

SUSPEND 1ST READING  
ORDINANCE

DATE: 05/05/2025

MOTION BY: Wrobel

SUPPORTED BY: Martin

Carried: 5-0

Matthew A. Zick

May 12, 2025

AGENDA ITEM

Mayor and Council  
City of Flat Rock  
25500 Gibraltar Road  
Flat Rock, MI 48134

Re: Proposed Ordinance #464 (2<sup>nd</sup> Reading) - Adoption of International Property Maintenance Code  
Amend Chapter 18, Article VI: sections 18-226 & 18-227  
Our File No. 25-131

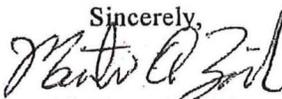
Dear Mayor and Council:

Please find for your review and consideration, proposed Ordinance number 464. This Ordinance was prepared in conjunction with and at the request of Building Official David Popp.

This proposed Ordinance will amend Ord. sections 18-226 and 18-227 by adopting by reference the updated 2024 International Property Maintenance Code (IPMC) with necessary modifications.

This is the second reading of the proposed Ordinance. If the item meets with Council's approval, please pass a Motion to waive the Second Reading of Ordinance No. 464 and pass a separate Motion adopting the ordinance.

Thank you for your attention to this matter. If you should have any questions, please feel free to contact my office.

Sincerely,  
  
Matthew A. Zick  
City Attorney

MAZ/kp  
Attachments

Council Meeting  
05.19.2025  
Unfinished Business: 9A

SUSPEND 2ND READING  
ORDINANCE

DATE: 05/19/2025

MOTION BY: Martin

SUPPORTED BY: Wrobel

Carried: 5-0

CITY OF FLAT ROCK  
APPROVED

BY Council

DATE 05/19/2025

MOTION BY Wrobel

SUPPORTED BY Martin

MOTION CARRIED 5-0

**City of Flat Rock  
Wayne County, Michigan  
Ordinance No. 464**

**AN ORDINANCE TO AMEND CHAPTER 18, ARTICLE VI, OF THE CODE OF THE CITY OF FLAT ROCK TO ADOPT THE INTERNATIONAL PROPERTY MAINTENANCE CODE, 2024 EDITION  
The City of Flat Rock Ordains:**

**Section 1.** Sections 18-226 and 18-227 of Chapter 18, Article VI, of the Code of the City of Flat Rock is hereby amended to read as follows:

**Sec. 18-226. - Adoption.**

That a certain document, three copies of which are on file in the office of the city clerk of Flat Rock, being marked and designated as "The International Property Maintenance Code," 2024 Edition, as published by the International Code Council, Inc., including Appendix A, be and is hereby adopted as the property maintenance code of the City of Flat Rock; for the control of buildings and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said property maintenance code are hereby referred to, adopted and made a part hereof, as if fully set forth in this article, with the additions, insertions, deletions and changes, if any, prescribed in section 18-227 of this article.

(Ord. No. 285-C, § 1, 9-8-92; Ord. No. 332, § 1, 9-18-95; Ord. No. 322-A, § 1, 7-2-01; Ord. No. 332-B, § 1, 8-15-11; Ord. No. 464, 05-19-25)

**Sec. 18-227. - Additions, insertions and changes.**

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

Section 101.1. Insert: City of Flat Rock.

Section 102.3. Revise:

Application of other codes. Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of the Michigan Building Code, Michigan Residential Code, Michigan Plumbing Code, Michigan Mechanical Code, Michigan Electrical Code, City of Flat Rock Zoning Ordinance, and the Fuel Gas Code. Nothing in this code shall be construed to cancel, modify or set aside any provisions of the City of Flat Rock Zoning Ordinance.

106.1 General.

In order to hear and decide appeals of orders, decisions or determinations made by the code official relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals. The board of appeals shall be composed of the building and safety appeals board as defined in Section 113.1 of Chapter 1, of the 2021 Michigan Building Code.

Section 107.3. Revise:

Prosecution of violation. Any person failing to comply with a notice of violation or order served in accordance with Section 107 shall be responsible for a municipal civil infraction. 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 the order or direction made pursuant thereto.

