



AGENDA
Committee on Public Safety
Wednesday, December 5, 2018 @ 3:30 p.m.
City Council Conference Room, 10th Floor

Council Member Carol Wood, Chair
Council Member Adam Hussain, Vice Chair
Council Member Jeremy Garza, Member

1. Call to Order

2. Roll Call

3. Minutes

- November 14, 2018

4. Public Comment on Agenda Items

5. Discussion:

- A. DISCUSSION - Trash Bin Ordinance policy and implementation
- B. RESOLUTION – Set Show Cause Hearing; Make Safe or Demolish; 2500 W. Jolly Road
- C. RESOLUTION – Set Show Cause Hearing; Make Safe or Demolish; 1414 Ballard Street
- D. RESOLUTION – Introduction and Set Public Hearing; Ordinance to Adopt the 2015 International Property Maintenance Code
- E. UPDATE FROM LAW– 3801 Walton & Future Enforcement
- F. DISCUSSION – 2am – 5am Parking Enforcement

6. Other

7. Adjourn



DATE Dec 5, 2018

Please print

[illegible]



MINUTES
Committee on Public Safety
Wednesday, November 14, 2018 @ 3:30 p.m.
City Council Conference Room, 10th Floor

CALL TO ORDER

The meeting was called to order at 3:3 p.m.

ROLL CALL

Council Member Carol Wood, Chair
Council Member Adam Hussain, Vice Chair
Council Member Jeremy Garza, Member

OTHERS PRESENT

Sherrie Boak, Council Staff
Andy Kilpatrick, Public Service Director
Lisa Hagen, Assistant City Attorney
Steve Swan, Building Official
Andrea Lopez, Cooley Law School
Charles Hickman, Cooley Law School
Elaine Womboldt
Kathy Miles
Mitch Whisler, Public Service Department - arrived at 3:49 p.m.
Charles Hickman,

MINUTES

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE MINUTES FROM NOVEMBER 7, 2018. MOTION CARRIED 3-0.

Public Comment

Mr. Hickman, President of the Student Bar Association with Cooley Law School, informed the Committee he understood he would receive word from Public Service Department on his request, but had not as of this meeting. Council Member Wood confirmed she spoke to Mr. Kilpatrick with contact information, and asked he speak to Mr. Hickman, along with Council staff. It was pointed out that LCC received discounts in the past, and Mr. Kilpatrick was asked to look into that and contact Mr. Hickman. Mr. Hickman stated he would reach out also to Mr. Kilpatrick.

DISCUSSION/ACTION

UPDATE FROM LAW – Pleasant Grove/Holmes Shopping Center

The Committee reviewed the most recent update of 11/7/2018. Council Member Garza referenced item 9, and asked if it was confirmed they were up and running with the SCRAM program. Council Member Wood stated she would follow up with LPD on that.

Council Member Wood read through the documents, noting item 2 was that the cameras were installed and paperwork submitted to the LPD. Regarding item 4, it was noted the owner confirmed some pot holes were filled, but indicated some not being fixed due to weather. For item 5 on illegal acts, she stated Officer Booth confirmed a letter was placed on file with the LPD, however a specific person was not listed in the no loitering letter. Officer Booth stated he would continue to follow up and Council staff was asked to reach out to Officer Booth for an update. Item 8 also spoke to trespassing and Officer Booth was to continue to follow up with the owners.

Regarding the Fire Marshall inspections and deadlines, it was confirmed via email from the Fire Marshall to Council staff during the meeting their compliance deadlines were 30 days from the date of his letter, and those letters were date November 5th, November 6th and November 7th.

Council Member Wood stated that under item 7, which was still pending, the owner stated they were going to speak to the company they bought the concrete barriers from and see if they could trade them in for bollards.

Council Member Wood noted for the record that the property owner is not a new owner, but has been under a land contract for two (2) decades and the land contract gives them rights to do things on the property in the past and now.

Mr. Swan stated he did not have an update.

Ms. Miles spoke in opposition to the concrete barriers and a continued concern that they sell cups of ice.

Ms. Womboldt spoke in opposition to the property maintenance that is currently being done.

UPDATE FROM LAW– Logan Square

Council Member Wood noted there currently is an online auction for the property.

Mr. Swan noted that they currently have permits to do any repairs and are currently working on those repairs.

UPDATE FROM LAW– 3801 Walton & Future Enforcement

Council Member Garza confirmed a meeting was set for November 13, 2018 however the owner did not attend and stated he never got a letter on the date. A new meeting was set for 11/26/2018 at 2:30 p.m. Ms. Hagen stated they would be calling Mr. Krueger on 11/21/2018 to confirm. Council Member Garza asked Ms. Hagen to invite Officer Arnold to the meeting, via the Chief.

RESOLUTION – Traffic Control Order #18-042; Townsend Between Allegan St. & Washtenaw Street.

Mr. Whisler provided details that they have spoken to the Senate and they agreed to pay roughly \$7 per space per day for 20 years, and with the approval of the resolution on this they would execute the agreement with the Senate. Council Member Wood outlined the request and why it was tabled at an earlier meeting. She noted that since that time the Committee has received letters from the Senate noting there are funds in an escrow account for what the Senate owes. There still is, however, a dispute with what the DTMB owe. On 11/7/2017 it was stated that instead of changing the area in this TCO to “No parking” the Senate would like to enter into an agreement to pay for those parking spaces.

The Committee agreed to change the "Be it Further Resolved" resolution to stated "City Council will review before the Administration will enter into said agreement." along with a the correction to the last paragraph from "18-014" to "18-042".

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION AS AMENDED FOR TRAFFIC CONTROL ORDER 18-042 FOR TOWNSEND STREET.
MOTION CARRIED 3-0.

Council Member Wood asked Law to actively pursue the matter, and Ms. Hagen confirmed she is actively speaking to other attorneys on the amount that is still owed.

Mr. Whisler informed the Committee that once the Resolution is passed, they will execute the agreement.

DISCUSSION – 2am – 5am Parking Enforcement

Council Member Wood informed Mr. Whisler that Council Staff and herself both reached out to Mr. Kilpatrick to speak to Mr. Hickman with Cooley on discounted student parking for Cooley Law School.

Council Member Wood then referenced an email Council received regarding trash carts left at the curb. She was informed that when a resident made a complaint to Ms. Welch in recycling Ms. Welch told her there were legal issues with the ordinance and they were not able to enforce. Council Member Wood asked Mr. Whisler and Ms. Hagen to inform the departments when ordinances are passed for enforcement, and if there are legal issues with it then Law needs to come back to Committee. She also asked that the ordinance enforcement be added to the Lansing Connect website. Mr. Whisler stated he would look into both those items.

Council Member Garza asked for an update on when Miller would be scheduled for repaving, and Mr. Whisler stated he would get those details to him.

Council Member Wood referenced a document she had which was a Madison, Wisconsin ordinance on overnight parking, and she would provide that to Law.

The Committee determined they will meet on December 5, 2018, December 12, 2018 and December 19, 2018 at the same time of 3:30 p.m. The sample ordinance Council Member Wood had she stated she would forward to Law for them to review for applicable. Will send to law and make sure they can look to see if only applicable to state law.

