

Housing Codes for Michigan Focusing on Grand Rapids

As of May 15, 2007

International Property Maintenance Code – Adoptions in Michigan

- Belleville
- Bloomfield Hills
- Commerce Township
- Delta Charter Township
- Grand Blanc Charter Township
- Grand Haven
- Kentwood
- Lenox Township
- Niles
- Roseville
- St. Joseph
- Superior Township

Healthy Homes Provisions of Housing Code for Grand Rapids, Michigan

<https://secure.municode.com/ecommerce/mcsGateway.aspx?stateID=22>

Chapter 140 HOUSING CODE

Article 1. General

Article 2. Definitions

Article 3. Enforcement Standards

Article 4. Emergency Orders

Article 5. Housing Appeal Board

Article 6. Registration of Dwellings

Article 7. Certificates of Compliance

Article 8. Health and Safety Standards

Article 9. Light, Ventilation, and Area Standards

Article 10. Electrical Standards

Article 11. Mechanical and Plumbing Standards

Article 12. Door and Window Standards

Article 13. Structural Maintenance Standards

Article 14. Yard Maintenance Standards

Article 15. Condemnation Standards

Article 16. Abandoned Residential Structure Standards

Article 17. Standards for Demolition of Structures

Article 18. Court Orders, Penalties and Fines

Article 19. Fee Schedule

Housing Codes for Michigan Focusing on Grand Rapids

As of May 15, 2007

ARTICLE 2. DEFINITIONS

Sec. 8.505. Definitions.

Interpretation:

- *Scope:* Unless otherwise expressly stated, the following terms shall, for the purposes of this Code, have the meanings shown in this chapter.
- *Interchangeability:* Words stated in the present tense include the future; words stated in the masculine gender include the feminine and neuter; the singular number includes the plural and the plural the singular.
- *Terms defined in other Chapters of the Grand Rapids Code of Ordinances:* Where terms are not defined in this Chapter and are defined in the Grand Rapids Code of Ordinances, such terms shall have the meanings ascribed to them as in those Chapters.
- *Terms not defined:* Where terms are not defined through the methods authorized by this section, such terms shall have ordinarily accepted meanings such as the context implies.
- *Parts:* Whenever the words "dwelling unit," "dwelling," "property," "building," "rooming house," or "rooming unit," are stated in this Code, they shall be construed as though they were followed by the words "or any part thereof".

Terms Defined

- (4) *Basement* means that portion of an enclosed space under a dwelling which is partially or wholly below grade and which has poured concrete, cinderblock, stone or similar durable bearing walls and a poured concrete floor.
- (6) *Cellar* means an enclosed space beneath a dwelling that is partially or wholly below grade and which has a wall or a floor of earth or of cement stuccoed earth.
- (15) *Finish surfaces* means the materials used as the final covering of basic structural elements. Finish surfaces shall include, but not be limited to, ceilings, walls, wainscoting, kick boards, moldings, stops and floor coverings.
- (16) *Garbage* means rejected food wastes, including waste accumulation of animal, fruit or vegetable matter, used or intended for food or that attends the preparation, use, cooking, dealing in, or storing of meat, fish, fowl, fruit or vegetable.
- (17) *Good repair* means to be properly installed, stable and maintained sufficiently free of defects or deterioration so as to be functional for its present use and to be safe and sanitary.
- (18) *Good workmanship* means completing a task of construction, repair or replacement to commonly accepted industry standards, using materials, finishes and design equal to or equivalent to those being repaired or replaced. The result shall be free of defects, operate as intended and create no unsafe conditions.
- (21) *Hazardous* means a condition which the Administrator has determined may potentially result in the death, injury or illness of a human or in severe damage to real or personal property.
- (24) *Interior fixtures* means those interior items and hardware which provide customary finished amenities and protection within a dwelling. Interior fixtures shall include, but not be limited to, doors, door knobs, latches, locks, hinges, handles, hooks, light fixtures, electric outlet or switch cover plates, vent or opening grates, railings, shelving, cabinetry and mirrors.
- (25) *Kitchen* means a room used or intended to be used for the preparation of food or for both the preparation and consumption of food, but not for any other living or sleeping purposes.

