

PROPERTY MAINTENANCE CODE
CHARTER TOWNSHIP OF BRIDGEPORT, MICHIGAN
Ord. No. 05-01 **Eff. February 9,2005**

11.500 An ordinance of the Charter Township of Bridgeport adopting the 2003 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 use, and the demolition of such existing structures in the Charter Township of Bridgeport; providing for the issuance of permits and collection of fees therefore; repealing HOUSING CODE ORDINANCE, Ordinance No. 95-5 of the Charter Township of Bridgeport and all other ordinances and parts of the ordinances in conflict therewith.

The Township Board of the Charter Township of Bridgeport does ordain as follows:

11.510 Section 1. That a certain document, three (3) copies of which are on file in the office of the Clerks Office of Charter Township of Bridgeport, being marked and designated as the *International Property Maintenance Code*, 2003 edition, as published by the International Code Council, be and is hereby adopted as the Property Maintenance Code of the Charter Township of Bridgeport, 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 Charter Township of Bridgeport 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, prescribed in Section 2 of this ordinance.

11.520 Section 2. The following sections are hereby revised:

Section 101.1.	Insert: Charter Township of Bridgeport
Section 103.1	Replace any reference of the term Department of Property Maintenance with Building and Codes Department .
Section 103.5.	Insert: Annual Bridgeport Charter Township Resolution for Fees and Charges
Section 106.3.	Replace any reference of the term misdemeanor to municipal civil infraction
Section 106.4.	Amended: VIOLATION PENALTIES. Any person or other entity who violates any of the provision of this Ordinance is responsible for a municipal civil infraction as defined by Michigan law and subject to a civil fine determined in accordance with the following schedule including Sections 2A, 2B and 2C:

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Violation #	Fine
1 st Violation within a 3 year period	\$145.00 **
2 nd Violation within a 3 year period	\$250.00**
3 rd Violation within a 3 year period	τ See below

τ The Court shall exercise its discretion in setting the appropriate fine, and shall take into consideration, among other relevant factors, the ongoing, flagrant and/or abusive nature of the violation and the potential for harm to the Township=s efforts to eliminate blight in light of the repeated nature of the offense.

****2A.** Each day a violation of this Ordinance continues to exist after the date of the citation shall subject the violation to an additional fine amount of \$5.00 per day.

****2B.** Additionally, the violator shall be ordered to pay restitution to the Township, which may include all direct and indirect expenses which the Township has incurred in connection with the violation enforcement action for each such citation. In no case, however, shall restitution of less than \$9.00 or more than \$500.00 be ordered each such citation.

****2C.** A violator of the Ordinance shall also be subject to such additional sanctions, remedies, and judicial orders as are authorized under Michigan law.

Section 111. Replace any reference to the **Board of Appeals** with **Hearing Officer**.

Section 304.14. Insert: **May 1st to October 31st**

Section 602.3. Insert: **October 31st to April 30th**

Section 602.4. Insert: **October 31st to April 30th**

11.530 **Section 3.** That Ordinance No. 95-5 of **Charter Township of Bridgeport** entitled **HOUSING CODE ORDINANCE**, and all other ordinances or parts of ordinances in conflict herewith are hereby repealed.

11.540 **Section 4.** That if any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The Bridgeport Charter Township Board hereby declares that it would have passed this ordinance, 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.

11.550 **Section 5.** That nothing in this ordinance 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,

11.560 under any act or ordinance hereby repealed as cited in Section 2 of this ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance.

Section 6. Publication. This ordinance shall be effective upon legal publication and in accordance with provisions of the Act governing same.

	First Reading:	January 18, 2005
Publication:		January 26, 2005
Second Reading:		February 1, 2005
Adoption:		February 1, 2005
Publication:		February 9, 2005
Effective:		February 9, 2005

I, Lee G. Carpenter, Clerk of the Charter Township of Bridgeport, hereby certify that the foregoing Ordinance was approved by the Charter Township of Bridgeport, Saginaw County, Michigan at a Regular Meeting held on the 1st day of February, 2005.

Lee G. Carpenter, Clerk
Bridgeport Charter Township