

## **RAISIN CHARTER TOWNSHIP ORDINANCE #2026 – 100**

It is the purpose of this Ordinance for the adoption of the International Property Maintenance Code, to promote the health, safety, and general welfare of the residents of the Charter Township of Raisin.

### **THE CHARTER TOWNSHIP OF RAISIN ORDAINS:**

#### **Section 1 – Adoption of Code by Reference.**

Pursuant to the provisions of Public Act 179 of 1909, as amended (MCL 117.1 *et seq.*), the 2021 edition of the International Property Maintenance Code, as published by the International Code Council (“Code”), be and is hereby adopted as the Property Maintenance Code of the Charter Township of Raisin, County of Lenawee, State of Michigan (“Township”) for regulating and governing the conditions and maintenance of all property, buildings, 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 Township are hereby referred to, adopted, and made a part hereof, as if fully set out in this article, with the additions, insertions, deletions, and changes, if any, prescribed in Section 4 herein.

#### **Section 2 – Code on File.**

Complete printed copies of which are on file and available for public use and inspection at the Township Hall, being marked and designated as the International Property Maintenance Code, 2021 edition, as published by the International Code Council.

#### **Section 3 – References in Code.**

Reference in the Code adopted in this Ordinance to “state” and “Michigan” shall mean the State of Michigan; reference to “municipality” and “Township” shall mean the Charter Township of Raisin; reference to “local ordinances” shall mean the ordinances of the Township. All references to the International Building Code, International Residential Code, International Energy Conservation Code, National Electric Code, International Existing Building Code, International Mechanical Code, and International Plumbing Code, mean the Michigan Building Code, Michigan Residential Code, Michigan Uniform Energy Code, Michigan Electrical Code, Michigan

Rehabilitation Code for Existing Buildings, Michigan Mechanical Code, and Michigan Plumbing Code respectively, as amended.

#### **Section 4 – Changes in Code.**

The following sections of the 2021 International Property Maintenance Code are amended or deleted as set forth and additional sections and subsections are added as indicated. Subsequent section numbers used in this Section shall refer to the like numbered sections of the 2021 International Property Maintenance Code.

The following sections are hereby revised:

Section 101.1: Insert “Charter Township of Raisin, County of Lenawee, State of Michigan”.

Section 103.1: Insert “Raisin Township Building Department”.

Section 104.1: Insert “The amount shall be established, from time to time, by resolution of the Board of Trustees of the Charter Township of Raisin and shall cover the cost of inspection(s) and the supervision resulting from the enforcement of the Code”.

Add Section 104.3: Inspection fees.

- (1) There shall be no inspection fee, provided that no corrective action is ordered by the building official.
- (2) When a complaint is received that results in corrective action, and inspection fee shall be charged at an hourly rate set from time to time, with a one (1) hour minimum. The fee shall be charged to the owner of record according to the files at the Township Hall; and if the fee is not paid when due, the fee shall be collected as a special assessment against the premises as provided for in pertinent Township ordinances.
- (3) Notwithstanding the provisions of subsections (1) and (2) of this section, if a permit is required to complete the corrective action, the fee for the applicable permit shall be assessed.

Section 109.4 Delete and replace with the following:

Violation Penalties. Any violation of any provision of this Code shall be deemed a Municipal Civil Infraction and shall be punishable by a fine not to exceed \$500.00 in addition to any costs of enforcement, including, but not limited to, costs of prosecution. In addition to any penalty for

violation of this Code, the Township is authorized to file a civil action seeking injunctive relief to further the enforcement of this Code.

Section 110.4 Delete and replace with the following:

Failure to Comply. Any person who shall continue any work after having been served with a stop, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalty as specified in Section 109.4 above.

Section 302.4 Insert: "Eight (8) inches".

Section 304.14 Insert: "April 1 to December 1".

Section 602.3 Insert: "October 1 to May 15".

Section 602.4 Insert: "September 15 to May 15".

This Ordinance shall become effective upon publication.

The foregoing Ordinance was approved by the Township Board at a Regular meeting on \_\_\_\_\_, 2026.

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Susan Bunch, Clerk

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Debra Brousseau, Supervisor