3801 Walton

Ms. Hagen confirmed that Law sent the letter on 10/9/2018, the owner called 10/17/2018 and scheduled it for 11/13/2018. The meeting has now been rescheduled for 11/26/2018.

Discussion on rental properties and potential of enforcement of owners of multi properties.

ADJOURN

Adjourned at 4:40 p.m.

Submitted by Sherrie Boak,

Recording Secretary

Lansing City Council

Approved as presented: _____

ORDINANCE NO. 1237

AN ORDINANCE OF THE CITY OF LANSING, MICHIGAN, TO AMEND THE LANSING CODIFIED ORDINANCES BY AMENDING CHAPTER 1060, SECTION 05, SECTION 07, SECTION 08, AND SECTION 99, TO BROADEN AND CLARIFY ENFORCEMENT OF COLLECTION BIN REQUIREMENTS.

THE CITY OF LANSING ORDAINS:

Section 1. That Chapter 1060, Section 05, of the Codified Ordinances of the City of Lansing, Michigan, be and is hereby amended to read as follows:

(a) Between each collection period, the owner, tenant, lessee or occupant of any property shall provide a suitable place on the premises to store solid waste and/or recyclable materials. ~~Solid waste and/or recycling and/or yard waste containers shall be placed and protected so that they cannot be easily disturbed by animals and in a place which, if possible, is not visible from the street and away from places occupied by other persons.~~

(b) Solid waste and/or recycling containers and/or yard waste containers, ~~which will be picked up~~ **FROM THE SIDE OF THE STREET by Public Service Department employees** from residential sites of generation, shall be set out in the right-of-way (adjacent to the street) on designated collection days, as specified ~~in the rules and regulations prepared~~ by the Public Service Director and approved by Council. The schedule shall provide **FOR A MAXIMUM OF** one collection weekly. The solid waste and/or recycling containers shall not be placed between the sidewalk and the curb (adjacent to the street) prior to 4:00 p.m. of the day preceding the scheduled collection day. No later than 7:00 a.m. on the day following the collection day, the solid waste and/or recycling containers shall be promptly removed from between the right-of-way (locations adjacent to the street) by the owner, resident, tenant, lessee or occupant.

Section 2. That Chapter 1060, Section 07, of the Codified Ordinances of the City of Lansing, Michigan, be and is hereby amended to read as follows:

(a) The owner or occupant of a residential site of generation unit shall promptly clean up and remove any scattered solid waste, rejected items, recyclable material and/or yard waste resulting from the breakage or opening of any ~~City~~ collection bag, can or other container or refuse bag intended for collection from the residential site of generation unit within twenty-four hours after the same has been scattered.

(b) Within twenty-four hours after written notification by the City, the owner or occupant of a residential site of generation unit shall, in accordance with this chapter, properly dispose of any such scattered refuse, rejected items, any ~~City~~ collection bag (and the contents thereof), intended for collection which is either broken or otherwise open, any ~~City~~ collection bag which weighs in excess of thirty pounds, any ~~City~~ collection bag which contains unacceptable materials for collection or any ~~City~~ collection bag which was placed on the curb in front of the residence prior

to 4:00 p.m. of the day preceding the collection day, or later than 7:00 a.m. of the day of collection.

(c) Notification shall be in writing and sent by first class mail to the owner or party in interest of the property on which or in front of which the violation of this chapter exists. The name and address of the owner or party in interest of the residential site of generation shall be determined from the last local tax assessment record for the property. Notice shall also be given to the occupant of the property on which or in front of which the violation exists, by either giving a copy of the notice personally to a person at the residence or by sending a copy of the notice by first class mail to the "occupant," as addressee, addressed to the property, if there is a residential site of generation thereon, and by posting a copy of the notice in a conspicuous place at the property or on a building thereon.

Section 3. That Chapter 1060, Section 08, of the Codified Ordinances of the City of Lansing, Michigan, be and is hereby amended to read as follows:

(a) *Removal or Abatement.* Any solid waste, recyclable material and/or yard waste accumulated in a manner which is a public nuisance; any scattered solid waste, rejected items, recyclable material and/or yard waste; broken or open ~~City~~ collection containers; yard waste collection or recyclable material containers in excess of thirty pounds; ~~City or private~~ collection containers containing unacceptable materials; or ~~City or private~~ collection containers placed in front of a residential site of generation contrary to any collection procedure referred to in Section 1060.05; or any bulk item accumulated beyond the time frame identified in Section 1060.12, or unacceptable bulk item or bulk item placed in front of a residential site of generation contrary to collection procedures referred to in Sections 1060.14 and 1060.15, is hereby declared to be a public nuisance and is subject to removal or abatement. If a violation of this chapter is not corrected within seven days after notice is given in the manner provided in Section 1060.07 or 1060.16, respectively, then the City, through its Public Service Director or ~~a~~**Authorized CITY OFFICIAL representative**, agent or designee, may remove or abate the nuisance.

(b) *Expenses.*

(1) The complete expense, including the administration costs to the City, incurred in the removal, abatement or preparation of materials for recycling shall be the sole responsibility of the owner or party in interest of the property on which or in front of which the condition existed, and shall be paid by the owner or party in interest in whose name the property appears on the City's latest real property tax assessment records. The expense shall be a penalty for income tax purposes.

(2) The complete expense incurred shall be a lien against the real property and shall be reported to the City Assessor, who shall assess the same against the property on which or in front of which the nuisance was located.

(3) The owner or party in interest in whose name the property appears upon the last local tax assessment records shall be notified of the amount of such cost by first class mail at the address

shown on the records. If he or she fails to pay the same within thirty days after mailing, by the City Assessor, of a notice of the amount thereof, the City Assessor shall add the same to the next tax roll of the City, and such amount shall be collected in the same manner in all respects as provided by law for the collection of taxes by the City.

Section 4. That Chapter 1060, Section 99, of the Codified Ordinances of the City of Lansing, Michigan, be and is hereby amended to read as follows:

(a) Any violation of this Chapter 1060 shall be deemed to be a civil infraction pursuant to Code Chapter 203.

(b) The following schedule of civil fines payable to the Municipal Ordinance Violations Bureau for admissions of responsibility to civil infraction violation notices is established under this chapter:

First offense ~~\$20.00~~ **\$25.00**

~~First repeat~~ **SECOND** offense ~~40.00~~ **\$50.00**

~~Second~~ **THIRD** (or any subsequent) repeat offense ~~60.00~~ **\$250.00**

THESE TICKETED FEES COULD BE CHANGED FROM TIME TO TIME BY COUNCIL RESOLUTION.

(c) ~~All THE DIRECTOR OF Public Service Department personnel~~ **OR THE DIRECTOR'S DESIGNEE** are is hereby named ~~designated as a~~ **Authorized City eOfficials** to issue municipal civil infraction citations or municipal civil infraction violation notices pursuant to Code Section 203.01.

Section 5. All ordinances, resolutions or rules, parts of ordinances, resolutions or rules inconsistent with the provisions are repealed.

Section 6. Should any section, clause or phrase of this ordinance be declared to be invalid, the same shall not affect the validity of the ordinance as a whole, or any part thereof other than the part so declared to be invalid.

