

AN ORDINANCE TO REPEAL TITLE XV; LAND USAGE SECTION 150.02 AND REPLACE WITH THE AMENDED SECTION 150.02 OF THE CITY OF CHEBOYGAN'S CODE BY ADOPTING, BY REFERENCE, THE 2024 EDITION OF THE *INTERNATIONAL PROPERTY MAINTENANCE CODE*, WHICH REGULATES AND GOVERNS THE CONDITIONS AND MAINTENANCE OF ALL BUILDINGS AND STRUCTURES; PROVIDES 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 IN THE CITY OF CHEBOYGAN; PROVIDES FOR THE ISSUANCE OF PERMITS AND COLLECTION OF FEES.

**TITLE XV; LAND USAGE
SECTION 150.02
INTERNATIONAL PROPERTY MAINTENANCE CODE**

CITY OF CHEBOYGAN, MICHIGAN

Effective: March 17th, 2025

1. The City of Cheboygan hereby ordains as follows:

2. The City of Cheboygan hereby ordains:
 - A. That a certain document, one (1) copy of which is on file in the office of the City Clerk of the City of Cheboygan, and a digital version of which is available on the City's Official website under the Ordinances section, being marked and designated as the International Property Maintenance Code, 2024 edition, as published by the International Code Council, be and is hereby adopted as the Property Maintenance Code of the City of Cheboygan, in the State of Michigan. This code regulates and governs the conditions and maintenance of all property buildings and structures; provides 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 addresses the condemnation of buildings and structures unfit for human occupancy and use, and the demolition of such existing structures as herein provided; **providing for issuance of permits and collection of fees therefor*; and each and all of the regulations, provisions, penalties, conditions and terms of said Property Maintenance Code on file in the office of the City of Cheboygan as hereby referred to, adopted, and made a part thereof, as if fully set out in this Ordinance, with the additions, insertions, deletions and changes, if any, prescribed in Section 2 of this Ordinance.

B. The following sections are hereby revised:

- **Section 101.1. Insert:** These regulations shall be known as the Property Maintenance Code of the City of Cheboygan, hereinafter referred to as “this code.”
- **Section 103.1. Insert:** The Zoning Administrator and/or their designee is the official in charge thereof shall be known as the *code official*. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.
- **Section 103.2 Insert Appointment:** The code official shall be appointed by the chief executive officer of the City.
- **Section 104.1. Insert Fees.** Fees for activities, inspections, and services performed by the code official in the enforcement and administration of this code shall be established and amended by resolution of the City Council as deemed necessary.
- **Section 302.2. Insert:** All properties shall be graded and maintained to prevent soil erosion, water runoff onto adjacent properties, or accumulation of stagnant water. No property owner shall alter their lot’s elevation in a manner that causes water runoff, erosion, or damage to adjacent properties, public rights-of-way, or stormwater systems. Property owners must ensure all grading modifications comply with City drainage regulations and use appropriate drainage controls, such as swales or retention basins, to prevent runoff onto neighboring properties. Violations must be corrected within fourteen (14) days of notice. If noncompliance continues, the City may impose fines at the property owner’s expense.
- **Section 302.4. Insert Weeds:** All premises and exterior property shall be maintained free from weeds or plant growth in excess of eight (8) inches in height.
- **Section 304.14. Insert Insect Screens.** During the period of 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 and processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of minimum 16 mesh per inch (16 mesh per 25 mm), and every screen door used for insect control shall have a self-closing device in good working order.
- **Section 602.3. Insert Heat Supply:** Every owner and operator of any building who rents, leases or lets one or more dwelling units or sleeping units on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat during the periods of October 1st to May 15th to maintain a minimum temperature of 68 F (20 C) in all habitable rooms, bathroom and toilet rooms.

- **Section 602.4. Insert Occupiable Workspace:** Indoor occupiable workspaces shall be supplied with heat during the period from October 1st to May 15th to maintain a minimum temperature of 68 F (18 C) during the period the spaces are occupied.
 - **Section B101.3. Insert Membership of the Board:** The Board shall consist of five voting members. The five members shall be electors of the City, each serving a term of three (3) years or until a successor is appointed.
- C.** If any section, subsection, sentence, clause or phrase of this legislation is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this Ordinance. The City of Cheboygan hereby declares that it would have passed this law, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.
- D.** The City Clerk for the City of Cheboygan shall publish a notice of adoption of this amendment to ordinance as required by MCL 117.3(K) and shall simultaneously publish the fact that complete copies of the Code as hereby amended are available at the office of the Clerk for inspection by the public from 8:00 AM to 4:00 PM, Monday through Friday.
- E.** Any ordinance or part of ordinances in conflict herewith are subordinate hereto and this Ordinance shall be deemed controlling.
- F.** This Ordinance is effective twenty (20) days from the date of passage by the City Council.

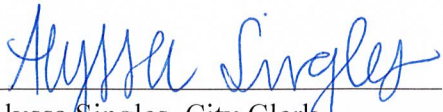
Date of Publication: February 13th, 2025

Date of Adoption by City Council: February 25th, 2025

Date Ordinance Shall Take Effect: March 17th, 2025

CLERK'S CERTIFICATE

I, Alyssa Singles, City Clerk for the City of Cheboygan, do hereby certify that the foregoing amendment to Ordinance was adopted at a regular meeting of the City Council of the City of Cheboygan on the 25th day of February 2025, and notice thereof was caused to be published in the Cheboygan Daily Tribune on the 13th day of February 2025.



 Alyssa Singles, City Clerk