

PROPOSED TEXT AMENDMENTS – MINIMUM HOME SIZE

Sec. 9-15-15. - Minimum floor area requirements.

The minimum heated floor area requirement for single-family dwellings, including modular homes, or any Class "A" manufactured home in any zoning district is 1,000 square feet per unit. Class "B" manufactured homes, single-family dwellings in the RS-5 and RM districts must have at least 600 square feet of floor area per unit. Multifamily dwellings must have at least 450 square feet of floor space per unit. The minimum habitable floor area requirement for all residential dwellings shall meet the requirements of the adopted edition of the *International Property Maintenance Code*, as published by the International Code Council and referenced in Sec 7-1-1 – Codes adopted. The minimum habitable floor area required is not to include porches, patios, garages, or carports.

Staff Notes:

The International Property Maintenance Code (IPMC) is a model code developed by the [International Code Council \(ICC\)](#) that sets minimum maintenance standards for existing residential and nonresidential structures. It ensures public health, safety, and welfare by regulating building conditions, sanitation, fire safety, and utilities, serving as the basis for city and county code enforcement. The IPMC is updated regularly and is intended to be adopted by local governments to regulate property maintenance. The Unified Government of Athens-Clarke County has adopted the 2018 IPMC, and that code is used regularly to make code compliance determinations including assessments of compliant square footage for residential living area.

Key Aspects of the IPMC:

- **Purpose:** To prevent blight and ensure buildings are safe, sanitary, and fit for occupancy.
- **Scope:** Applies to all existing structures, covering maintenance of plumbing, electrical, heating, and mechanical systems.
- **Exterior Maintenance:** Covers structural integrity (roofs, walls), painting, window repairs, and premises maintenance (rubbish removal, inoperable vehicles).
- **Interior Maintenance:** Regulates sanitation, light, ventilation, and structural safety.
- **Safety Requirements:** Mandates fire protection systems, safe egress, and extermination of pests.