Section 7. This ordinance shall take effect on the 30th day after enactment, unless given immediate effect by City Council.

BY THE
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the Code Compliance Manager has determined that the building located at 2500 W. JOLLY RD., 33-01-01-31-476-211 legally described as: S 175 FT LOT 71 ECP FARMS is an unsafe or dangerous building as defined in Section 108.1 of the Lansing Uniform Housing Code and the Housing Law of Michigan and was red tagged on ; and

WHEREAS, a hearing was held by the Hearing Officers on 8/23/2018, at which the Hearing Officers determined that said building was an unsafe and dangerous building and ordered the building demolished or made safe by ; 10/23/2018 and

WHEREAS, said Hearing Officers filed a report of their findings and order with the City Council and requested the City Council to take appropriate action under the Lansing Housing and Premises Code and the Housing Law of Michigan; and

WHEREAS, the Housing Law of Michigan and Premises Code require a hearing be conducted to give the property owner an opportunity to show cause why a dangerous structure should not be demolished or otherwise made safe; and

WHEREAS, the City Council held a public hearing on _____ , to review the findings and the order of the Hearing Officers and the owners were notified in writing of said hearing and had an opportunity to appear and show cause why said building should not be demolished or otherwise made safe; and

WHEREAS, the Code Compliance Office has determined that compliance with the order of the Lansing Demolition Hearing Board Officer has not occurred; and

NOW, THEREFORE, BE IT RESOLVED that the owner(s) of 2500 W. JOLLY RD. are hereby directed to comply with the order of the Hearing Officers to demolish or otherwise make safe the said building within _____ days from the date of this resolution.

BE IT FURTHER RESOLVED that the property owner(s) is hereby notified that this order must be appealed within twenty days pursuant to MCL 125.542 and should the owners fail to comply with the Hearing Officers' order for demolition or make safe, the Manager of Code Compliance is hereby directed to proceed with demolition of said building.

BE IT FURTHER RESOLVED whether demolition is accomplished by said property owner or the city that appropriate seeding and restoration of property take place to avoid run-off to adjacent properties.

BE IT FURTHER RESOLVED that the cost of such demolition shall be a lien against the real property and shall be reported to the City Assessor.

BE IT FINALLY RESOLVED that the owners in whose name the property appears upon the last local tax assessment record shall be notified by the City Assessor of the amount of such cost by first class mail at the address shown on the records. Upon the owners failure to pay the same within thirty (30) days after mailing by the City Assessor of the notice of the amount thereof, the amount of said costs shall be a lien and shall be filed and recovered as provided by law and the lien shall be collected and treated in the same manner as provided for property tax liens under the general property tax act.

BY THE COMMITTEE ON PUBLIC SAFETY
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the Lansing Code Compliance Officer has declared a certain structure at 2500 W JOLLY, Parcel # 33-01-01-31-476-211 and Legal Description: S 175 FT LOT 71 ECO FARMS, to be an unsafe and dangerous building and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, the Code Compliance Officer red tagged the said structure on 12/04/2017 and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, on 8/23/2018, the Lansing Demolition Board held a special meeting to consider and make a recommendation on whether to declare the structure a dangerous building, as defined in the Housing Law of Michigan (MCLA 125.539) and the Lansing Housing and Premises Code (1460.09) to order the property owner to make safe or demolish the structure; and

WHEREAS, the Code Compliance Office has determined that compliance with the order of the Lansing Demolition Hearing Board officer has not occurred; and

WHEREAS, the Housing Law of Michigan and the Housing and Premises Code require that a hearing be conducted to give the property owner an opportunity to show cause why a dangerous structure should not be demolished or otherwise made safe;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council hereby schedules a show cause hearing for Monday, <<FutureHearingDate>> at 7:00 p.m. in the Lansing City Council Chambers, 10th Floor City Hall, 124 W. Michigan, Lansing, Michigan in consideration of the finding and order of the Lansing Demolition Hearing Board Officer regarding the structure at 2500 W JOLLY to give the owner, or the owner's agent, the opportunity to appear and show cause why the building should not be demolished or otherwise made safe; and to approve, disapprove, or modify the order of the hearing officer to demolish or make safe the subject structure.

BE IT FINALLY RESOLVED that the Lansing City Council requests that the Manager of Code Compliance notify the owner of said property of the opportunity to appear and present testimony at the hearing, as required by law.

**CITY OF LANSING - DEMOLITION BOARD
REPORT FOR CITY COUNCIL
CASE OVERVIEW SHEET**

ADDRESS:	2500 W. Jolly Road
PARCEL NUMBER:	33-01-01-31-476-211

LISTED TAXPAYER:	Maurice Randall
INTERESTED PARTIES:	Maurice Randall
SEV INFORMATION:	\$29,100.00
LAND VALUE:	\$15,519.00
BUILDING VALUE:	\$42,621.00
LOT SIZE:	100 x 175

LEGAL DESCRIPTION:	S 175 FT LOT 71 ECO FARMS
---------------------------	---------------------------

ORDER OF DEMOLITION BOARD

DEMOLITION BOARD MEETING DATE:	8/23/2018
ORDER:	60 Days make safe or demolish
REASON/CONDITIONS:	unsafe
HEARING OFFICER:	David Muylle

CURRENT CITY COUNCIL ACTIVITY

REQUEST FOR SHOW CAUSE SENT:	
SHOW CAUSE HEARING DATE:	
PUBLIC SAFETY COMMITTEE WILL REVIEW:	

SHOW CAUSE HEARING DATE:	
DEMOLITION CASE FILE #:	

HOUSING CODE VIOLATION LTR:	
ORIGINAL RED TAG DATE:	
ZONING:	
ESTIMATE OF REPAIRS:	
PICTURES:	
OTHER:	

CURRENT PERMIT ACTIVITY

BUILDING:	Required, not yet pulled
ELECTRICAL:	Required, not yet pulled
MECHANICAL:	Required, not yet pulled
PLUMBING:	Required, not yet pulled
DEMOLITION:	na

2500 W. JOLLY RD.

- Original Red Tag Date

- 12/05/2017

- Submitted Into Make Safe Or Demolish Process

- 06/29/2018

- Property Vacant/Repairs Exceed Building SEV

- Property vacant more than 180 days
 - Repairs exceed building SEV

- Title Information

- Maurice Randall

2500 W. JOLLY RD.

Property Value Information

- SEV

- \$29,100.00 *(as of 11/16/2018)*

- Structure

- \$42,621.00 *(as of 11/16/2018)*

- Land

- \$15,519.00 *(as of 11/16/2018)*

- Estimate of Repairs

- \$79,000.00

2500 W. JOLLY RD.

Housing Code Correction Letters

- Code Compliance Inspection Date

- 12/05/2017

- Code Compliance Letter Written

- 12/05/2017

- Code Compliance Due Date

- 1/04/2018

2500 W. JOLLY RD.

Demolition Board Actions

- Demolition Board Show Cause Hearings
 - 8/23/2018
- Order by Demolition Board
 - MS or D by 10/23/2018
- Request Sent To City Council for Show Cause Hearing
 - 11/02/2018

2500 W. JOLLY RD.

City Council Actions

- Show Cause Hearing Held
- Public Safety Committee Meeting
- Resolution passed by City Council
- Extension Requested By Owner

2500 W JOLLY RD.

General Comments

- None of the required permits have been pulled as of 11/16/2018.