Housing Codes for Michigan Focusing on Grand Rapids

As of May 15, 2007

- (26) *Kitchenette* means a portion of a room used or intended to be used for the preparation of food or for both the preparation and consumption of food while the remainder of the room is used or may be intended partially for purposes other than cooking.
- (30) *Open window area* means the resulting square footage of open space to be outdoors when a window has been opened to its maximum distance as measured clear of the sash frame.
- (35) *Rental dwelling* means any dwelling, whether presently vacant or not, which contains a dwelling unit, rooming unit or hotel unit that is not occupied as a residence by the owner.
- (36) *Rental unit* means a unit within a rental dwelling or structure intended for occupancy by a person other than the owner, including hotel units and rooming units. A rental unit includes any unit occupied by a property manager, or agent of the owner.
- (38) *Rigid Trash Container* means a container that is at least as large as the minimum capacity required by Chapter 25 of this Code and is constructed in such a way and of such materials as to be impenetrable by animals.
- (43) *Safe* means a condition that is not likely to do harm to humans or real or personal property.
- (44) *Sanitary* means free of grease, excrement, dirt, food residue, garbage, rust or similar matter that can harbor bacteria unsafe to humans or animals, or that produces strong odors or provides food for, or is an available source of food for, animals or insects.
- (48) *Tenant* means an occupant of a dwelling unit other than the owner, who occupies the dwelling unit at the exclusion of the owner. A tenant does not include a guest residing in a dwelling for less than 30 days.
- (51) *Unsafe* means a condition that is reasonably likely to do harm to humans or property if not corrected or stopped.
- (54) *Vermin* means rodents, birds and insects that are destructive of real or personal property or injurious to health.
- (55) *Waste material* means those items, materials, debris, refuse, trash and other disposable material as defined in Chapter 25 of the City Code. These include recyclable material, rubbish, garbage, combustible waste, solid waste, and hazardous waste as defined in Chapter 25 of this Code.

ARTICLE 3. ENFORCEMENT STANDARDS

Sec. 8.510. Basis of Inspections.

Inspections will be made to obtain and maintain compliance with the Standards of this Chapter based upon one (1) of the following:

- (1) A complaint received by the City, indicating that there is a violation of the Standards of this Chapter.
- (2) An observation by the City of a violation of the Standards of this Chapter.
- (3) A report or observation of a dwelling that is unoccupied and unsecured or a dwelling that is fire damaged.
- (4) The registration and certification of a rental dwelling as required by Article 6 of this Chapter.
- (5) The need to determine compliance with a notice or an order issued by the City.
- (6) Designation by the City of an area where all dwellings, accessory building or yards are to be inspected uniformly or intensively or for specific violations.
- (7) An emergency observed or reasonably believed to exist.
- (8) A request for an inspection by an owner.
- (9) Requirements of law where a dwelling is to be demolished by the City or where ownership is to be transferred to the City.
- (10) A violation of a health or safety standard is believed to exist in a vacant structure.

Housing Codes for Michigan Focusing on Grand Rapids

As of May 15, 2007

Sec. 8.514. Entry For Inspection.

- (1) *Inspection Authorized.* Authorized inspections inside a dwelling, dwelling unit or accessory building shall be made during reasonable hours. Entry without consent of an owner or an occupant shall require an order of the court as provided by State law and as further limited by City Commission policy.
- (2) *Failure to Permit Entry for Inspection.* Failure of an owner or responsible person to arrange for an initial inspection or a re-inspection to determine compliance with notices issued under this Chapter shall be deemed a violation of this Chapter.

ARTICLE 6. REGISTRATION OF DWELLINGS

Sec. 8.550. Registration of Rental Dwellings Required.

The owner of any rental dwelling as defined in this Chapter shall register such dwelling with the Neighborhood Improvement Department at least every four (4) years.

Sec. 8.551. Registration of Newly-Constructed Rental Dwellings.

The owner of a newly constructed rental dwelling shall register the rental dwelling with the Neighborhood Improvement Department within thirty (30) days of issuance of a Use and Occupancy Permit.

Sec. 8.552. Change in Register Information.

The owner of rental dwellings already registered with the City shall re-register the same within thirty (30) days of any change in the original registration information.

Sec. 8.553. Change in Ownership.

A new owner of a rental dwelling shall register the dwelling within thirty (30) days of assuming ownership.

Sec. 8.554. Registry of Rental Dwellings.

The Neighborhood Improvement Department shall maintain a registry of all rental dwellings and rental units, within the City of Grand Rapids that contains the following information:

- (1) The address of the rental dwelling.
- (2) The number and type of rental units in the dwelling.
- (3) The name, residence address and birth date of the owner.
- (4) The name, residence address and birth date of the Manager or other responsible person designated by the owner.
- (5) The address and telephone number where the owner and/or other responsible person will accept notices and calls from the City.

