

Residential Guide to Property Maintenance



Mt. Pleasant
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Consistency Leads to a Desirable Community

The City of Mt. Pleasant is dedicated to the health, safety and preservation of its neighborhoods and business districts. With the adoption of the International Property Maintenance Code (IPMC), exteriors of residential, rental and commercial properties are subject to the same standards and enforcement guidelines. This consistency leads to a desirable community with increasing property values.

See diagram on reverse side, for exterior property standard examples.

Benefits of the IPMC

- Compatible with the International Code Council (ICC), Michigan Building Code, and Michigan Residential Codes, which can foster economic development.
- Code Official's role is well defined.
- Expectations of property owners and building occupants are clear.

Education/Enforcement Process

If a property has an exterior maintenance issue, city staff will contact the resident and/or owner directly. The following steps will then be followed to remedy the issue.

1. Educate residents on property standards.
2. Offer suggestions on how to fix the issue.
3. Refer residents to available grant programs.
4. After these options have been exhausted, a citation may be written.
5. Appeals are heard and ruled upon by the Building, Fire, and Sanitation Sewer Board.
6. Appeals of board decisions go to the Isabella County Court.

Contact Us:

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www.mt-pleasant.org/IPMC



- 1 Trees**
Trees must be well maintained and disease-free.

2 Fencing
All fences must be upright, in good condition, and meet specified height requirements.

3 Windows
Must be operable, weather tight, and free of cracks.

4 Gutters and Drainage
Gutters must be clear of debris and in proper working order. Storm water and sump pump drainage shall not pond in any open area.

5 Roofing
Roofs shall be in good repair, have adequate drainage, and not show signs of deterioration.

6 Paint/Siding
Exterior paint and siding must be intact and in good repair.
- 7 Accessory Structures**
Detached garages, outdoor sheds, and other accessory structures shall be structurally sound.

8 Grass/Shrubbery/Landscaping
Grass should be well kept and not to exceed 12 inches. Shrubs and cultivated beds must be maintained and trimmed.

9 Clean Yard
Property to be free of debris and trash. Firewood, lawn furniture and other items must be neatly stored.

10 Refuse/Recycling
City specified trash bags, tags and recycling bins must be placed at the designated pick-up area. *(No earlier than 5 p.m. the day before collection day, and removed by midnight on collection day.)*

11 Right of Way
The right of way shall remain free of signs and objects.

12 Vehicles & Parking
Vehicles must be in working condition, and have valid registration and license information. Vehicles must not park on the grass.