RECOMMENDATIONS

● FOR NEW CASES:

- Recommend time frame for MS or D. This requires a resolution be passed by City Council –
 - 60 days for regular demolitions
 - 30 days for fire-damaged demolitions
- Table case – Stays at PS Committee level for future review.

● FOR EXTENSION REQUESTS:

- Grant extension if requested. Requires new resolution be passed by City Council.
- Deny extension requested. Case will proceed in demo process and be sent out to bid for demolition.

● FOR TABLED CASES:

- Recommend time frame for MS or D. This requires a resolution be passed by City Council –
 - 60 days for regular demolitions
 - 30 days for fire-damaged demolitions
- Return case to table – Stays at PS Committee level for future review.



Mayor Virg Bernero

Lansing Fire Department

Fire Marshal's Office

Code Enforcement Section

316 N. Capitol, Ste C-1, Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

Notice Printed: 12/05/2017

Unsafe and Dangerous Correction Notice

Inspection Type: Safety
Inspection Date: 12/05/2017
Compliance Due Date: 01/04/2018

RANDALL MARUICE
4556 OLD LANSING RD
LANSING, MI 48917

Warning: *Failure to comply with the requirements of this notice may result in the issuance of a Municipal Civil Infraction Violation Ticket. (Fines: \$500 per day for each violation)*

Violation Location: 2500 W JOLLY RD
Parcel No: 33-01-01-31-476-211

The above referenced address was found to have certain violations of the Lansing Housing and Premises Code, Chapter 108 of the Code of Ordinances. **The violations are listed below and must be corrected by the compliance due date.**

04 December 2017: Dwelling was found to be open & accessible. A partial inspection was conducted by Code Enforcement Officers G Scrimger & M Johnson. A full & complete inspection is required. All code violations are to be corrected, trades work permitted/inspected/approved by the City of Lansing Building Safety Office & a final inspection by the Code Enforcement Office before occupancy can occur.

NOTE: Some listed corrections may require mechanical, plumbing, electrical, demolition or building permits from The Building Safety Office. You can call (517-483-4355) to determine if State Law requires a permit for your particular repair / correction.

The following are the housing code violations noted:

AREA: Exterior

Sec 302.7 Deteriorated fencing around the exterior of the property.

Sec 304.15 Damaged/boarded doors on the dwelling & the garage.

Sec 304.7 Gutters full of debris.

Sec 304.7 Deteriorated roof sheathing & roof covering.

Section 304.6 Missing/unsecure siding on the dwelling.

Section 304.13 Some windows don't operate as designed.

AREA: Garage

Unable to inspect the interior of the garage due to being secure.

Sec 305.3 Deteriorated rear wall on the garage.

Sec 304.15 Damaged service & overhead doors at the garage.

Sec 605.1 Electrical wiring from the dwelling to & in the garage without the benefit of an electrical permit, a licenced electrical contractor to conduct the work, & final inspection/approval from the City of Lansing Building Safety Office.

Section 304.6 Deteriorated/missing siding at the garage.

AREA: Interior

Sec 704.2 Lack of a minimum 5 year battery operated smoke detector in the basement, in the bedrooms & on the first floor outside the bedrooms.

Sec 308.1 Accumulation of trash - debris - combustibles - feces - soiled clothing - deteriorated furniture - deteriorated appliances throughout the dwelling.

SEC 305 Animal feces in the dwelling.

Sec 305.3 Floor covering soiled - deteriorated - damaged.

SEC 305.3 Uncleanliness - Decay of surfaces within a dwelling that is likely to cause sickness or disease and render air, food or drink unwholesome or detrimental to the health of humans. All floors, walls, ceilings windows, doors, cabinets, countertops, plumbing fixtures and appliances must be cleaned and maintained in a sanitary condition.

SEC 305.3 Damaged drywall throughout the dwelling.

SEC 305.3 Peeling paint throughout the dwelling.

SEC 305.1 Mold throughout the dwelling.

Sec 108.1.3 Lack of required utilities to the dwelling. The gas / electric / water service is turned off. The dwelling lacks sanitary / heating facilities.

SEC 305 Carpet is loose / torn / deteriorated and worn-out.

SEC 302.2 Basement has six feet of water in the basement. Unable to access the basement due to the water.

Sec 504.3 Water heater: (Unable to access basement due to water) Have a licensed qualified contractor that is registered with the City of Lansing ensure safe and proper operation. Submit results in writing to the Code Compliance Office.

Sec 504.1 Plumbing system has been altered/installed throughout the dwelling without the benefit of a plumbing permit, a licensed plumbing contractor to conduct the work, & final inspection/approval from the City of Lansing Building Safety Office.

Sec 603.1 Dwelling lacks furnace. A furnace installation requires a mechanical permit, a licensed mechanical contractor to conduct the work, & final inspection/approval from the City of Lansing Building Safety Office.

Sec 603.1 Rusted/deteriorated heat ducts & registers throughout the dwelling.

Sec 605.1 Electrical system has been altered without the benefit of an electrical permit, a licensed electrical contractor to conduct the work, & final inspection/approval from the City of Lansing Building Safety Office.

This dwelling has been declared an UNSAFE STRUCTURE as defined in section 108 of the Lansing Housing and Premises Code. Signs have been posted at each entrance that read - DO NOT ENTER, UNSAFE TO OCCUPY. It is a misdemeanor to occupy this building, or to remove or deface this notice. Said dwelling shall remain vacant until this office has conducted a complete inspection and approved all corrections.

Failure to comply by the compliance due date may result in the issuance of a Municipal Civil Infraction. Violation with **Fines: \$500 per day for each violation.**

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

If you have any questions or concerns about complying within the time indicated, you may contact at (517) 483 7620 Monday through Friday between the hours of **8-9** - AM or **12-1** - PM.

Officer: Greg Scrimger greg.scrimger@lansingmi.gov

This does not guarantee discovery or reporting of all code violations or property defects, manifest or latent, which exist at the property inspected. The City of Lansing, its officers and employees, shall not be liable for any injury or damage, including incidental or consequential damages, claimed to be a result of any failure to discover or report code violations or property defects.