Sec. 8.555. Inaccurate or Incomplete Register Information.

It shall be a violation of this Code for an owner or a responsible person to provide inaccurate information for the register of rental dwellings or to fail to provide information required by the City for the register. In those cases in which the owner is not a natural person, the owner information shall be that of the President, General Manager, resident agent, or other chief executive officer of the organization. Where

Housing Codes for Michigan Focusing on Grand Rapids

As of May 15, 2007

more than one (1) natural person has an ownership interest, the required information shall be provided for each owner.

Sec. 8.556. Registration of Abandoned Residential Structures Required.

Owners of abandoned residential structures as defined by this Chapter shall be required to register such properties. Registration requirements shall not preclude the City from taking appropriate actions to secure the property; or to issue notices of violation or notices to abate; or from acting upon imminent hazard(s).

Sec. 8.557. Registration Information Regarding Abandoned Residential Structures.

Every abandoned residential structure within the City of Grand Rapids shall be registered with the City by the owner. Such owner shall register such structure with the City, and shall provide the following information:

- (1) The name, residence address and birth date of the owner.
- (2) The name, residence address and birth date of the Manager or other responsible person designated by the owner.
- (3) The address and telephone number where the owner and or other responsible person will accept notices and telephone calls from the City.
- (4) Statement which shall contain the following data:
 - (a) estimated length of time property is expected to remain unused,
 - (b) reason for abandonment, and
 - (c) plans for restoration, reuse or removal. This must be accompanied by a timeline or work schedule.
- (5) Additional information as requested.

ARTICLE 7. CERTIFICATES OF COMPLIANCE

Sec. 8.560. Certificate of Compliance Required.

Dwellings containing more than one (1) rental unit, hotel unit, or rooming unit, shall be in substantial compliance with the provisions of this Chapter, as demonstrated by the issuance of a Certificate of Compliance by the City of Grand Rapids Neighborhood Improvement Department.

No rental unit, hotel unit or rooming unit shall be occupied prior to the issuance of a Certificate of Compliance.

Sec. 8.561. Standards for Issuance of Certificate of Compliance.

The City shall issue a Certificate of Compliance for a rental dwelling where the City finds that the structure, rental dwelling, its units, accessory buildings and yards are in compliance with the provisions of this Chapter.

Sec. 8.562. Validity of Certificate of Compliance.

- (1) *Three-Year Certificate of Compliance.* A Certificate of Compliance shall be valid for no more than three (3) years; provided, however, that should state law [MCL 125.526] be amended to permit such Certificates to be valid for a period of time in excess of three (3) years, then the Certificate issued under this Chapter shall be valid for that longer period of time, not to exceed four (4) years. Each Certificate shall contain an expiration date.

Housing Codes for Michigan Focusing on Grand Rapids

As of May 15, 2007

- (2) *Issuance of Three-Year Certificate of Compliance.* A three-year Certificate of Compliance shall be issued for all dwellings if:
 - (a) The property owner contacts the Neighborhood Improvement Department for a Certificate of Compliance inspection within ninety (90) days prior to the current Certificate of Compliance expiration date; and
 - (b) The property is registered prior to the Certificate of Compliance expiration date; and
 - (c) The property is brought into compliance either prior to the Certification expiration date or within the time frame provided in the Notice of Violation, including deferred due dates. The Notice of Violation shall be issued before the Certificate of Compliance expires and shall serve as a temporary Certificate of Compliance.
- (3) *Certification of Newly-Constructed Rental Dwellings.* A three-year Certificate of Compliance may also be granted for a newly-constructed rental dwelling, which has been granted a Use and Occupancy Permit by the City.
- (4) *Two-Year Certificate of Compliance.* A two-year Certificate of Compliance shall be issued if all of the conditions of a three-year Certificate required pursuant to Section 8.562(2) have not been met.
- (5) *Certification Inspections.* All units shall be inspected in multiple dwellings that contain sixteen (16) or more units within a building and/or each multiple dwelling containing four (4) or more buildings, except where:
 - (a) The property owner contacts the Neighborhood Improvement Department for a Certificate of Compliance inspection within ninety (90) days prior to the expiration of the current Certificate; and
 - (b) The property owner registers the property prior to the current Certificate of Compliance expiration date. If both of the above conditions are met, only fifty (50) percent of the units shall be inspected. The units inspected shall be chosen at random by the inspector. For each unit where a violation is discovered, an additional unit shall be added to the total number of units inspected.
- (6) *Transfer of Certificate of Compliance.* A Certificate of Compliance is valid only while the owner that is applying for the Certificate owns the property. A Certificate of Compliance may be transferred if: 1) the sale occurs within ninety (90) days of the issuance of the Certificate of Compliance to the seller, and 2) the buyer notifies the City of the transfer in ownership within thirty (30) days of the sale. Such transferred Certificate will expire upon the date stated on the Certificate.

