

# International Property Maintenance Code

## *Frequently Asked Questions*

### ***What is the International Property Maintenance Code (IPMC)?***

The IPMC establishes minimum and consistent maintenance requirements for existing residential, rental and commercial buildings. It provides reasonable health and safety standards across all building types.

### ***Is the IPMC widely used?***

Yes. Since its establishment in 1999, more than 40 states have adopted the IPMC, as well as these comparable Michigan communities:

**Allendale  
Charlevoix**

**Alma  
Grand Rapids**

**Ann Arbor  
Iron Mountain**

**Bay City  
Kalamazoo**

**Brighton  
Royal Oak**

### ***Has the City of Mt. Pleasant previously utilized the IPMC?***

Yes. The IPMC has been in effect for rental properties since 2007.

### ***When does the IPMC go into effect for residential and commercial properties?***

September 13, 2023

### ***What are benefits of the IPMC?***

- Compatible with International and State Codes, aiding in economic development.
- Provides consistent minimum health, safety and general welfare standards for all building types.
- Clear expectations for all property owners and building occupants.
- Code Official's role is well defined.
- In some instances, qualifies for additional grant funding.

### ***With the implementation of IPMC, what property maintenance ordinances and standards remain the same?***

- Tall Grass Ordinance (96.05)
- Solid Waste Ordinance (50.02)
- Lighting Standard (96.13)

### ***What ordinances will see a change?***

- Chapter 150, "Building Regulations"
- Chapter 152, "Housing and Licensing Standards"
- Chapter 96, section 96.05 "Dangerous/Unsafe Structures" (section removed)

### ***How will I be notified if my property has an exterior maintenance issue?***

City staff will contact the resident and/or property owner directly.

### ***What are examples of exterior maintenance issues?***

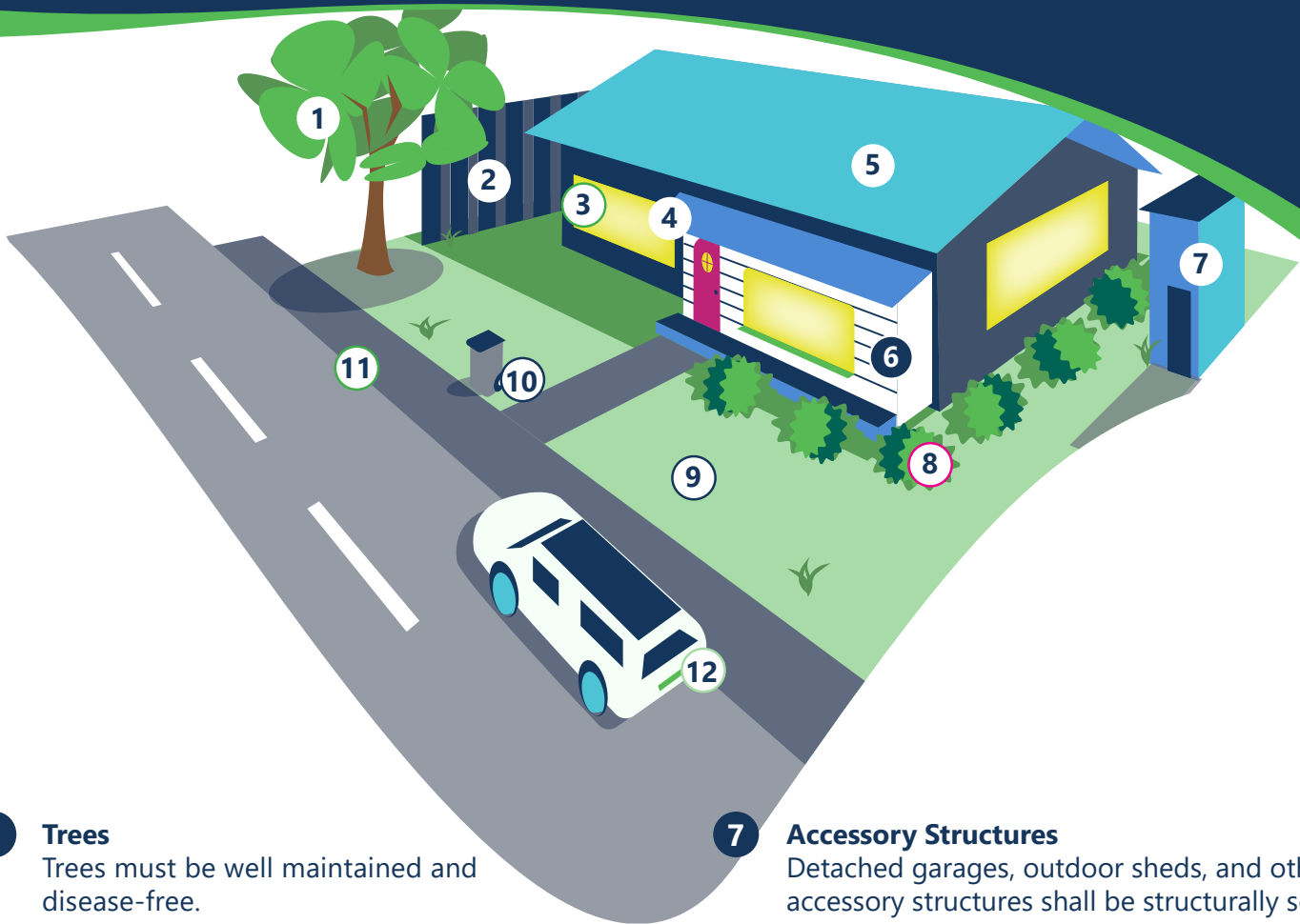
See diagram on reverse side for examples. (*This is not an inclusive list.*)

### ***What is the enforcement process, and what happens after I am notified by city staff?***

- City staff provides education regarding property standards and responsibilities.
- Staff suggests how to remedy the situation.
- Staff shares grant funding information, if applicable.
- A citation can be issued, if not rectified.

### ***Is there an appeals process?***

Yes. Appeals are heard and ruled upon by the Building, Fire and Sanitation Sewer Board. Appeals of board decisions go to Isabella County Court.



- 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.

**Contact Us:**  
 Brian Kench, Building Official – [bkench@mt-pleasant.org](mailto:bkench@mt-pleasant.org)  
 Doug Lobsinger, Fire Chief – [dlobsinger@mt-pleasant.org](mailto:dlobsinger@mt-pleasant.org)