

**CHARTER TOWNSHIP OF SUPERIOR
WASHTENAW COUNTY, MICHIGAN**

ORDINANCE NUMBER 153

ORDINANCE FOR THE ADOPTION OF THE 2000 PROPERTY MAINTENANCE CODE

AN ORDINANCE ESTABLISHING THE MINIMUM REGULATIONS 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 STRUCTURES; PROVIDE FOR PENALTIES, REPEAL OF EXISTING ORDINANCE NUMBER 103, BEING SECTIONS 18-61 THROUGH 18-64 OF THE SUPERIOR CHARTER TOWNSHIP CODE, AND PART OF ORDINANCE NUMBER 106, BEING PART OF SECTION 19-81 OF THE CODE OF ORDINANCES, CHARTER TOWNSHIP OF SUPERIOR, STATE OF MICHIGAN

THE CHARTER TOWNSHIP OF SUPERIOR WASHTENAW COUNTY, MICHIGAN
ORDAINS:

Section 153.01. Short Title

This Ordinance shall be known and may be cited as the "Property Maintenance Code of the Charter Township of Superior."

Section 153.02. Adoption of Property Maintenance Code

That a certain document, copies of which are on file in the office of the Clerk of the Charter Township of Superior, being marked and designated as "The International Property Maintenance Code" as published by the International Code Council, Inc., be and is hereby adopted as the Property Maintenance Code of the Charter Township of Superior in the State of Michigan; for the control of buildings and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said Property Maintenance Code are hereby referred to, adopted and made a part hereof as if fully set out in this Ordinance, with the additions, insertions, deletions and changes, if any, prescribed in Section 3 of this Ordinance.

Section 153.03. Additions, Insertions, and Changes to "The International Property Maintenance Code"

That the following sections are hereby revised as follows:

Section 101.1 Insert "Charter Township of Superior, Washtenaw County, Michigan. "

Section 103.6 is deleted and replaced with the following:

The Township Board shall establish by resolution a schedule of fees for activities and services performed by the department in carrying out its responsibilities under this code. Such schedule may be amended from time to time. Fee schedules shall be published in a newspaper of general circulation in the Township and shall take effect thirty (30) days after publication.

Section 106.4 is deleted and replaced with the following:

Any person who shall violate a provision of this code, or fail to comply therewith, or with any of the requirements thereof, shall be responsible *for* a municipal civil infraction punishable by a fine of not less than \$100.00 dollars or *more* than \$500.00 dollars. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

Section 303.14 Insert for the first "DATE" "April 1." Insert for the second "DATE" "November 1".

Section 602._ Insert for the first "DATE" "January 1." Insert for the second "DATE" "December 31."

Section 602.4 Insert for the first "DATE" "January 1." Insert for the second "DATE" "December 31."

Section 153.04 Amendment to Ordinance Number 106, the Building Code

That the Building Code of the Charter Township of Superior, Washtenaw County, is hereby amended by deleting the definition of "Property Maintenance Code" are replacing it with the following:

Property Maintenance Code means the duly adopted Property Maintenance Code of the Charter Township of Superior.

Section153.05 Inconsistent Ordinances Repealed

That Ordinance No.103 of the Charter Township of Superior entitled Property Maintenance Code and all other ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section153.06. Saving Clause

(A) That if any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The Township Board hereby declares that it would have passed this ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that anyone or more

sections, subsections, sentences, clauses and phrases be declared unconstitutional.

(B) That nothing in this Ordinance 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 ordinances hereby repealed as cited in Section 2 of this Ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this Ordinance.

Section 153.07. Effective Date, Publication

This Ordinance shall be published in the Ann Arbor News, a newspaper having general circulation in said Township and shall become effective thirty (30) days after publication.

This ordinance became effective on October 15, 2001.