

ORDINANCE NO. 612

INTERNATIONAL PROPERTY MAINTENANCE ORDINANCE

AN ORDINANCE to restate Division 3 of Article I of Chapter 7 of the Code of Ordinances for the Charter Township of Holland, Ottawa County, Michigan, thereby adopting the 2015 edition of the *International Property Maintenance Code*, regulating and governing the conditions and maintenance of all property, buildings, and structures; 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; describing the condemnation of buildings and structures unfit for human occupancy and use, and the demolition of such existing structures in the Charter Township of Holland; providing for the issuance of permits and collection of fees; and repealing all ordinances or parts of laws in conflict with this Ordinance.

The Charter Township of Holland, Ottawa County, Michigan, ordains:

Section 1. Repeal of Divisions 1 and 2 of Article I of Chapter 7 of the Code of Ordinances. Divisions 1 and 2 of Article I of Chapter 7 of the Code of Ordinances of the Charter Township of Holland are repealed in their entirety and reserved for future use.

Section 2. Restatement of Division 3 of Article I of Chapter 7 of the Code of Ordinances. Division 3 of Article I of Chapter 7 of the Code of Ordinances of the Charter Township of Holland is restated in its entirety as follows.

DIVISION 3. - PROPERTY MAINTENANCE DIVISION

Sec. 7-25. General. The International Property Maintenance Code, 2015 edition, as published by the International Code Council, Inc., three copies of which are on file with the township clerk, is adopted as the township's *Property Maintenance Code* for the control of buildings and structures. Each and all of the regulations, provisions, penalties, conditions, and terms of the *Property Maintenance Code* are adopted and made a part of this code of ordinances of the township as if fully set out in this division, with the additions, insertions, deletions, and changes prescribed in section 7-26 below.

Sec. 7-26. Revisions.

(a) Insert "Holland Charter Township" in section 101.1 of the *Property Maintenance Code*.

(b) Insert the following fee chart in section 103.5 of the *Property Maintenance Code*:

The fee chart will be adopted from time to time by the Holland Charter Township Board.

(c) Insert in section 108.1.5 of the *Property Maintenance Code*:

12. A building, structure, or premises shall be deemed dangerous if it has any or some or all of the conditions or defects described in Chapter 6, Article III of the Holland Charter Township Code.

(d) Insert as section 108.2.2 of the *Property Maintenance Code*:

Time Limit to secure vacant structures.

An order to secure a property shall be complied with in not more than 72 hours.

(e) Insert in order in the blanks contained in section 112.4 of the *Property Maintenance Code* "\$100.00, unless otherwise provided by state law or Holland Charter Township Board resolution," and "\$500.00, unless otherwise provided by state law or Holland Charter Township Board resolution."

(f) Insert in the blank contained in section 302.4 of the *Property Maintenance Code* "eight inches." Add as the last sentence the following: "The eight inch limitation shall not apply to the following locations:

1. On portions of undeveloped property behind a wooded tree line;
2. On portions of un-subdivided property more than 25 feet from a public sidewalk or public street; and
3. On portions of undeveloped property lying more than 25 feet from a public sidewalk or public street in a subdivision that is less than 60 percent developed."

(g) Insert in order in the blanks contained in section 304.14 of the *Property Maintenance Code* "May 1" and "September 30."

(h) Insert in order in the blanks contained in section 602.3 of the *Property Maintenance Code* "September 15" and "May 15."

(i) Insert in order in the blanks contained in section 602.4 of the *Property Maintenance Code* "October 1" and "March 31."

Sec. 7-27. Repairs, additions, alterations. Repairs, additions, or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of the Michigan Building Code, Michigan Residential Code, International Fuel Gas Code, International Fire Code, Michigan Plumbing Code, Michigan Mechanical Code,

Michigan Electrical Code, International Property Maintenance Code, or such other code adopted by or enforced by or enforced within the township from time to time. Nothing in this code shall be construed to cancel, modify, or set aside any provisions of the Holland Charter Township Zoning Ordinance.

Sec. 7-28. Meaning of terms. Where terms are not defined in this code and are defined in the Michigan Building Code, Michigan Residential Code, International Fuel Gas Code, International Fire Code, Michigan Plumbing Code, Michigan Mechanical Code, Michigan Electrical Code, International Property Maintenance Code, or other such code adopted by the township from time to time, such terms shall have the meanings ascribed to them as stated in any of those codes.

Section 3. Repeal of Divisions 4 through 12 of Article I of Chapter 7, and Articles II through VIII, all of Chapter 7 of the Code of Ordinances. Divisions 4 through 12 of Article I of Chapter 7 of the Code of Ordinances of the Charter Township of Holland, and Articles II through VIII of Chapter 7, all are repealed in their entirety and reserved for future use.

Section 4. Effective Date. This Ordinance was approved and adopted by the Township Board on January 7, 2021, after its introduction and first reading on December 17, 2020, and after its publication of the first reading as required by law. This Ordinance shall take effect 30 days after its adoption.

Terry Nienhuis, Township Supervisor

Michael Dalman, Township Clerk

CERTIFICATE

I, Michael Dalman, Clerk for the Charter Township of Holland, Ottawa County, Michigan, certify that the foregoing International Property Maintenance Ordinance was adopted at a regular meeting of the Township Board held on January 7, 2021. The following members of the Township Board were present at the meeting: Nienhuis, Dalman, Bush, Church, Molotky, Nykamp and TeSlaa.

The following members of the Township Board were absent: None.

The Ordinance was adopted by the Township Board with all members voting in favor and no members voting in opposition. A Notice of Adoption of the Ordinance was published in the *Holland Sentinel* on January 13, 2021.

Michael Dalman, Township Clerk