

2012 INTERNATIONAL PROPERTY MAINTENANCE CODE
Ordinance Number 08-13-2013-04

An **Ordinance** of the **Keeler Township** adopting the 2012 edition of the *International Property Maintenance Code*, regulating and governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use, and the demolition of such existing structures in **Keeler Township**; providing for the issuance of permits and collection of fees therefor; repealing **Ordinance #06-02-2009-04** of **Keeler Township** and all other ordinances or parts of laws in conflict therewith.

The **Keeler Township Board** of the **Keeler Township** does ordain as follows:

Section 1. That a certain document, three (3) copies of which are on file in the office of the **Keeler Township Clerk** of **Keeler Township**, being marked and designated as the *International Property Maintenance Code*, 2012 edition, as published by the International Code Council, be and is hereby adopted as the Property Maintenance of the **Keeler Township**, in the **State of Michigan** for regulating and governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and condemnation of buildings and structures unfit for human occupancy and use, and the demolition of such existing structures as herein provided; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said Property Maintenance code on file in the office of the **Keeler Township Clerk** are hereby referred to, adopted, and made a part hereof, as if fully set out in this legislation, with the additions, insertions, deletions and changes, if any, prescribed in Section 2 of this ordinance.

Section 2. The following sections are hereby revised:

Section 101.1 Title. These regulations shall be known as the *International Property Maintenance Code* of **Keeler Township**, hereinafter referred to as "this code."

Section 103.5 Fees. The fees for activities and services performed by the department in carrying out its responsibilities under this code shall be as indicated in the following schedule, as adopted by the Keeler Township Board at \$75.00 per inspection and additional work at \$12.00 per hour.

Section 112.4 Failure to comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine of not less than \$100.00 dollars or more than \$500.00 dollars.

Section 302.4 Weeds. All *premises* and *exterior property* shall be maintained free from weeds or plant growth in excess of fifteen (15) inches. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

Upon failure of the *owner* or agent having charge of a property to cut and destroy weeds after service if a notice of violation, they shall be subject to prosecution in accordance with Section 106.3 and as

prescribed by the authority having jurisdiction. Upon failure to comply with this notice of violation, and duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the cost of such removal shall be paid by the *owner* or agent responsible for the property.

Section 304.14 Insect screens. During the period from April 1 to October 31 every door, window and other outside opening required for *ventilation* of habitable rooms, food preparation areas, food service processed, manufactured, packaged or stored shall be supplied with *approved* tightly fitting screens of minimum (16 mesh per 25 mm), and every screen door used for insect control shall have a self-closing device in good working condition. **Exceptions:** Screens shall not be required where other *approved* means, such as air curtains or insect repellent fans, are employed.

Section 602.3 Heat supply. Shall supply heat during the period from October 31 to April 1 to maintain temperature of 68' F (20' C) in all habitable rooms.

Section 602.4 Occupiable work spaces. Shall be supplied with heat during the period from October 31 to April 1 to maintain a minimum temperature of 65' F (18' C) during the period the spaces are occupied.

Section 3. That Ordinance #06-02-2009-04 of Keeler Township entitled International Property Maintenance Code and all other ordinances or parts of law in conflict herewith are hereby repealed.

Section 4. That if any section, subsection, sentence, clause or phrase of this legislation is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The Keeler Township Board hereby declares that it would have passed this law, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

Section 5. That nothing in this legislation or in the Property Maintenance Code hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in Section 3 of this law; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this legislation.

Section 6. That the Keeler Township Clerk is hereby ordered and directed to cause this legislation to be published in a newspaper in general circulation.

Section 7. That this law and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force and effect thirty days (30) after legal publication and in accordance with provisions of the Act governing same.

This ordinance duly adopted on October 1, 2013 at a regular meeting of the Keeler Township Board and will become effective 30 days after publication.

A copy of the 2012 International Property Maintenance Code is available at the Keeler Township Hall for inspection/review during normal business hours.

Carl F. Davis, Keeler Township Clerk

Motion by Davis 2nd by Landis to adopt the 2012 International Property Maintenance Code. Roll call vote showed Davis, Landis, Fleischauer, Kays, and Fisher all in favor of motion. Motion Passed. Notice published in the Herald Palladium on October 10, 2013.