

**CHARTER TOWNSHIP OF UNION
ISABELLA COUNTY MICHIGAN**

THE INTERNATIONAL PROPERTY MAINTENANCE CODE

ORDINANCE NO. 2014- 06

An ordinance to adopt the 2012 edition of the International Property Maintenance Code, to regulate and govern 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; the condemnation of buildings and structures unfit for human occupancy and use, and the demolition of such existing structures in the Township; and for the issuance of permits and collection of fees therefor.

THE CHARTER TOWNSHIP OF UNION, ISABELLA COUNTY, MICHIGAN, HEREBY ORDAINS:

Section 1. Adoption of International Property Maintenance Code. A certain document, a copy of which is on file in the office of the Township Clerk, being marked and designated as the International Property Maintenance Code, 2012 edition, as published by the International Code Council ("Property Maintenance Code"), is hereby adopted as the property maintenance code of the Township to regulate and govern 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; for the condemnation of buildings and structures unfit for human occupancy and use, and the demolition of such existing structures in the Township; and for the issuance of permits and collection of fees therefore. 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 is fully set out in this Ordinance, as modified by the provisions of Section 2 of this Ordinance.

Section 2. Modification of Property Maintenance Code.

(a) The following sections of the Property Maintenance Code are hereby revised:

Section 101.1. Insert: Charter Township of Union, Michigan

Section 103.5. Insert: Building Official

Section 112.4. Insert: [Municipal Civil Infraction; fines not to exceed \$500.00, plus the costs and expenses of prosecution and enforcement.]

Section 302.4. Insert: 12 inches

Section 304.14. Insert: January 1st - December 31st

Section 602.3. Insert: October - May

Section 602.4. Insert: October - May

(c) Notwithstanding anything to the contrary set forth in the Property Maintenance Code, each day that a violation of this Ordinance continues to exist shall constitute a separate violation of this Ordinance.

(d) Notwithstanding anything to the contrary set forth in the Property Maintenance Code, the Township shall have the right to proceed in any court of competent jurisdiction for the purpose of obtaining an injunction, restraining order or other appropriate remedy to enforce or compel compliance with this Ordinance.

Section 3. Severability. Should any section, clause or provision of this Ordinance be declared to be invalid by a court of competent jurisdiction, the same shall not affect the validity of the Ordinance as a whole or any other part thereof other than the parts so declared to be invalid.

Section 4. Repeal of Conflicting Ordinances. All Ordinances or parts of Ordinances in conflict herewith, including but not limited to Ordinance _____, are hereby repealed.

Section 5. Effective Date. This ordinance shall take effect 30 days after its adoption.

ADOPTED BY THE TOWNSHIP BOARD:

Charter Township of Union Supervisor

STATE OF MICHIGAN)
) ss
COUNTY OF ISABELLA)

I, the undersigned, the duly qualified and acting Clerk of Union Charter Township, Isabella County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of an ordinance adopted at a regular meeting of the Township Board on the ___ day of _____, 2014, and that such ordinance was duly published in the Morning Sun on the ___ day of _____, 2014.

Charter Township of Union Clerk