

CITY OF AUBURN

ORDINANCE NO. _____

An ordinance to repeal Sections 151.105 through 151.109 of Chapter 151 of Title XV of the Code of Ordinances and adopt new regulations concerning the International Property Maintenance Code and to prescribe penalties for violations thereof.

THE CITY OF AUBURN ORDAINS:

Section 1. Repealer.

The City hereby repeals Sections 151.105 through 151.109 of Chapter 151 of Title XV of the Code of Ordinances.

Section 2. Adoption of New Sections 151.105 through 151.107 of Chapter 151 of the Code of Ordinances.

The Township hereby adopts new Sections 151.105 through 151.107 to read as follows:

151.105 Adoption of International Property Maintenance Code.

The City hereby adopts the *International Property Maintenance Code*, 2021 edition, as published by the International Code Council, along with all future editions.

151.106 Definitions.

- a. Code Official shall mean the City Administrator, or his or her designee, who shall be charged with the implementation, administration and enforcement of the provisions of this code.
- b. Jurisdiction or City shall mean the City of Auburn.
- c. Structure shall mean any building or structure for which a permit must be obtained for construction under any ordinance or code of the City.

151.107 Modifications and Amendments to Code.

The following sections and subsections of the International Property Maintenance Code are deleted and replaced with the following:

101.1 Title. These regulations shall be known as the Property Maintenance Code of the City of Auburn, referred to as the Code.

101.2 Scope. The provisions of the Code shall apply to all existing and future

structures in the City and shall constitute minimum requirements and standards for such premises, structures, equipment and facilities for light, ventilation, space, heating, sanitation, protection from the elements, life safety, safety from fire and other hazards, and for safe and sanitary maintenance, the responsibility of owners, operators and occupants, the occupancy of existing structures and premises, and for administration, enforcement and penalties.

102.3 Application of Other Codes. Repairs, additions or alterations to a structure, or changes of occupancy, shall be in accordance with the procedures and provisions of the *Michigan Residential, Building, Plumbing, and Mechanical Code, the State Electrical Code, and the International Fire Code*. Nothing in this Code shall be construed to cancel, modify or set aside any provision of the City Zoning Ordinance.

103.5 Fees and Fines. The fees for activities and services performed by the department in carrying out its responsibilities under this Code and the fines charged for failure to comply with this Code shall be those adopted by resolution of the City Commission and may be amended from time to time by the City Commission.

107.3. Prosecution of violation. Any person failing to comply with a notice of violation or order served in accordance with the Code shall be deemed guilty of a civil infraction and the violation shall be deemed a strict liability offense. If the notice of violation is not complied with, the code official shall institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the structure in violation of the provisions of this code or of the order or direction made pursuant thereto. Any action taken by the City, including administrative costs as set by the City Commission, shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

302.4 Weeds. All premises and exterior property shall be maintained free from weeds and plant growth in excess of 6 inches, except for trees, flower gardens, vegetable gardens, shrubbery, annual plants and vegetation that are cultivated and tended in a manner customary for such plant and the surrounding area, and that do not otherwise constitute a nuisance. All noxious weeds shall be prohibited.

Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 107. Upon failure to comply with the notice of violation, the City or its contractor shall be authorized to enter upon the property in violation and cut or destroy the weeds growing thereon, and the costs of such removal including administrative fees as set by the City Commission shall be paid by the owner or agent responsible for the property or collected as delinquent property taxes under the Michigan General Property Tax Act.

304.14 Screens. Insert April 15 through October 15.

402.2 Common halls and stairways. Every common hall and stairway in residential occupancies, other than in one-and two-family dwellings, shall be lighted at all times with not less than a 60-watt LED light fixture for each 200 square feet (19 m2) of floor area or equivalent illumination, provided that the spacing between lights shall not be greater than 30 feet (9144 mm). In other than residential occupancies, interior and exterior means of egress, stairways shall be illuminated at all times the building space served by the means of egress is occupied with not less than 1 footcandle (11 lux) at floors, landings and treads.

602.3 Insert: October 15 to April 15.

602.4 Insert: January 1 to December 31.

704.1.3 Fire protection systems. Fire protection systems shall be inspected, maintained and tested in accordance with the following 2015 International Fire Code requirements, including any subsequent updates, revisions, or amendments as published by the International Code Council. This adoption shall be effective immediately upon the publication of each new edition, unless otherwise specified by subsequent Ordinance.

Section 3. Effective Date.

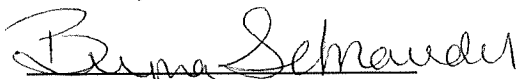
This Ordinance shall take effect 30 days following publication.

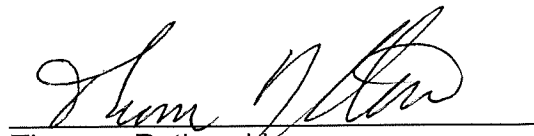
At a regular meeting of the City Commission of the City of Auburn held on April 21st, 2025, adoption of the foregoing ordinance was moved by Commissioner Smith and supported by Mayor Rytlewski.

Voting for: 7

Voting against: 0

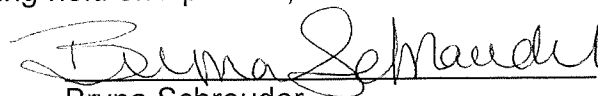
The Mayor declared the ordinance adopted.


Bryna Schrouder
City Clerk


Thomas Rytlewski
City Mayor

CERTIFICATION

The foregoing is a true copy of Ordinance No. _____ which was enacted by the City of Auburn City Commission at a regular meeting held on April 21st, 2025.


Bryna Schrouder
City Clerk