As specified by section 107- Notices and Orders - a copy of this violation was sent to:

Taxpayer of Record: RANDALL MARUICE, 4556 OLD LANSING RD, LANSING, MI 48917







2500 W JOLLY ROAD









BY THE COMMITTEE ON PUBLIC SAFETY
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the Lansing Code Compliance Officer has declared a certain structure at 2500 W JOLLY, Parcel # 33-01-01-31-476-211 and Legal Description: S 175 FT LOT 71 ECO FARMS, to be an unsafe and dangerous building and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, the Code Compliance Officer red tagged the said structure on 12/04/2017 and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, on 8/23/2018, the Lansing Demolition Board held a special meeting to consider and make a recommendation on whether to declare the structure a dangerous building, as defined in the Housing Law of Michigan (MCLA 125.539) and the Lansing Housing and Premises Code (1460.09) to order the property owner to make safe or demolish the structure; and

WHEREAS, the Code Compliance Office has determined that compliance with the order of the Lansing Demolition Hearing Board officer has not occurred; and

WHEREAS, the Housing Law of Michigan and the Housing and Premises Code require that a hearing be conducted to give the property owner an opportunity to show cause why a dangerous structure should not be demolished or otherwise made safe;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council hereby schedules a show cause hearing for Monday, January 14, 2019 at 7:00 p.m. in the Lansing City Council Chambers, 10th Floor City Hall, 124 W. Michigan, Lansing, Michigan in consideration of the finding and order of the Lansing Demolition Hearing Board Officer regarding the structure at 2500 W JOLLY to give the owner, or the owner's agent, the opportunity to appear and show cause why the building should not be demolished or otherwise made safe; and to approve, disapprove, or modify the order of the hearing officer to demolish or make safe the subject structure.

BE IT FINALLY RESOLVED that the Lansing City Council requests that the Manager of Code Compliance notify the owner of said property of the opportunity to appear and present testimony at the hearing, as required by law.

**CITY OF LANSING - DEMOLITION BOARD
REPORT FOR CITY COUNCIL
CASE OVERVIEW SHEET**

ADDRESS:	1414 Ballard Street
PARCEL NUMBER:	33-01-01-10-157-001

SHOW CAUSE HEARING DATE:	
DEMOLITION CASE FILE #:	2018-D005

LISTED TAXPAYER:	Brockway, Douglas
INTERESTED PARTIES:	RAL Realty
SEV INFORMATION:	\$20,000.00
LAND VALUE:	\$4,361.00
BUILDING VALUE:	\$35,625.00
LOT SIZE:	34 x 66

HOUSING CODE VIOLATION LTR:	7/12/2018
ORIGINAL RED TAG DATE:	7/12/2018
ZONING:	C Residential
ESTIMATE OF REPAIRS:	\$72,000.00
PICTURES:	yes
OTHER:	

LEGAL DESCRIPTION:	N 34 FT OF W 4 R LOT 17 BLOCK 2 HANDY HOME ADD
---------------------------	---

ORDER OF DEMOLITION BOARD

DEMOLITION BOARD MEETING DATE:	8/23/2018
ORDER:	60 days make safe or demolish
REASON/CONDITIONS:	unsafe
HEARING OFFICER:	David Muylle

CURRENT CITY COUNCIL ACTIVITY

REQUEST FOR SHOW CAUSE SENT:	
SHOW CAUSE HEARING DATE:	
PUBLIC SAFETY COMMITTEE WILL REVIEW:	

CURRENT PERMIT ACTIVITY

BUILDING:	Required, not yet pulled
ELECTRICAL:	Required, not yet pulled
MECHANICAL:	Required, not yet pulled
PLUMBING:	Required, not yet pulled
DEMOLITION:	na

1414 BALLARD STREET

- Original Red Tag Date

- 7/12/2018

- Submitted Into Make Safe Or Demolish Process

- 7/13/2018

- Property Vacant/Repairs Exceed Building SEV

- Property vacant more than 180 days
- Repairs exceed building SEV

- Title Information

- Douglas J. Brockway
- RAL Realty

1414 BALLARD STREET

Property Value Information

- SEV

- \$20,000.00 (as of 11/16/2018)

- Structure

- \$35,625 (*as of 11/16/2018*)

- Land

- \$4,361.00 (*as of 11/16/2018*)

- Estimate of Repairs

- \$72,000.00

1414 BALLARD ST.

Housing Code Correction Letters

- Code Compliance Inspection Date

- 7/12/2018

- Code Compliance Letter Written

- 7/12/2018

- Code Compliance Due Date

- 8/11/2018

1414 BALLARD ST.

Demolition Board Actions

- Demolition Board Show Cause Hearings

- 8/23/2018

- Order by Demolition Board

- MS or D by 10/23/2018

- Request Sent To City Council for Show Cause Hearing

- 11/02/2018

1414 BALLARD ST.

City Council Actions

- Show Cause Hearing Held
- Public Safety Committee Meeting
- Resolution passed by City Council
- Extension Requested By Owner

1424 Pontiac St.

General Comments

- None of the required permits have been pulled as of 11/16/2018.

RECOMMENDATIONS

● FOR NEW CASES:

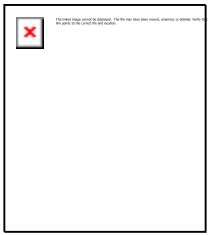
- Recommend time frame for MS or D. This requires a resolution be passed by City Council –
 - 60 days for regular demolitions
 - 30 days for fire-damaged demolitions
- Table case – Stays at PS Committee level for future review.

● FOR EXTENSION REQUESTS:

- Grant extension if requested. Requires new resolution be passed by City Council.
- Deny extension requested. Case will proceed in demo process and be sent out to bid for demolition.

● FOR TABLED CASES:

- Recommend time frame for MS or D. This requires a resolution be passed by City Council –
 - 60 days for regular demolitions
 - 30 days for fire-damaged demolitions
- Return case to table – Stays at PS Committee level for future review.



Economic Development & Planning Code Enforcement Office

316 N. Capitol, Ste C-1, Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

Notice Printed: 07/12/2018

Unsafe and Dangerous Correction Notice

Occupant
1414 BALLARD ST
LANSING, MI 48906

Inspection Type: Safety
Inspection Date: 07/12/2018
Compliance Due Date: 08/11/2018

Warning:

Failure to comply with the requirements of this notice may result in the issuance of a Municipal Civil Infraction Violation Ticket. (Fines: \$500 per day for each violation)

Violation Location:	1414 BALLARD ST
Parcel No:	33-01-01-10-157-001

The above referenced address was found to have certain violations of the Lansing Housing and Premises Code, Chapter 108 of the Code of Ordinances. **The violations are listed below and must be corrected by the compliance due date.**

Sec 308.1 Accumulation of trash - debris - combustibles - feces - soiled clothing - deteriorated furniture - deteriorated appliances throughout the dwelling - in basement - in garage - in yard

SEC 305.3 Drywall is damaged/missing throughout the dwelling.

Sec 305.3 Floor covering soiled - deteriorated - damaged.

Sec 108.1.3 Lack of required utilities to the dwelling. The gas / electric / water service is turned off. The dwelling lacks sanitary / heating facilities.

SEC 305.3 Uncleanliness - Decay of surfaces within a dwelling that is likely to cause sickness or disease and render air, food or drink unwholesome or detrimental to the health of humans. All floors, walls, ceilings windows, doors, cabinets, countertops, plumbing fixtures and appliances must be cleaned and maintained in a sanitary condition.

Sec 604.3 Globes missing on light fixtures.

Section 304.13.1 Window glass is broken and/or missing.

Section 304.13.2 Window sash is deteriorated - damaged - missing - loose.

Section 304.13 Windows and/or trim around the windows are deteriorated and need to be repaired or replaced.

Sec 604.3 Wiring is exposed - unprotected faulty and unsafe.

Sec 604.3 Light fixtures are inoperable.

Sec 305 Vanity/kitchen cabinet is deteriorated/damaged and/or loose from the wall. Kitchen cabinet has deteriorated, damaged and/or missing drawers or doors.

