

Introduced: July 18, 2022  
Adopted:  
Effective:

**CITY OF CHARLOTTE**

**ORDINANCE NO. 2022-04**

AN ORDINANCE TO AMEND CHAPTER 52 - PROPERTY MAINTENANCE AND NUISANCE ABATEMENT- OF THE CODE OF THE CITY OF CHARLOTTE BY AMENDING ARTICLE I - PROPERTY MAINTENANCE CODE.

Councilmember \_\_\_\_\_ moved that the following ordinance be adopted upon a second reading and public hearing on Monday, August 1, 2022:

THE CITY OF CHARLOTTE ORDAINS:

**SECTION 1. PURPOSE.** The purpose of this ordinance is to update the provisions of the City Ordinance related to property maintenance standards and enforcement.

**SECTION 2. Article I of Chapter 52 shall be amended as follows:**

**§ 52-1 INTERNATIONAL PROPERTY MAINTENANCE CODE ADOPTED BY REFERENCE.**

The International Property Maintenance Code, 2021 Edition, as published by the International Code Council, Inc., for the purpose of regulating existing buildings and structures and premises in the City of Charlotte, as in this article modified, is hereby adopted, and the current, 2006 Edition, along with the local changes thereto, is repealed.

**§ 52-2 AMENDMENTS TO INTERNATIONAL PROPERTY MAINTENANCE CODE.**

The following chapters of the 2021 Edition of the International Property Maintenance Code are hereby amended or added as set forth herein.

Chapter 1, Scope and Administration,

Section 101.1, is amended to read as follows:

101.1 Title. These regulations shall be known as the International Property Maintenance Code **of the City of Charlotte**, hereinafter referred to as “this code”.

Section 103.1 is amended to read as follows:

103.1 Designated agency. The **City of Charlotte Community Development Department** is the designated agency and the official in charge thereof shall be known as the Community Development Director. The function of the agency shall be the implementation, administration, and enforcement of the provisions of this code. The functions of the agency may be carried out by a designee, including the Code Enforcement Officer and Rental Inspector.

Section 107.01 is amended to read as follows:

107.1 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 the City of Charlotte Zoning Board of Appeals.** The board shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the code official.

Section 108.1 is amended to read as follows:

108.1 Membership of Board. **The board of appeals shall consist of the membership of the City of Charlotte Zoning Board of Appeals.**

### Chapter 3 General Requirements

Section 302.4 is amended, in part, to read as follows:

Section 302.4 Weeds. Premises and exterior property shall be maintained free from weeds or plant growth in excess of **ten (10) inches in height...**

Section 304.14 is amended, in part, to read as follows:

Section 304.14 Insect Screens. During the period from **March 1** through **November 30**, every door, window and other outside opening is required for ventilation of habitable rooms...

### Chapter 6 Mechanical and Electrical Requirements

Section 602.3 is amended, in part, to read as follows:

Section 602.3 Heating supply. 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 during the period from **October 1** through **April 30** to maintain a minimum temperature of 68°F...

Section 602.4 is amended, in part, to read as follows:

Section 602.4 Occupiable work spaces. Indoor occupiable work spaces shall be supplied with heat during the period from **October** to **April** to maintain a minimum temperature of 65°F...

**§§ 15-3 -- 15-25 RESERVED.**

**SECTION 3. SEVERABILITY.** If any section, clause or provision of this Ordinance shall be declared to be inconsistent with the Constitution and laws of the State of Michigan and voided by any court of competent jurisdiction, said section, clause or provision declared to be unconstitutional and void shall thereby cease to be a part of this Ordinance, but the remainder of this Ordinance shall stand and be in full force.

**SECTION 4. SAVING CLAUSE.** All proceedings pending and all rights and liabilities existing, acquired or incurred at the time this Ordinance takes effect are saved and may be consummated according to the law when they were commenced.

**SECTION 5. REPEALER.** Any Ordinance conflicting with this Ordinance be and the same is hereby repealed.

**SECTION 6. EFFECTIVE DATE.** This ordinance shall become effective 20 days after publication.

Second, \_\_\_\_\_ ( ) Yeas. ( ) Nays. ( ) Absent.

Dated: \_\_\_\_\_

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Micheal Armitage, Mayor

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Mary LaRocque, City Clerk