

ORDINANCE NO. _____

ORDINANCE AMENDING THE VILLAGE OF PINCKNEY CODE OF ORDINANCES BY AMENDING _____ TO ADD A NEW CHAPTER _____ PROPERTY MAINTENANCE CODE

Adoption of International Property Maintenance Code by reference.

A certain document, three copies of which are on file in the office of the Clerk of the Village being marked and designated as "The International Property Maintenance Code, current edition" as published by the International Code Council, be and is hereby adopted as the Property Maintenance Code of the Village of Pinckney 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 therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said property maintenance code on file in the office of the building official 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 14-160.

International Property Maintenance Code, additions, insertions and changes.

The International Property Maintenance Code 2009 is amended and revised in the following respects:

Section 101.1 Title: These regulations shall be known as the Property Maintenance Code of the Village of Pinckney hereinafter referred to as the property maintenance code or "this code".

Section 103.5 Fees: The fees for activities and services performed by this department in carrying out its responsibilities under this code shall be as determined by resolution of the Village Council.

Section 106.4 Violation Penalties: Any person who shall violate any provision of this code or fail to comply therewith, or with any of the requirements thereof, shall be prosecuted under a Municipal Civil Infraction and shall be prosecuted within the limits provided by state or local laws. Each day that a violation continues after due notice has been served, in accordance with the terms and provisions hereof, shall be deemed a separate offense.

Section 304.12 Insect screens: During the period from April 1st to October 1st, 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 not less than 16 mesh per inch (16 mesh per 25mm) and every swinging door 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 or employed.

Section 602.3 Heating supply: Every owner and operator of any building who rents, leases or lets one or more dwelling units, rooming units, dormitory or guestrooms on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat during the period of October 1 to May 1 to maintain a temperature of not less than 65°F (18°C) in all habitable rooms, bathrooms and toilet rooms.

Section 602.4 Occupiable work spaces: Indoor occupiable work spaces shall be supplied with heat during the period from October 1 to May 1 to maintain a temperature of not less than 65°F (18°C) during the period the spaces are occupied.

Exception:

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.