Sec. 8.563. Suspension of Certificate of Compliance.

- (1) A Certificate of Compliance may be suspended when the City has cited a substantial violation of the provisions of this Chapter, and shall be suspended if a hazard to health or safety is found to be present. If a Certificate of Compliance is suspended, the suspension shall be noted in the Notice of Violation.
- (2) Failure of a buyer to notify the City of the change in ownership pursuant to the requirements of Section 8.562(6) shall result in suspension of the Certificate of Compliance. A new Certificate issued subsequent to a suspension shall be retroactive to the date of sale, with the owner responsible for all applicable fees from that date.
- (3) Where a Certificate of Compliance has been suspended, or when the premises have not been issued a Certificate of Compliance, the City may seek to suspend payments of rent, with such rents paid into an escrow account established pursuant to State law.

Housing Codes for Michigan Focusing on Grand Rapids

As of May 15, 2007

Sec. 8.564. Expiration of Certificate of Compliance.

A Certificate of Compliance shall expire on the date stated on the Certificate. It shall be a violation of this Chapter for any unit in a rental dwelling to be occupied sixty (60) days after the expiration of the Certificate of Compliance.

Sec. 8.565. Renewal of Certificate of Compliance.

The owner shall be responsible for registering a rental dwelling and arranging a compliance inspection prior to the expiration date on the Certificate of Compliance. When a Certificate of Compliance is reissued in accordance with this Chapter, it shall have a two-year or a three-year expiration date with the same month and day as shown on the previous Certificate regardless of the date that the new Certificate is actually issued.

Sec. 8.566. Certificate of Compliance Not Required.

A Certificate of Compliance shall not be required for living or sleeping accommodations in jails, hospitals, skilled care facilities, school dormitories, assisted living facilities, foster homes, or where periodic inspections by the City are not otherwise required by law.

ARTICLE 8. HEALTH AND SAFETY STANDARDS

Sec. 8.570. Sanitary and Safe Conditions Required.

All dwellings, dwelling units, accessory buildings and yards shall meet or exceed the Standards of this Article.

Sec. 8.571. Responsibility for Compliance.

Unless otherwise specified in this Article, the owner of the property shall be responsible for meeting all of the requirements of this Article.

Sec. 8.572. Interior Sanitation.

All interior areas, rooms, room surfaces, systems, interior fixtures, facilities, equipment, appliances and furnishings within a structure shall be sanitary and free of trash and garbage, and shall meet or exceed the Standards of this Article.

Sec. 8.573. Responsibility for Interior Sanitation Requirements.

With regard to that portion of the dwelling within the occupant's possession and control, each occupant of a dwelling shall be responsible for complying with the Interior Sanitation and Interior Storage requirements of this Article while occupying any unit.

Sec. 8.574. Exterior Sanitation.

All exterior surfaces of a structure and all yards shall be sanitary and free of trash and garbage.

Sec. 8.575. Trash and Garbage Removed.

All rubbish, waste materials, recyclable material and garbage shall be removed from a property, structure or yard at least every seven (7) days in a manner permitted by Chapter 25 of this Code. Containers and dumpsters for collection of trash or garbage shall not be located between the street and a dwelling, on a

Housing Codes for Michigan Focusing on Grand Rapids

As of May 15, 2007

front porch or closer than three (3) feet to a property line for more than one (1) day, provided that containers for the sole removal of construction materials may be located in any yard for the duration of the construction or reconstruction. The owner of every rental dwelling subject to Certificate of Compliance requirements shall provide a rigid trash container as defined by this Chapter for each such dwelling unit which is equivalent or larger than the minimum capacity offered by the City in accordance with Chapter 25 of this Code.

Sec. 8.576. Indoor Storage of Materials.

Indoor storage of materials shall be safe and sanitary and not obstruct any window, doorway, hall or stairway. In addition to the forgoing requirements, household caustic materials including cleaners, paints, and similar materials shall be stored in their original containers. The indoor storage of fuels, including but not limited to gasoline, propane, kerosene and butane, is prohibited within any residential structure.

