



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

1000 Rochester Hills Dr.
Rochester Hills, MI 48309
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www.rochesterhills.org

Legislative File No: 2023 - 0252

TO: Mayor and City Council Members

FROM: Michael Viazanko, Director Building Department Ordinance and Facilities, ext. 2445
Jodi Welch, Manager of Ordinance Services, ext. 2439

DATE: June 12, 2023

SUBJECT: Request for Acceptance for First Reading – an Ordinance to repeal Chapter 84, Property Maintenance Code and to amend Chapter 18, Buildings and Building Regulations, of the Code of Ordinances of the City of Rochester Hills, by adding a new Article 6 Property Maintenance Code; to adopt the International Property Maintenance Code, 2021 Edition, with modifications; to prescribe a penalty for violation; and to repeal inconsistent ordinances.

REQUEST:

For City Council to accept for First Reading an Ordinance to repeal Chapter 84, Property Maintenance Code and to amend Chapter 18, Buildings and Building Regulations, of the Code of Ordinances of the City of Rochester Hills, by adding a new Article 6 Property Maintenance Code; to adopt the International Property Maintenance Code, 2021 Edition, with modifications; to prescribe a penalty for violation; and to repeal inconsistent ordinances.

BACKGROUND:

Building department staff, along with the City Attorney, began working on potential ordinance amendments at the end of last year. During that work, it was determined that there was a need to update the property maintenance ordinance by adopting the latest version of the International Property Maintenance Code (2021 edition). Adopting the most current property maintenance codes and standards is a best practice and is the most efficient and effective method of maintaining a safe environment that not only protects the public health, safety and welfare but also the residential home values and other economic interests of our community. Adoption of the International Property Maintenance Code will provide clear and specific property maintenance and property improvements provisions for City staff and the community at large. To customize the ordinance language to be specific to Rochester Hills, the Building Department has modified the standard Ordinance language to delete unnecessary language and revised terminology to provide a more informative version of the ordinance.

The modified language is shown in the attached Ordinance, and staff will be present to answer any questions regarding the proposed amendments.

RECOMMENDATION:

That City Council accept for First Reading, an Ordinance to repeal Chapter 84, Property Maintenance Code and to Amend Chapter 18, Buildings and Building Regulations, of the Code of Ordinances of the City of Rochester Hills, by adding a new Article 6 Property maintenance Code; to adopt the International Property Maintenance Code, 2021 Edition, with modifications; to prescribe a penalty for violation; and to repeal inconsistent ordinances.

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
Deputy Clerk		

Contract Reviewed by City Attorney Yes N/A