Sec 506.1 Waste pipe is leaking in kitchen.

SEC 305.3 Peeling, chipping, flaking, or abraded paint on interior surfaces of a structure must be properly removed or covered.

Sec 305.3 Ceiling covering is missing in kitchen.

Sec 304.15 All windows and exterior doors, including storm windows and doors, shall be weather-tight and in good repair. During the months of May through October, every opening directly from a dwelling unit to outdoor space shall have supplied screens and self-closing device, and every window or door with openings to outdoor space, used or could be used for ventilation, shall likewise be supplied with screens. All screen doors and screens shall be in good repair.

This property was found open and accessible, and presumed to be unoccupied. A partial Safety Inspection was performed on this Dwelling. Due to the lack of utilities and sanitation issues, I was unable to perform a complete inspection. All trades work is to be permitted, work conducted by the required trades contractors & inspected/approved by the City of Lansing Building Safety Office. Once the above work is completed, a full inspection is required to be conducted & approved by this office before occupancy can occur.

AREA: Basement

Sec 307.1 Lack of guardrail at the open side of stairs.

Sec 504.3 Water heater has set unused for an extended period. Have a licensed qualified contractor that is registered with the City of Lansing ensure safe and proper operation. Submit results in writing to the Code Compliance Office.

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

AREA: Exterior

Sec 304.9 Porch awning has collapsed. remove completely or repair with the benefit of a permit. Contact building safety at 483 4355 for inspection and approval. Bring porch to code.

Section 304.15 Paint or protective coating is missing and deteriorated at siding and/or trim on house.

Sec 307.1 Handrail is missing at front and side porch.

Section 304.6 Siding - trim is deteriorated - damaged - missing.

Sec 304.2 Soffit and/or the fascia is deteriorated.

Sec 702.1 Lack of a safe, continuous and unobstructed path of travel from any point in a structure to the public way.

Sec 704.2 Lack of operational smoke detector at ceiling or walls outside each separate sleeping area, in each room used for sleeping purposes, on each story, including basement and cellars. Note: All required smoke detectors shall have a minimum 5 year battery or be hardwired.

NOTE: Some listed corrections may require mechanical, plumbing, electrical, demolition or building permits from The Building Safety Office. You can call (517-483-4355) to determine if State Law requires a permit for your particular repair / correction.

AREA: First Floor

Sec 304.10 Steps are deteriorated - damaged - unstable - tipped and are not level.

INSPECTOR COMMENTS: *Steps are separating from stringers.*

AREA: Second Floor

Sec 305.2 Bathroom wall is collapsing.

Sec 604.3 Wiring is exposed in North bedroom.

This dwelling has been declared an UNSAFE STRUCTURE as defined in section 108 of the Lansing Housing and Premises Code. Signs have been posted at each entrance that read - DO NOT ENTER, UNSAFE TO OCCUPY. It is a misdemeanor to occupy this building, or to remove or deface this notice. Said dwelling shall remain vacant until this office has conducted a complete inspection and approved all corrections.

Failure to comply by the compliance due date may result in the issuance of a Municipal Civil Infraction. Violation with **Fines: \$500 per day for each violation.**

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

If you have any questions or concerns about complying within the time indicated, you may contact at (517) 702 4750 Monday through Friday between the hours of **8-9 - AM** or **12-1 - PM**.

Officer: Zachary Driver Zachary.Driver@lansingmi.gov

This does not guarantee discovery or reporting of all code violations or property defects, manifest or latent, which exist at the property inspected. The City of Lansing, its officers and employees, shall not be liable for any injury or damage, including incidental or consequential damages, claimed to be a result of any failure to discover or report code violations or property defects.

As specified by section 107- Notices and Orders - a copy of this violation was sent to:

Taxpayer of Record: BROCKWAY DOUGLAS J, 920 MIDDLE ST, LANSING, MI 48915- 102

1414 BALLARD STREET









1414 Ballard Street







BY THE COMMITTEE ON PUBLIC SAFETY
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the Lansing Code Compliance Officer has declared a certain structure at 1414 BALLARD ST., Parcel # 33-01-01-10-157-001 and Legal Description: N 34 FT OF W 4 R LOT 17 BLOCK 2 HANDY HOME ADD to be an unsafe and dangerous building and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, the Code Compliance Officer red tagged the said structure on 7/12/2018 and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, on 8/23/2018, the Lansing Demolition Board held a special meeting to consider and make a recommendation on whether to declare the structure a dangerous building, as defined in the Housing Law of Michigan (MCLA 125.539) and the Lansing Housing and Premises Code (1460.09) to order the property owner to make safe or demolish the structure; and

WHEREAS, the Code Compliance Office has determined that compliance with the order of the Lansing Demolition Hearing Board officer has not occurred; and

WHEREAS, the Housing Law of Michigan and the Housing and Premises Code require that a hearing be conducted to give the property owner an opportunity to show cause why a dangerous structure should not be demolished or otherwise made safe;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council hereby schedules a show cause hearing for Monday, January 14, 2019 at 7:00 p.m. in the Lansing City Council Chambers, 10th Floor City Hall, 124 W. Michigan, Lansing, Michigan in consideration of the finding and order of the Lansing Demolition Hearing Board Officer regarding the structure at 1414 BALLARD ST. to give the owner, or the owner's agent, the opportunity to appear and show cause why the building should not be demolished or otherwise made safe; and to approve, disapprove, or modify the order of the hearing officer to demolish or make safe the subject structure.

BE IT FINALLY RESOLVED that the Lansing City Council requests that the Manager of Code Compliance notify the owner of said property of the opportunity to appear and present testimony at the hearing, as required by law.

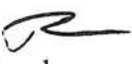
**Department of Economic
Development and Planning**
Brian McGrain, Director



Director's Office
316 N. Capitol Avenue, Suite D-1
Lansing, Michigan 48933
PH: 517.483.4060 – FAX: 517.483.6036
www.lansingmi.gov

MEMORANDUM

TO: Mayor Andy Schor

FROM: Brian McGrain, Director 
Department of Economic Development & Planning

DATE: November 9, 2018

SUBJECT: Adoption of 2015 IPMC Ordinance

Attached is a memo from Scott Sanford, Interim Code Compliance Manager, regarding adoption of the 2015 IPMC Ordinance and the reasons for why it must be adopted.

I concur with Mr. Sanford's evaluation of this situation and ask that the Ordinance be forwarded to City Council for adoption.

Please let me know if you have any questions.

Attachment

**Department of Economic
Development and Planning**
Brian McGrain, Director



Andy Schor, Mayor

Code Enforcement Office
Scott Sanford, Manager
316 N. Capitol Avenue, Suite C-1
Lansing, Michigan 48933
PH: 517.483.4361 – FAX: 517.377.0100

DATE: September 5, 2018
TO: Brian McGrain, Director
FROM: Scott Sanford, Lead Housing Manager
Code Enforcement
SUBJECT: Adoption of the 2015 IPMC

Please accept this memo as a request to forward to the Mayor's Office for forwarding to the City Council for the adoption of the 2015 International Property Maintenance Code (IPMC) to use as the new Housing Code Ordinance for Code Enforcement.

