

**CITY OF BELLEVILLE
ORDINANCE NO. 17-004**

**AN ORDINANCE TO REPEAL AND REPLACE CHAPTER 14, ARTICLE IV,
SUBSECTION 14-91 (INTERNATIONAL PROPERTY MAINTENANCE CODE)
AND SUBSECTION 14-92 (AMENDMENTS TO INTERNATIONAL PROPERTY
MAINTENANCE CODE) IN THE CODE OF ORDINANCES OF THE
CITY OF BELLEVILLE**

**THE CITY OF BELLEVILLE, WAYNE COUNTY, MICHIGAN HEREBY
ORDAINS:**

That Ordinance No. 95-305, Section 2 and Section 3, City of
Belleville, Michigan is hereby repealed and replaced as follows:

ARTICLE IV. PROPERTY MAINTENANCE CODE

Sec. 14-91. International Property Maintenance Code adopted.

That a certain document, three (3) copies of which are on file in the office of the Clerk of the City of Belleville, being marked and designated as the *International Property Maintenance Code*, 2015 edition, as published by the International Code Council, be and is hereby adopted as the Property Maintenance Code of the City of Belleville, 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 the 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 City of Belleville, Michigan 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 14-92 of this ordinance.

**Sec. 14-92. AMENDMENTS TO INTERNATIONAL PROPERTY MAINTENANCE
CODE**

That the International Property Maintenance Code, 2015 edition, are hereby amended as indicated. The following chapter and section numbers refer to like numbers of chapters and sections of the International Property Maintenance Code, 2015 edition as adopted in the section 14-91.

Section 101.1 Title is amended to read:

These regulations shall be known as the *International Property Maintenance Code* of the City of Belleville, Wayne County, Michigan, hereinafter referred to as “this code.”

Section 103.5 Fees is amended to read:

The fees for activities and services performed by the department in carrying out its responsibilities under this code shall be as indicated in the City of Belleville Fee Schedule.

Section 112.4 Failure to comply is amended to read:

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 dollars or more than \$500 dollars.

Section 302.4 Weeds is amended to read:

Premises and exterior property shall be maintained free from weeds or plant growth in excess of 8” (eight inches). 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 of 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 the 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 costs of such removal shall be paid by the owner or agent responsible for the property

Section 304.14 Insect screens is amended to read:

During the period from March 1 to November 1, every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of minimum 16 mesh per inch (16 mesh per 25 mm), and every screen door used for insect control shall have a self-closing device in good working condition.

Exception: Screens shall not be required where other approved means, such as air curtains or insect repellent fans, are employed.

Section 602.3 Heat Supply is amended to read:

Every owner and operator of any building who rents, leases or lets one or more dwelling units or sleeping units on terms, either expressed or implied, to furnish heat to the occupants thereof

shall supply heat during the period from January 1 to December 31 to maintain a minimum temperature of 68 degrees F (20 degrees C) in all habitable rooms, bathrooms and toilet rooms.

Exceptions:

1. When the outdoor temperature is below the winter outdoor design temperature for the locality, maintenance of the minimum room temperature shall not be required provided that the heating system is operating at its full design capacity. The winter outdoor design temperature for the locality shall be as indicated in Appendix D of the International Plumbing Code.
2. In areas where the average monthly temperature is above 30 degrees F (-1 degrees C), a minimum temperature of 65 degrees F (18 degrees C) shall be maintained.

Section 602.4 Occupiable work spaces is amended to read:

Indoor occupiable work spaces shall be supplied with heat during the period from January 1 to December 31 to maintain a minimum temperature of 65 degrees F (18 degrees C) during the period the spaces are occupied.

Exceptions:

1. Processing, storage and operation areas that require cooling or special temperature conditions.
2. Areas in which persons are primarily engaged in vigorous physical activities.

SECTION 4 SAVING CLAUSE. Nothing in this Ordinance shall be construed to affect any suit or pending in any court or administrative body, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any Act or Ordinance hereby repealed by this Ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this Ordinance.

SECTION 5. SEVERABILITY. Should any section, clause or paragraph of this ordinance be declared by a Court of competent jurisdiction to be invalid, the same will not affect the validity of the ordinance, as a whole or part thereof other than the part declared invalid.

SECTION 6. REPEAL. All other ordinances inconsistent with the provisions of this ordinance are to the extent of such inconsistencies hereby repealed.

SECTION 7. EFFECTIVE DATE. This Ordinance shall be effective ten (10) days after adoption and publication.

ADOPTED, APPROVED AND PASSED

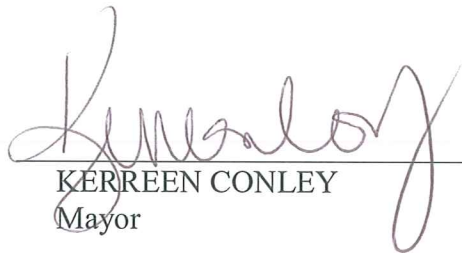
By the City Council of the City of Belleville, this 5th day of September, 2017.

Fielder
MOTION

Marcotte
SECOND

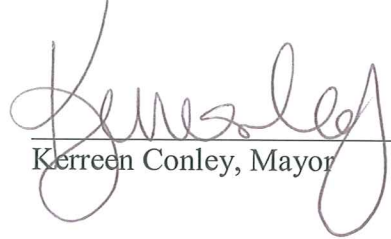
AYES: 4 NAYS: 0 ABSENT: 1 VOTE: 4-0


SHERRI SCHARF
City Clerk


KERREEN CONLEY
Mayor

This Ordinance is declared adopted.

I hereby certify that the foregoing is a true copy of the Ordinance as approved by the City Council of the City of Belleville at a regular Council Meeting held in the City Council Room in said City on the 5th day of September, 2017.


Kerreen Conley, Mayor

I further certify that the foregoing was published in the Belleville Area Independent, a newspaper of general circulation in the City of Belleville, Michigan, on the 7th day of September, 2017.


Sherri Scharf, Clerk

Introduced:	8-21-17
Public hearing:	9-5-17
Enacted:	9-5-17
Published:	9-7-17
Effective:	9-18-17