Sec. 8.577. Outdoor Storage of Materials.

Outdoor storage of materials of value shall not be permitted on a porch, in a front yard or closer than three (3) feet to a dwelling, accessory building or to side or rear lot line. Materials of value kept outside shall be stored in a safe and sanitary manner, shall not be scattered about and shall not have openings that may provide harborage for vermin.

Sec. 8.578. Dwelling Required.

No person shall occupy nor allow the occupancy of a structure, vehicle, or property that is not designed, constructed, or approved as a permanent dwelling.

Sec. 8.579. Safe Exits.

- (1) All exterior doorways shall open upon a porch, stairway or paved area. No doorway, stairway or porch intended to provide egress shall be removed or sealed from use as an exit unless approved by the City.
- (2) Every dwelling unit shall have two (2) separate and remote means of egress that lead to a safe and open outdoor area without passing through another unit. Any window on the grade floor of a dwelling shall have an open window area of at least five (5) square feet, with a minimum width of twenty (20) inches, a minimum height of twenty-four (24) inches, and a maximum sill height of forty-four (44) inches.
- (3) Any window on a basement or upper story must have an open window area of at least five and seven-tenths (5.7) square feet, and meet the minimum dimensional requirements of the preceding paragraph.
- (4) Any door required for egress shall have an open area of at least six (6) feet in height and thirty-two (32) inches in width.

Sec. 8.580. Infestation and Rodent Harborage.

All structures and exterior property shall be kept free from rodent harborage and insect and pest infestation. Where rodents, insects, or pests are found, they shall be promptly exterminated by approved processes which will not be injurious to human health, and the bodies of dead rodents, insects, or pests shall be removed from the property. After extermination, proper precautions shall be taken to eliminate rodent harborage and prevent re-infestation.

Sec. 8.581. Responsibility for Removal of Infestation or Rodent Harborage.

Housing Codes for Michigan Focusing on Grand Rapids

As of May 15, 2007

The owner shall be responsible for removing any rodent harborage or insect and pest infestation from any dwelling.

Sec. 8.582. Animals.

- (1) *Domestic Animals.* If an occupant or owner keeps or allows domestic animals within a dwelling, in a yard, in a structure, or upon a property, the occupant or owner shall remove any odorous or unsanitary condition. The property owner shall be responsible for the repair of any damage to the dwelling, structure or yard caused by the animals and shall be responsible for any unsafe condition.
- (2) *Farm Animals.* No farm animal shall be kept or allowed to be kept within any dwelling or dwelling unit or within one hundred (100) feet of any dwelling, dwelling unit, well, spring, stream, drainage ditch or drain.
- (3) *Wild Animals.* Any animal not a domestic animal or farm animal, as defined by this Chapter, is a wild animal, and shall not be kept or allowed on any property in the City of Grand Rapids.

Sec. 8.583. Exits Unblocked.

No exterior exit shall be totally or partially blocked. An exit or egress from a dwelling, unit or a habitable room shall open easily and shall not have a locking device that requires a key or knowledge of a combination lock or code to unlock from the inside. Hasp hardware is prohibited on any exit door of a unit, dwelling unit, or habitable room.

Sec. 8.584. Utilities and Facilities to be Maintained.

No owner shall cause, permit or allow any of the following utilities, services, facilities or equipment to be shut off, disconnected, removed or otherwise terminated or interrupted. This Section shall not apply to the necessary temporary interruption of service required for maintenance, repair, or replacement nor of any interruption necessary to act upon an emergency or hazardous condition. No dwelling may be occupied without these required facilities and utilities that include:

- (1) Water service;
- (2) Sewage service;
- (3) Heating Fuel supply;
- (4) Heating equipment or facilities;
- (5) Ventilation or air conditioning facilities or equipment;
- (6) Hot water facilities or equipment;
- (7) Electrical facilities or equipment.

Sec. 8.585. Kitchen Appliances.

Every occupied dwelling unit shall contain a stove, an oven and a refrigerator maintained in good repair by the owner of the appliance.

Sec. 8.586. Cooking.

Food preparation and cooking shall be done only in a kitchen or kitchenette. A hotel may provide convenience food heating facilities in a joint use area approved by the City. Coffee makers and microwave ovens are allowed in individual hotel rooms. Hot plates are not allowed in individual hotel rooms.

Sec. 8.587. Loose Paint Particles.