The City of Lansing is currently using the 2009 IPMC. Our adoption of this code was done to allow the Ordinances used in Code Enforcement to be in line with the State Codes adopted by the Building Department to avoid conflicts in our inspections and to be up to date on the references in use by the State.

The current code was adopted in 2011 and has not been updated since. In February of 2016 the Building Department adopted the 2015 Residential Building Code. So our code is now 2 cycles behind the code that the Building Safety Office is currently using.

Respectfully,

Scott Sanford
Manager
Code Enforcement

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF LANSING, MICHIGAN, TO AMEND CHAPTER 1460, SECTIONS 1460.01 AND 1460.02 OF THE LANSING CODIFIED ORDINANCES TO ADOPT THE 2015 INTERNATIONAL PROPERTY MAINTENANCE CODE WITH CERTAIN ADDITIONS, DELETIONS, AND ALTERATIONS.

THE CITY OF LANSING ORDAINS:

Section 1. That Section 1460.01 of the Codified Ordinances of the City of Lansing, Michigan, is hereby amended as follows:

1460.01. PROPERTY MAINTENANCE CODE

For the purpose of regulating and governing the conditions and maintenance of all premises and any structures thereon; providing standards for supplied utilities and facilities, other physical aspects of structures, and conditions essential to ensure that structures are safe, sanitary, and fit for occupation and use; and providing a mechanism for condemnation of structures unfit for occupancy and use and the demolition of such structures, the ~~2009~~2015 International Property Maintenance Code ("IPMC") is hereby adopted as if fully set forth herein, with the following additions, deletions, and alterations:

(a) When used in the IPMC:

(1) "[Name of jurisdiction]" and "the jurisdiction" are replaced with "Lansing" or "the City."

(2) "International Building Code" is replaced with "the Building Code, as adopted in Chapter 1420 of the Lansing Codified Ordinances."

- 1 (3) "International Mechanical Code" is replaced with "the Mechanical Code, as adopted in
2 Chapter 1426 of the Lansing Codified Ordinances."
- 3 (4) "ICC Electrical Code" is replaced with "the Electrical Code, as adopted in Chapter
4 1424 of the Lansing Codified Ordinances."
- 5 (5) "International Zoning Code" is replaced with "the Zoning Code, Title Six of Part
6 Twelve of the Lansing Codified Ordinances."
- 7 (6) "International Fire Code" is replaced with "the Fire Code, as adopted in Chapter 1610
8 of the Lansing Codified Ordinances."
- 9 (7) "International Plumbing Code" is replaced with "the Plumbing Code, as adopted in
10 Chapter 1422 of the Lansing Codified Ordinances."
- 11 (8) "Department of Property Maintenance Inspection" and "Department" are replaced with
12 "Office of Code Compliance."
- 13 (9) "Legal representative of the jurisdiction," "legal officer of the jurisdiction," and "legal
14 counsel of the jurisdiction" are replaced with "City Attorney."
- 15 (10) "Appointing authority" AND "CHIEF APPOINTING AUTHORITY" ~~is~~ARE
16 replaced with "Mayor."
- 17 (11) "Appeals Board" is replaced with "Building Board of Appeals."
- 18 (b) The following language is added to Section 102.6 after the word "designated": By the Federal,
19 State, or local government.
- 20 (c) Section 103.2 is deleted.

1 (d) The text of Section 103.3 is replaced with the following: The Code Official has the authority
2 to appoint Code Compliance Officers and to delegate to any of them any of his or her duties
3 or functions under this Code.

4 (e) The text of Section 103.5 is replaced with the following: The fees for services performed by
5 the Office of Code Compliance under this Code shall be established by Council Resolution.

6 (f) The following language is added to the end of Section 104.1: The Office of Code Compliance
7 is responsible for enforcing this Code and acts as the Local Health Department under Part 24
8 of the Public Health Code, PA 368 of 1978. The Office of Code Compliance may also enforce
9 any provision of the Housing Law of Michigan, PA 167 of 1917.

10 (g) The following language is added to the end of Section 106.1: Unless otherwise provided, a
11 property's owner is responsible for violations of this Code occurring on the property, even
12 where this Code imposes an additional duty on the occupant or where the owner has imposed
13 responsibility on the occupant by agreement.

14 (h) The text of Section 106.3 is replaced with the following: The Code Official and all Code
15 Compliance Officers are hereby designated as authorized City Officials for the purpose of
16 issuing municipal civil infraction notices directing alleged violators to appear at the City of
17 Lansing Municipal Ordinance Violations Bureau or a local court of competent jurisdiction.
18 Unless otherwise provided in this Code or by State law, any person in violation of any
19 provision of this Code is responsible for a municipal civil infraction and subject to a \$500.00
20 fine and all other penalties and remedies allowed by law. Any person in violation of Section
21 108.4.1 or Section 108.5 is responsible for a misdemeanor and subject to the penalties provided
22 in Section 202.99(b) of the Lansing Codified Ordinances and all other penalties and remedies

1 allowed by law. If a violation of this Code is not corrected as required by the notice of violation
2 given pursuant to Section 107, the Code Official may institute the appropriate proceeding at
3 law or in equity to restrain, correct, or abate such violation; or to require the removal or
4 termination of any unlawful occupancy of the structure. With the exception of the 30 days
5 within which a vacant structure must be closed pursuant to Section 108.2, the Code Official
6 has the authority to grant an extension of the time specified in the notice of violation, upon
7 request by the person responsible for the violation, provided that the person agrees to correct
8 the violation within the extended time period to be granted and the Code Official determines
9 that a condition dangerous to life or property will not be created or perpetuated by granting
10 such extension. No such extension of time for the correction of a violation will extend the time
11 for filing an appeal.

12 (i) Section 106.6 is added, to read as follows: Violations of Section 302.4 and violations of Section
13 308 are hereby declared to be nuisances and may be abated by the City if not corrected within
14 the time provided in the notice given pursuant to Section 107. Any expense incurred in abating
15 a nuisance pursuant to this section, including an administrative service fee, shall be paid by the
16 owner or party in interest whose name appears on the City's real property tax assessment
17 records. The owner or party in interest whose name appears on the City's real property tax
18 assessment records shall be notified of the amount owed by first class mail at the address shown
19 on the City's real property tax assessment records. After 30 days, any unpaid amount shall be
20 reported to the City Assessor for placement on the next tax roll of the City and imposition of a
21 lien against the property on which the nuisance was located, as permitted by State law.

22 (j) When used in Section 107.1, "person" is replaced with "~~persons~~PERSON(S)."

1 (k) In Section 107.2:

2 (1) The following language is added to the end of number 4: For violations of Section
3 302.4, the notice shall require correction within 7 days.

4 (2) The text of number 6 is replaced with the following: Inform the property owner that,
5 when permitted by law, a lien may be imposed upon the property.

6 (l) The following language is added to the end of Section 108.1.1: Any structure that is a
7 "dangerous building" as defined in the Housing Law of Michigan, PA 167 of 1917, is also an
8 unsafe structure.

