CHAPTER 1440 Property Maintenance Code

EDITOR'S NOTE: This chapter was previously titled B.O.C.A. Basic Property Maintenance Code. In 1984, Building Officials and Code Administrators International, Inc., expanded the scope and content of such Code and renamed it the B.O.C.A. Basic National Existing Structures Code. In 1987, the word "Basic" was dropped from the title. In 1990, it was renamed the B.O.C.A. National Property Maintenance Code, and in 1999 it was renamed the 1998 International Property Maintenance Code.

1440.01 CODE ADOPTED.
1440.02 FILE COPY. (REPEALED)
1440.03 AMENDMENTS. (REPEALED)
1440.04 CONFLICT OF LAWS. (REPEALED)
1440.05 DEFINITIONS. (REPEALED)
1440.06 PERMIT FEES.
1440.07 STANDARDS FOR COMMERCIAL (C-1—C-2, C-1 PUD, AND MSD) BUILDING WINDOWS, SKYLIGHTS AND DOORFRAMES.
1440.99 PENALTY.

1440.01 CODE ADOPTED.

A certain document, one copy of which is on file in the office of the City Clerk of the City of Coopersville, being marked and designated as the International Property Maintenance Code, as published by the International Code Council and all future amendments and revisions when they are promulgated, be and is hereby adopted as the Property Maintenance Code of the City of Coopersville, in the State of Michigan for 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 use, and the demolition of such existing structures as herein provided; providing for the issuance of permits and collection of fees therefore; 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 Coopersville are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any.

(Ord. 182. Passed 12-12-88; Ord. 255. Passed 6-12-95; Ord. 316. Passed 1-11-99; Ord. 400. Passed 3-12-07; Ord. 425. Passed 4-12-10.)

1440.02 FILE COPY. (REPEALED)

(EDITOR'S NOTE: Section 1440.02 was repealed by Ordinance 400, passed March 12, 2007.)

1440.03 AMENDMENTS. (REPEALED)

(EDITOR'S NOTE: Section 1440.03 was deleted at the discretion of the editor, as the

amendments contained therein no longer apply to the provisions adopted in Section 1440.01.)

1440.04 CONFLICT OF LAWS. (REPEALED)

(EDITOR'S NOTE: Section 1440.04 was repealed by Ordinance 400, passed March 12, 2007.)

1440.05 DEFINITIONS. (REPEALED)

(EDITOR'S NOTE: Section 1440.05 was repealed by Ordinance 400, passed March 12, 2007.)

1440.06 PERMIT FEES.

The fees for property maintenance permits shall be in amounts set forth from time to time by resolution of Council.

1440.07 STANDARDS FOR COMMERCIAL (C-1—C-2, C-1 PUD, AND MSD) BUILDING WINDOWS, SKYLIGHTS AND DOORFRAMES.

The operation and repair of windows, skylights, and doorframes must comply with the following standards:

(a) All windows, skylights, and doorframes will be in good repair, working order, and weather tight.

(b) Standard temporary "boarded-up" repairs are prohibited after thirty days of discovery of malfunction or inoperativeness.

(c) Permanent repairs must occur within 60 days after discovery of malfunction or inoperativeness.

(d) Repairs of windows, skylights, and doorframes other than replacement must aesthetically match building's architecture and color scheme.

(e) Any artistic inventiveness utilizing alternative fixes must be structurally sound and match building's architecture and color scheme, and be approved by the Planning Director.

(Ord. 389. Passed 1-23-06.)

1440.99 PENALTY.

(a) Whoever violates or fails to comply with any provisions of the Property Maintenance Code as adopted in Section 1440.01 shall be subject to the penalties set forth in Section 202.99 entitled General Code Penalty.

(b) The application of the penalty provided in subsection (a) hereof shall not be deemed to preclude the enforced removal of prohibited conditions or the application of any other equitable remedy.