do not have an impact on land use/zoning.

Impact on Development Cost

The proposed changes would have a **neutral** impact on development cost:

For the air conditioning requirement, Development Services Code staff met with a Texas Air Conditioning Contractors Association (TACCA) representative to obtain information on how this would impact development

costs. For example, a 2-ton system may cost \$10,000 and a 5-ton system may cost \$17,000. The property owner could also meet this requirement by using a lower cost method such as window units. As Council indicated in the resolution, at least 279 people died due to heat in Texas in 2022, many of whom were Texans experiencing homelessness and people without air conditioning. The new air conditioning requirements enshrine in code what is already a basic health and safety necessity for people living in Texas. In addition, Dallas and Houston have ordinances that require property owners to provide and maintain air conditioning within a certain temperature range. As it is commonly accepted that air conditioning habitable rooms is a minimum standard of quality and safety, it was determined that the proposal would have a neutral impact. For the requirement that electrical upgrades are in alignment with the national electrical code, an electrical contractor provided an estimate of \$4,000-\$5,000. This upgrade would only apply to repairs if the electrical system were defective or damaged.

Impact on Affordable Housing

The proposed changes would have a **neutral** impact on affordable housing. The proposed changes are meant to establish minimum standards for basics health and safety and alignment with national standards.

City Policies Implemented

The proposed amendment aligns with [Imagine Austin](#) goals related to livability, public health, and providing safe housing that meets Austinites' needs. Imagine Austin specifically identifies the physical environment as an important component of quality of life.

Other Policy Considerations

None

Manager's Signature _____