9 (m) The text of Section 108.5 is replaced with the following: Any structure condemned and
10 placarded by the Code Official shall be vacated. No person shall occupy any such structure or
11 allow any domestic animal to occupy any such structure. No person shall operate equipment
12 condemned and placarded by the Code Official. Repairs required by a correction order may be
13 made during the hours of 8 am and 5 pm on Mondays through Fridays or at other times for
14 which the Code Compliance Office has granted permission. The Code Compliance Office shall
15 grant permission for repairs to be made at other reasonable times set by Department policy if
16 the person seeking permission has obtained all permits necessary for the work to be done and
17 provides documentation indicating that the work cannot be performed between 8 am and 5 pm
18 on Mondays through Fridays.

19 (n) Section 108.8 is added, to read as follows: The owner of any structure placarded FOR MORE
20 THAN 90 DAYS pursuant to Section 108.4 is responsible for paying a monthly, non-
21 refundable administrative fee while the placard remains on the structure. The administrative
22 fee shall be established by Council resolution in an amount sufficient to defray the cost incurred

1 by the City to monitor the structure for the purpose of preventing public safety hazards. The
2 owner or party in interest whose name appears on the City's real property tax assessment
3 records shall be notified of the amount owed by first class mail at the address shown on the
4 City's real property tax assessment records. After 30 days, any unpaid amount shall be reported
5 to the City Assessor for placement on the next tax roll of the City and imposition of a lien
6 against the property, as permitted by State law.

7 (o) Section 108.9 is added, to read as follows: The Code Official may request permission to inspect
8 any structure intended to be used as a dwelling when that structure has remained vacant for
9 180 days. If permission to inspect is denied, the Code Official may seek a warrant from a court
10 of competent jurisdiction.

11 (p) Section 110 is deleted. In its place, MCL 125.538-125.542, with the exception of MCL
12 125.541c, from Article VII of the Housing Law of Michigan, PA 167 of 1917, are hereby
13 adopted by reference. Pursuant to MCL 125.534(6), regardless of whether or not the cost of
14 repair of a structure exceeds its state equalized value, the Code Official may bring a court
15 action to remove or rehabilitate it if (1) it is an unsafe structure pursuant to Section 108.1.1,
16 (2) it remains vacant or boarded, and (3) a significant attempt has not been made to rehabilitate
17 it for a period of 24 consecutive months.

18 (q) Section 111.1 is replaced with the following: Appeal of a decision that a structure is a
19 dangerous building pursuant to MCL 125.542 shall follow the procedures described in the
20 Housing Law of Michigan, PA 167 of 1917, and adopted in subsection (p). Any person directly
21 affected by any other decision of the Code Official or notice or order issued under this Code
22 may appeal to the Building Board of Appeals. The Code Official shall be an ex-officio member

1 of the Building Board of Appeals when it hears appeals brought under this Code, but the Code
2 Official shall have no vote on any matter before the Board. Written application for an appeal
3 must be filed within 20 days of service of the decision, notice, or order being appealed. An
4 application for appeal must be based on a claim that the true intent of this Code or the rules
5 legally adopted thereunder have been incorrectly interpreted, the provisions of this Code do
6 not apply, or the purposes of this Code's requirements are adequately fulfilled by other means.

7 (r) Sections 111.2-~~111.7~~111.8 are deleted.

8 (s) The following definitions replaces those provided in Section 202:

9 *PERSON*. ANY LEGAL ENTITY.

10 (t) The definitions of "inoperable motor vehicle" and "operator" are deleted.

11 (u) The following definitions are added to Section 202:

12 a. *Absentee landlord*. Any owner of rental property whose principal residence is located
13 more than forty miles from the corporate limits of the City.

14 b. *Code Compliance Officer*. Any duly authorized representative of the Code Official.

15 c. *Dwelling*. Any "dwelling," as defined in the Housing Law of Michigan, PA 167 of
16 1917.

17 d. *Leasehold*. Any "leasehold" as defined in the Housing Law of Michigan, PA 167 of
18 1917.

19 e. *Motor vehicle*. Any "motor vehicle" as defined in the Michigan Vehicle Code, PA 300
20 of 1949.

1 f. *Rental property.* Any premises, dwelling, dwelling unit, or rooming unit which is not
2 occupied on a daily basis by the owner(s), and which is offered to let, to hire, or to
3 assign for a period of more than 30 days to any person(s) for any or no consideration.

4 (v) The following language is added to the end of Section ~~302.4~~302.1: No mattresses or indoor
5 furniture shall be kept on exterior property or premises.

6 (w) The first paragraph of Section 302.4 is replaced with the following: All premises shall be
7 maintained free of weeds and of grass eight inches or more in height.

8 (x) The text of Section 302.8 is replaced with the following: No motor vehicle that is inoperative,
9 stripped, dismantled, or in a state of major disassembly or disrepair may be kept on any exterior
10 premises. Motor vehicles may be removed from private property in accordance with the towing
11 regulations established by the State as the "special anti-theft laws" sections of Division II of
12 the Michigan Vehicle Code, MCL 257.252—MCL 257.254.

13 (y) When used in Section 304.14, "during the period from [date] to [date]" is replaced with
14 "between May and October."

15 (z) In Sections 602.3 and 602.4, "during the period from [date] to [date]" is deleted.

16 (aa) Section 404.5 is deleted.

17
18 Section 2. That Section 1460.02 of the Lansing Code of Ordinances of the City of Lansing
19 Michigan, is hereby amended as follows:

20 **1460.02. - COPY OF ~~2009~~2015 International Property Maintenance Code for Public**
21 **Inspection.**

1 A copy of the ~~2009~~2015 International Property Maintenance Code is available for public
2 inspection in the City Clerk's Office.

3
4 Section 3. All ordinances, resolutions or rules, parts of ordinances, resolutions or rules
5 inconsistent with the provisions hereof are hereby repealed.

6 Section 4. Should any Section, clause or phrase of this ordinance be declared to be invalid,
7 the same shall not affect the validity of the ordinance as a whole, or any part thereof other than the
8 part so declared to be invalid.

9 Section 5. This ordinance shall take effect on the 30th day after enactment, unless given
10 immediate effect by City Council, and shall expire on December 31, 2027.

11
12 APPROVED BY THE ORDINANCE REVIEW COMMITTEE
13 OF THE OFFICE OF THE CITY ATTORNEY

INTRODUCTION OF ORDINANCE

Council Member Wood introduced:

An ordinance of the City of Lansing, Michigan, for the purpose of an amendment to Chapter 1460, Sections 1460.01 and 1460.02 of the Lansing Codified Ordinances to adopt the 2015 International Property Maintenance Code with certain additions, deletions, and alterations.

The Ordinance is referred to the Committee on Public Safety

RESOLUTION SETTING PUBLIC HEARING BY CITY COUNCIL

Resolved by the City Council of the City of Lansing that a public hearing be set for Monday, January 14, 2019, at 7 p.m. in City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of considering an amendment to Chapter 1460, Sections 1460.01 and 1460.02 of the Lansing Codified Ordinances to adopt the 2015 International Property Maintenance Code with certain additions, deletions, and alterations.

Interested Persons are invited to attend this Public Hearing

Intentionally Left Blank



Intentionally Left Blank



0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100



