

ORDINANCE NO. 873

An Ordinance to amend various Chapters of the Howell City Code.

THE CITY OF HOWELL ORDAINS:

Section 1. Chapter 1480 is hereby added to the Howell City Code for purposes of property maintenance.

CHAPTER 1480 - - PROPERTY MAINTENANCE

1480.01 – Intent

This chapter shall be construed to secure its expressed intent, which is to ensure public health, safety and welfare insofar as they are affected by the continued occupancy and maintenance of any and all structures, units and premises. Existing structures and premises that do not comply with these provisions shall be altered or repaired to provide a minimum level of health and safety as required herein.

1480.02 – Definitions

Building Materials - Any lumber, bricks, concrete, cinder blocks, plumbing materials, electrical wiring or equipment, heating ducts or equipment, shingles, mortar, cement, nails, screws, or other material commonly used in the construction or repair of any buildings or structures.

1480.03 - Grading and Drainage

All privately owned lots and property shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon. No property owner shall change the grade or drainage pattern so as to cause water to flow upon neighboring properties. Detention and retention structures as required under the Howell City Zoning are exempt from this provision.

1480.04 – Accessory Structures

All accessory structures, including detached garages, fences and walls shall be maintained structurally sound and in good repair as determined by the Building Official.

1480.05 – Defacement of Property

No person shall willfully or wantonly damage, mutilate or deface any exterior surface of any structure or building on any private or public property by placing thereon any marking, carving or graffiti. It shall be the responsibility of the owner to restore said surface to an approved state of maintenance and repair according to the Building Official.

1480.06 – Exterior Surfaces

All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition. Stairways, decks, porches and balconies shall be structurally sound, with proper anchorage and capable of supporting the imposed loads. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements by a decay protective covering, treatment or moisture barrier. All siding and masonry joints, as well as those between the building envelope and the perimeter of the windows, doors and skylights, shall be maintained weather resistant and water tight. (Note that the presence of a moisture barrier by itself does not satisfy this requirement.) All metal surfaces subject to rust and corrosion, and all surfaces with rust and corrosion shall be stabilized and coated to inhibit future rust and corrosion and oxidation stains shall be removed from exterior surfaces.

1480.07 – Roofs and Drainage

The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

1480.08 – Building Materials Left Outside

No property owner shall store, accumulate, or permit the storage or accumulation of any building materials on property owned, leased, rented or occupied by him or her for any period longer than reasonably necessary for the immediate use of such materials, but in no event longer than the length of an active building permit on the premises.

1480.99 Penalty

(a) Any owner of a structure, unit or premises who fails to comply with any of the requirements of this chapter shall be responsible for a municipal civil infraction pursuant to the Section 202.99 of the Howell City Code.

(b) The City may also seek any and all remedies available to it by law, including bringing an action for an injunction or other process against a person to restrain, prevent or abate any violation of this chapter.

Section 2. All Ordinances inconsistent herewith are hereby repealed.

Section 3. This Ordinance shall take effect pursuant to the Howell City Charter.

ADOPTED by the Howell City Council at its regular meeting this 20th day of May, 2013.

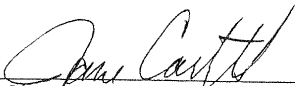

BY: PHILLIP CAMPBELL, MAYOR


BY: JANE CARTWRIGHT, CLERK

CERTIFICATION

I hereby certify that the foregoing is a true and complete copy of Ordinance No. 873, adopted by the City Council of the City of Howell, Livingston County, Michigan, at a regular meeting held on the 20th day of May, 2013, and that the meeting was held and the minutes therefore were filed in compliance with Act No. 267 of the Public Acts of 1976.

IN WITNESS WHEREOF, I have hereto affixed my official signature this 20th day of May, 2013.

BY: 
Howell City Clerk