Section 201.3. Revise:

Terms defined in other codes. Where terms are not defined in this code and are defined in the Michigan Building Code, Michigan Residential Code, City of Flat Rock Zoning Ordinance, Michigan Plumbing Code, Michigan Mechanical Code, Michigan Electrical Code, Fire Code of the City of Flat Rock, and ASME A17.1, such terms shall have the meanings ascribed to them as in those codes.

Section 304.14. Insert: January 1st to December 31st.

Section 303.14. Add:

Exception 2. For owner occupied single-family residential homes, screens shall be required from April 1st to November 1st.

Section 4.01.3. Revise:

Alternative devices. In lieu of the means for natural light and ventilation herein prescribed, artificial light or mechanical ventilation complying with the Michigan Building Code or the Michigan Residential Code shall be permitted.

Section 505.1. Revise:

General. Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other plumbing fixture shall be properly connected to either a public water system or to an approved private water system. All kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot or tempered and cold running water in accordance with the Michigan Plumbing Code.

Section 602.2. Revise:

Residential occupancies. Dwellings shall be provided with heating facilities capable of maintaining a room temperature of 68°F (20°C) in all habitable rooms, bathrooms and toilet rooms based on the winter outdoor design temperature for the locality indicated in Appendix D of the Michigan Plumbing Code. Cooking appliances shall not be used to provide space heating to meet the requirements of this section.

Section 602.3. Revise:

Heat supply. Every owner and operator of any building who rents, leases or lets one or more dwelling unit, rooming unit, dormitory or guestroom on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat during the period from January 1st through December 31st to maintain a temperature of not less than 68°F (20°C) in all habitable rooms, bathrooms, and toilet rooms.

Exception: When the outdoor temperature is below the winter outdoor design temperature for the locality, maintenance of the minimum room temperature shall not be required provided that the heating system is operating at its full design capacity. The winter outdoor design temperature for the locality shall be as indicated in Appendix D of the Michigan Plumbing Code.

Section 602.4. Insert:

January 1st to December 31st.

Section 702.3. Revise:

Locked doors. All means of egress doors shall be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort, except where the door hardware conforms to that permitted by the Michigan Building Code or Michigan Residential Code.

Section 702.4. Revise:

Emergency escape openings. Required emergency escape and rescue openings shall be operational from the inside of the room without the use of keys or tools. Bars, grilles, grates, or similar devices are permitted to be placed over emergency escape and rescue openings provided the minimum net clear opening size complies with the Michigan Building Code and Michigan Residential Code and such devices shall be releasable or removable from the inside without the use of a key, tool, or force greater than that which is required for normal operation of the escape and rescue opening. Where such bars, grilles, grates, or similar devices are installed in existing buildings, smoke detectors shall be installed in accordance with Section 704.

Referenced Standards: The referenced standards of the code shall be modified as follows:

IBC- International Building Code shall refer to the current Michigan Building Code;

IFC- International Fire Code shall refer to the current Fire Code of the City of Flat Rock;

IEBC- International Existing Building Code shall refer to the current Michigan Rehabilitation Code for Existing Buildings;

IMC- International Mechanical Code shall refer to the current Michigan Mechanical Code;

IPC- International Plumbing Code shall refer to the current Michigan Plumbing Code;

IZC- International Zoning Code shall refer to the current City of Flat Rock Zoning Ordinance;

NFPA70- National Electrical Code shall refer to current Michigan Electrical Code.

(Ord. No. 332, § I, 9-18-95; Ord. No. 322-A, § I, 7-2-01; Ord. No. 332-B, § I, 8-15-11; Ord. No. 464, 05-19-25).

**Section II.** That all ordinances or parts of ordinances, the Code of the City of Flat Rock, or parts of the Code of the City of Flat Rock, not consistent herewith are hereby repealed.

**Section III.** This ordinance shall be published in the News Herald newspaper as required by the Charter on the 19 day of May, 2025, but in no event shall be effective earlier than ten (10) days after enactment.

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**Steven Beller Mayor**

*Rebecca Brogley*

**Rebecca Brogley, City Clerk**