

CHARTER TOWNSHIP OF SUPERIOR  
WASHTENAW COUNTY, MICHIGAN

ORDINANCE NUMBER 195

AN ORDINANCE TO ADOPT THE 2021 INTERNATIONAL PROPERTY  
MAINTENANCE CODE AND TO REPEAL ORDINANCE NO. 191 ENTITLED  
ADOPTION OF THE 2015 PROPERTY MAINTENANCE CODE

FIRST READING: MAY 19, 2025

SECOND READING: JUNE 16, 2025

An Ordinance of the Charter Township of Superior adopting the 2021 edition of the International Property Maintenance Code, regulating and governing the conditions and maintenance of all property, buildings and structures; by providing 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 repealing Ordinance Number 191 of the Charter Township of Superior and all other ordinances or parts of laws in conflict therewith.

**The Board of Trustees of the Charter Township of Superior does hereby ordain as follows:**

**Section 1. Adoption of the 2021 International Property Maintenance Code.**

That a certain document, a copy of which is on file in the office of the Clerk of the Charter Township of Superior, being marked and designated as the *International Property Maintenance Code, 2021* edition, as published by the International Code Council, be and is hereby adopted as the Property Maintenance Code of the Charter Township of Superior, in the State of Michigan for regulating and governing the conditions and maintenance of all property, 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 as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said Property Maintenance Code on file in the office of the Clerk are hereby referred to, adopted, and made a part hereof, as if fully set out in this legislation, with the additions, deletions and changes, if any, prescribed in Section 2 of this ordinance.

**Section 2. Code Amendments.**

The following sections are hereby revised:

- A. **Section 101.1. Title.** Insert: Charter Township of Superior, Washtenaw County, State of Michigan.
- B. **Section 103.1. Creation of agency.** Insert: Property Maintenance Department.
- C. **Section 103.2. Appointment.** Delete in its entirety and replace with the following:  
The code official shall be the Building Official of the Charter Township of Superior and/or their designee(s) unless otherwise appointed by the Board of Trustees.

**D. Section 104.1. Fees.** Delete in its entirety and replace with the following:

The Board of Trustees may establish by resolution a schedule of fees for activities and services performed by the department in carrying out its responsibilities under this code. Such schedule may be amended from time to time. Fee schedules shall be published in the manner as required by law and except as otherwise provide by law, shall be effective on the day after publication.

**E. Section 105.3 Right of entry.** Delete in its entirety and replace with the following:

Where it is necessary to make an inspection to enforce the provisions of this code, or whenever the code official has reasonable cause to believe that there exists in a structure or upon a premises a condition in violation of this code, the code official is authorized to enter the structure or premises at reasonable times to inspect or perform the duties imposed by this code, provided that if such structure or premises is occupied the code official shall present credentials to the occupant and request entry. If such structure or premises is unoccupied, the code official shall first make a reasonable effort to locate the owner, owner's authorized agent or other person having charge or control of the structure or premises and request entry. If entry is refused, the code official shall have recourse to apply to the district court of jurisdiction to obtain an administrative search warrant to enter the premises to perform an inspection, or to seek other remedies provided by law to secure entry. If the structure or premises to be inspected is a rental dwelling unit occupied by a lessee, the code official shall act in accordance with MCLA 125.526 of the Housing Law of Michigan so as to ensure the lessee's rights to consent or refuse entry are protected.

**F. Section 109.3. Prosecution of violation.** Delete in its entirety and replace with the following:

Any person failing to comply with a notice of violation or order served in accordance with Section 111.4 shall be deemed guilty of a municipal civil infraction as determined by the Charter Township of Superior, 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 Charter Township of Superior on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

**G. Section 110.4. Failure to comply.** Delete in its entirety and replace with the following:

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 subject to prosecution and fines in accordance with Sec.109.3 and Sec. 109.4.

**H. Section 302.4. Weeds.** Delete in its entirety and replace with the following:

*Premises and exterior property* shall be maintained free from weeds or plant growth in accordance with the Charter Township of Superior Ordinance No.

179, Turf Grass, Weeds and Brush.

**I. Section 304.14. Insect screens.** Delete in its entirety and replace with the following:

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 are 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 condition.

**Exception:** Screens shall not be required where other *approved* means, such as air curtains or insect repellent fans, are employed.

**J. Section 602.3. Heat supply.** Delete in its entirety and replace with the following:

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 capable at all times to maintain a minimum temperature of 68°F (20°C) in all habitable rooms, *bathrooms* and *toilet rooms*.

**Exceptions:**

1. 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 *International Plumbing Code*.
2. In areas where the average monthly temperature is above 30°F (-1°C), a minimum temperature of 65°F (18°C) shall be maintained.

**K. Section 602.4. Occupiable work spaces.** Delete in its entirety and replace with the following:

Indoor occupiable work spaces shall be supplied with heat at all times capable to maintain a minimum temperature of 65°F (18°C) during the period the spaces are occupied.

**Exceptions:**

1. Processing, storage and operation areas that require cooling or special temperature conditions.
2. Areas in which persons are primarily engaged in vigorous physical activities.

**Section 3. Adoption of Boarding Standards.** Appendix A of the 2021 International Property Maintenance Code is hereby adopted as a means to provide minimum specifications for boarding a structure in order to result in consistent boarding quality and provide a reasonable means to eliminate having to approve numerous methods or materials for the boarding and securing of a structure. The Building Official of the Charter Township of Superior may authorize alternative methods that, in the official's opinion, meet or exceed the standards set forth in Appendix A.

**Section 4. Repealer.** That Ordinance Number 191 of the Charter Township of Superior

**ORDINANCE 195 – PROPERTY MAINTENANCE CODE**

**PAGE 195 - 4**

entitled Ordinance for the Adoption of the 2015 Property Maintenance Code Ordinance Number 191 and all other ordinances or parts of laws in conflict herewith are hereby repealed.

**Section 5. Severability.** That 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 Charter Township of Superior Board of Trustees 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.

**Sections 6. Preservation of Actions.** That nothing in this legislation or in the Property Maintenance Code hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in Section 3 of this law; nor shall any just of legal right or remedy of any character be lost, impaired or affected by this legislation.

**Section 7. Publication.** That the Charter Township of Superior Clerk is hereby ordered and directed to cause this legislation to be published in the manner as required by law and except as otherwise provide by law, shall be effective on the day after final publication.