

STATE OF MICHIGAN  
COUNTY OF OAKLAND  
CITY OF FARMINGTON HILLS

ORDINANCE NO. C-4-2012

AN ORDINANCE TO AMEND CHAPTER 7, "BUILDINGS AND BUILDING REGULATIONS," OF THE CITY CODE OF THE CITY OF FARMINGTON HILLS, BY ADOPTING THE 2009 INTERNATIONAL PROPERTY MAINTENANCE CODE, WITH CERTAIN AMENDMENTS.

THE CITY OF FARMINGTON HILLS ORDAINS:

Section 1 of Ordinance. Ordinance Amendment.

Chapter 7, "Buildings and Building Regulations," Article III, "Property Maintenance Code," of the City of Farmington Hills Code of Ordinances is hereby amended, in its entirety, to read as follows:

**ARTICLE III. PROPERTY MAINTENANCE CODE.**

**Section 7.226. Adoption.**

The *International Property Maintenance Code*, 2009 edition, as published by the International Code Council, is hereby adopted as the Property Maintenance Code of the City of Farmington Hills, 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 Farmington Hills Planning and Community Development Department are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and amendments, if any, prescribed in sections 7-227 and 7-228 of this article. Printed copies of such Code shall be kept in the office of the City Clerk and made available for inspection by and distribution and sale to the public during the City's regular business hours.

**Section 7-227. Insertions.**

The following sections of the International Property Maintenance Code, 2009 Edition, are completed by inserting the following information where indicated in said Code:

Section 101.1 Insert: City of Farmington Hills.

Section 304.14. Insert: April 1 to October 31.

Section 602.3. Insert: September 1 to May 31.

Section 602.4. Insert: September 1 to May 31.

## **Section 7-228. Amendments.**

The following sections and subsections of the International Property Maintenance Code, 2009 Edition, adopted in this article, are hereby amended or deleted as set forth below, and additional sections and subsections are added as indicated below. Section numbers set forth below shall refer to like-numbered sections of the International Property Maintenance Code, 2009 Edition.

- (a) Section 103.1 of the International Property Maintenance Code, 2009 Edition is deleted.

- (b) Section 103.5 of the International Property Maintenance Code, 2009 Edition is amended to read as follows:

**103.5. Fees.** The fees for activities and services performed by the department in carrying out its responsibilities under this Code shall be established by resolution of the City Council.

- (c) Section 106.1 of the International Property Maintenance Code, 2009 Edition is amended to read as follows:

**106.1. Violations.** Any person, firm or corporation who shall violate a provision of this Code, or fail to comply therewith, or with any of the requirements thereof, shall be deemed responsible for a civil infraction as provided for in Chapter 1, Section 1-17 through Section 1-24 of the Farmington Hills Code of Ordinances.

- (d) Section 106.4 of the International Property Maintenance Code, 2009 Edition is amended to read as follows:

**106.4. Violation penalties.** Any person, firm or corporation who shall violate a provision of this Code, or fail to comply therewith, or with any of the requirements thereof, shall be subject to the fines, penalties and other relief set forth in Chapter 1, Section 1-17 through Section 1-24 of the Farmington Hills Code of Ordinances.

- (e) Section 112.4 of the International Property Maintenance Code, 2009 Edition is amended to read as follows:

**112.4. Failure to comply.** Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be in violation of this Code.

- (f) The definition of the term “department” is added to the definitions contained in Section 202 of the International Property Maintenance Code, 2009 Edition, in alphabetical order with the existing definitions contained in said Section 202:

**DEPARTMENT.** The City of Farmington Hills Planning and Community Development Department.

- (g) Sections 302.4, 303 and 308 of the International Property Maintenance Code, 2009 Edition are deleted.

Section 2 of Ordinance.

Conflict. In the event any other ordinances or parts of ordinances are in direct and irreconcilable conflict with this ordinance or any part of this ordinance, in a given situation, then the provisions of this ordinance shall apply and govern. The provisions of this ordinance do not, and shall not in any event be interpreted or construed to, repeal any ordinance or parts of ordinances in Chapters 7, 12, 14, 17, 28 and 34 of the Farmington Hills Code of Ordinances.

Section 3 of Ordinance.

Savings. This amendment of the Farmington Hills Code of Ordinances set forth in this ordinance does not affect or impair any act done, offense committed, or right accruing, accrued, or acquired or liability, penalty, forfeiture or punishment, pending or incurred prior to the amendment of the Farmington Hills Code of Ordinances set forth in this ordinance.

Section 4 of Ordinance.

Severability. If any section, clause or provision of this ordinance shall be declared to be unconstitutional, void, illegal or ineffective by any Court of competent jurisdiction, the validity of the ordinance as a whole, or in part, shall not be affected other than the part invalidated, and such section, clause or provision declared to be unconstitutional, void or illegal shall thereby cease to be a part of this ordinance, but the remainder of this ordinance shall stand and be in full force and effect.

Section 5 of Ordinance.

Effective Date. The provisions of this ordinance are ordered to take effect twenty-one (21) days after enactment.

Section 6 of Ordinance.

This ordinance is declared to have been enacted by the City Council of the City of Farmington Hills at a meeting called and held on May 14, 2012, and ordered to be given publication in the manner prescribed by law.

Ayes: Bates, Brickner, Bridges, Bruce, Lerner, Massey and Oliverio  
Nays: None  
Abstentions: None  
Absent: None

STATE OF MICHIGAN     )  
  ) ss.  
COUNTY OF OAKLAND    )

I, the undersigned, the qualified and acting City Clerk of the City of Farmington Hills, Oakland County, Michigan, do certify that the foregoing is a true and complete copy of the ordinance adopted by the City Council of the City of Farmington Hills at a meeting held on May 14, 2012, the original of which is on file in my office.



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PAMELA B. SMITH, City Clerk  
City of Farmington Hills

Introduced: April 23, 2012  
Adopted: May 14, 2012  
Effective: June 4, 2012  
Published: May 20, 2012