

**CITY OF NORTHVILLE**  
**AN ORDINANCE TO AMEND CHAPTER 14, ARTICLE VI – PROPERTY MAINTANCE**  
**OF THE CITY OF NORTHVILLE CODE OF ORDINANCES**

**THE CITY OF NORTHVILLE ORDAINS:**

**ARTICLE 1: AMENDMENT.**

Chapter 14, Article VI, Section 14-159 and Section 14-160 of the City of Northville Code of Ordinances, commonly referred to as The Property Maintenance Code, is hereby amended to adopt the 2024 edition of The International Property Maintenance Code with City amendments. The remaining sections and subsections in Chapter 14, Article VI are otherwise unaffected by this amendment and shall remain in full force and effect.

**Section 14-159. Adoption of International Property Maintenance Code by reference.**

A certain document, three copies of which are on file in the office of the building official of the city being marked and designated as "The International Property Maintenance Code, ~~2009~~ 2024 edition" as published by the International Code Council, be and is hereby adopted as the Property Maintenance Code of the City of Northville 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 building official 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 14-160](#).

(Ord. No. 99-3-15, § 21, 3-29-99; Ord. No. 6-18-01, § 5, 7-2-01; Ord. No. 02-17-09, § 1, 3-2-09; Ord. No. 03-07-11, § 2, 3-21-11)

**Section 14-160. International Property Maintenance Code, additions, insertions and changes.**

The International Property Maintenance Code ~~2009~~ 2024 is amended and revised in the following respects:

*Section 101.1 Title:* [UNCHANGED]

*Section 103.1 General:* The administration and enforcement of this code shall be the responsibility of the Community Development Director and for purpose of this code shall be known as the code official.

*Section 103.3 Deputies:* The code official may delegate such responsibility to the administration and enforcement of this code to the appropriate City employees or officers. Such officers shall have the authority to enforce this code in accordance with the requirements and procedures set forth.

~~Section 103.5~~ **104.1 Fees:** [UNCHANGED]

~~Section 106.4~~ **107.4 Violation Penalties:** [UNCHANGED]

**Section 302.4 Weeds:**

- a. All premises and exterior property shall be maintained free from weeds or plant growth in excess of ~~eight (8)~~ **six (6)** inches in height. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees and shrubs as further delineated in [Section 90-31](#) to 90-66 of this Article, provided; however, this term shall not include cultivated flowers and gardens. **This section shall not apply to those lands under the control or ownership of the city or any other governmental agency or public school system.**
- b. **If the Community Development Director or his designated representative determines that property has not been maintained as required under this section, then the owner or agent responsible for the property shall receive a notice of violation. Such notice shall be as provided in Section 14-153 of this article and allow 48 hours to cut or destroy the weeds after service of notice of violation. Upon failure of the owner or agent having charge of the property to cut and destroy weeds after service of a notice of violation, the owner or agent shall be subject to penalties in accordance with Section 107 and as prescribed by this article.**
- c. **When an owner or agent fails to bring the property into compliance with this article within 48 hours of the notice of violation, then any duly authorized employee of the city or contractor hired by the city shall be authorized to enter upon the property and cut and destroy the weeds growing thereon, and the costs (including a ten percent administrative charge) of such removal shall be billed to and paid by the owner or agent responsible for the property. The bill shall become a lien upon the property on which work has been done. Payment shall be due and payable to the city within 45 days of the bill being served on the property owner or agent. Such service shall be as provided in Section 14-153 of this article. If payment is not received by the city within 45 days after such billing, a penalty of ten percent shall be added thereto. Charges not paid by November 1 shall be placed on the next general tax roll with an additional ten percent penalty and collected as part of the general city taxes.**
- d. **The Community Development Director may accept applications from contractors to remove weeds from properties found in violation of this article. The application shall include proof that the applicant is insured. Any contract entered into as a result of the proposal must include indemnification of the city for all work performed on the properties upon which weeds are cut. The contract shall be subject to approval by the City Council.**
- e. **The Community Development Director is authorized to publish a notice in a newspaper of general circulation in the city each year that any weeds shall be maintained by the property owner or agent to be less than six inches in height at any time after May 1 of the current year.**

*Section 304.7 Roofs and sump pump discharge 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 and sump pumps shall not be drained or discharged in a manner that creates a nuisance to the owners or occupants of adjacent premises, or to the public. Any drainage or discharge which creates a nuisance to the owners or occupants of adjacent premises or to the public shall be abated by the owner of the drained area. For purposes of this section, a nuisance includes, but is not limited to, the discharge or drainage of water onto neighboring property, a discharge or drainage that results in the accumulation of standing or freezing water on any public property or any discharge or drainage which causes the erosion of soils on public or neighboring private property.

*Section 304.124 Insect screens:* [UNCHANGED]

*Section 602.3 Heating supply:* [UNCHANGED]

*Section 602.4 Occupiable work spaces:* [UNCHANGED]

(Ord. No. 02-17-09, § 1, 3-2-09; Ord. No. 03-07-11, § 2, 3-21-11)

**ARTICLE 2: SEVERABILITY.**

If any section, clause or provision of this Ordinance shall be declared to be unconstitutional, void, illegal or ineffective by any Court of competent jurisdiction, such selection, clause or provision declared to be unconstitutional, void or illegal shall thereby cease to be a part of this Ordinance, but the remainder of the Ordinance shall stand and be in full force and effect.

**ARTICLE 3: EFFECTIVE DATE.**

This Ordinance shall take effect following publication in the manner prescribed by law.

**ARTICLE 4: REPEALER.**

All other ordinances or parts of ordinances in conflict with this ordinance are hereby repealed to the extent necessary to give this ordinance full force and effect.

**ARTICLE 5: ADOPTION.**

This Ordinance is hereby declared to have been adopted by the City Council of the City of Northville at a meeting thereof duly called and held on the \_\_\_\_ day of \_\_\_\_\_, 2024, and ordered to be given publication in the manner prescribed by the Charter of the City of Northville.

BY: \_\_\_\_\_  
Michael Smith, Clerk