

CITY OF ESCANABA GENERAL PROPERTY STANDARDS

The Community Preservation Department is responsible for enforcing the portion of the City Code that pertains to property standards and maintenance. The BOCA National Property Maintenance Code that the City enforces is intended to insure public health, safety and welfare as they are affected by the continued use of existing structures and premises. The Property Maintenance Code is designed to protect the public by establishing minimum requirements for sanitation, protection from the elements, and safety from fire and other hazards. In Escanaba, the most common exterior property maintenance code violations and compliance revolve around fences, sanitation, weeds, snow removal and vehicles.

FENCES

The height of fences and their proximity to the public right-of-way is a common violation.



A fence blocking a motorist's clear view of traffic is a potentially dangerous situation and must be remedied for everyone's benefit. With this in mind, it is easy to see why the City enforces regulations on fences. For specific information on height and location of fences, please call the department.

SANITATION

Sanitation problems are typical violations and they commonly involve yard clutter such as tires, household trash, tree trimmings, discarded carpet and appliances. The Code maintains that yards be kept free from any accumulation of dirt, filth, junk, rubbish, garbage, or similar matter.



It is important for residents to keep their yards free of rubbish and debris in that unsanitary conditions may harbor vermin, rodents, animals and other pests. For specific information and the definitions of "garbage" and "rubbish", please call the department.

VEHICLES

Improperly stored vehicles are another common problem that fall under the property maintenance standards. Parking and storage of inoperable vehicles must be located within an enclosed building or structure.



For the purposes of Escanaba's Code, an inoperable vehicle includes: 1) a vehicle that is abandoned or lacking vital component parts essential to its mechanical functioning, including but not limited to the engine, drive train or wheels, or: 2) a vehicle that is so mechanically defective as to be unsafe for operation, or: 3) a vehicle that does not display a current license plat, current license tab or current registration. This Code requirement does not apply to a bonafide collector vehicle or licensed car sales business.

NOXIOUS WEEDS

Noxious weeds complaints are the most common of any property maintenance issue. Noxious weeds refers to vegetation that is allowed to grow beyond the maximum allowable height of ten (10) inches. This does not include trees, shrubs, or cultivated flowers and gardens.

SIDEWALKS AND DRIVEWAYS

Sidewalks and driveways must be kept in proper repair and maintained free for hazardous conditions to include snow and ice. All snow and ice must be removed from public sidewalk within 48 hours of a snow storm.

The City enforces property maintenance standards for many reasons, not just appearance. As the examples illustrate, violations of the property maintenance standards could jeopardize public health and safety. In addition, property maintenance is an important concern as one dilapidated property could potentially hurt the property values of the other homes in the neighborhood, and even lead to a potential blighting problem for the neighbors. Property maintenance is an issue that affects everyone in the neighborhood, not just the violator. Nobody wants to live next to, or even drive by, a piece of property that is in violation of property maintenance standards.

MOST COMMON EXTERIOR VIOLATIONS

- Paint peeling from exterior surfaces
- Loose, missing or rotten roof shingles
 - Missing or deteriorated siding

- Dilapidated outbuildings and fences
- Poorly maintained exterior premises

MOST COMMON INTERIOR VIOLATIONS

- Plumbing leaking
- Electrical malfunctions or service overload
 - Faulty heating systems
 - Damage from leaking roofs
 - Inoperative smoke detectors
 - Poorly cleaned dwelling units

For additional information on specific code specifications and a commentary on why a code requirement exists in the code, please call the department.