Housing Codes for Michigan Focusing on Grand Rapids

As of May 15, 2007

- (1) *Loose Paint Particles, Removal Required.* The owner of a dwelling or dwelling unit shall not allow loose paint particles in the interior or exterior of a dwelling or dwelling unit. If the loose paint on the cited surface can be satisfactorily demonstrated to not contain lead, no hazardous condition shall exist.
- (2) *Bare Soil.* From May 1 through October 31, bare soil located within thirty (30) inches of the foundation wall of any structure is prohibited and shall be presumed to be a hazardous condition. Such presumed hazardous condition shall be corrected by proper installation of dense vegetation, permanent paving material, or a minimum six-inch deep cover of loose material such as bark, wood chips, or stone, unless the owner provides testing performed by a Risk Assessor or Lead Paint Inspector that the cited soil does not contain lead hazards.
- (3) *Remodeling, Repair or Painting.* Any remodeling, repair or painting of residential structures constructed prior to 1978 is to be conducted in compliance with the Lead Safe Work Practices as established by the United States Environmental Protection Agency and/or the United States Office of Housing and Urban Development.

Sec. 8.588. Single Room Occupancy.

Single room occupancy means a room in a building containing not less than fifty (50) one (1) room occupancy units, and which rooms are designed and intended for a single individual's permanent or long-term non-transient accommodation and not for hotel purposes, and which provide sleeping facilities as well as bathroom or kitchen facilities or both bathroom and kitchen facilities. A single room occupancy shall comply with all provisions of this Chapter except:

- (1) The bathroom facilities required by this Chapter, if provided within the single room occupancy unit, need not include a lavatory sink if there is available, within the single room occupancy unit, another sink that may be used for personal hygiene.
- (2) The kitchen appliances requirement set out in this Chapter may be met if the single room occupancy contains a single kitchen appliance which includes a refrigerator and a cooking surface and which is not equipped with an oven.
- (3) The floor space requirement of this Chapter may be met by a single room occupancy unit of one hundred twenty (120) square feet which may include the area of any bathroom.

Sec. 8.589. Responsibility Before Occupancy.

The owner of any unit shall be responsible for meeting the Health and Safety Standards of this Article prior to allowing the unit to be occupied.

Sec. 8.590. Responsibility for One-Family Dwelling.

Unless otherwise stated in this Article, each occupant of a one-family dwelling shall be responsible for maintaining the Health and Safety requirements of this Article for the entire property.

Sec. 8.591. Responsibility for Other Dwelling Units.

Unless otherwise stated in this Article, each occupant of any dwelling unit shall be responsible for maintaining the Health and Safety requirements of this Article within that dwelling unit as well as within or upon any other portion of the property under the exclusive control of said occupant.

Secs. 8.592.--8.594. Reserved.

Housing Codes for Michigan Focusing on Grand Rapids

As of May 15, 2007

ARTICLE 9. LIGHT, VENTILATION, AND AREA STANDARDS

Sec. 8.595. Responsibility for Light, Ventilation and Area Standards.

The owner of a dwelling shall be responsible for complying with the Light, Ventilation and Area Standards prior to allowing, and while allowing, occupancy of a unit.

Sec. 8.596. Conditions for Human Occupancy.

Every occupied dwelling, dwelling unit, rooming unit or hotel unit shall meet or exceed the Standards of this Article.

Sec. 8.603. Basement Units.

Units, habitable rooms and bedrooms shall not be located in a cellar, but may be located in a basement if all of the following requirements are met:

- (1) Ceilings, ducts, pipes and other obstructions shall be at least seven (7) feet above the floor in every part.
- (2) Walls and floors shall be waterproof and free of dampness and all floors shall be well drained and dry.
- (3) All habitable rooms in a basement shall have at least one (1) openable window or door, and shall include a means of safe egress pursuant to Section 8.579. Windows shall have an open window area of at least five point seven (5.7) square feet, and shall have an open space at least twenty four (24) inches wide and at least twenty-four (24) inches high for emergency egress. Window sills shall be no higher than forty-four (44) inches above the floor. Doors shall have an open area of at least six (6) feet in height and at least twenty-four (24) inches in width.
- (4) Mechanical, utility or heating facilities serving the rest of the dwelling must be separate from the unit, bedroom, habitable rooms or unit exits by an unbroken wall.

Sec. 8.607. Insect Screens Required.

During the months of May through October, an insect screen in good repair shall be installed by the owner over every operating window. Every window required for ventilation must have a screen that is permanently installed to industry standards. Slide type screens or other temporary screens that provide protection against insect entry are permitted for windows not required for ventilation.

Sec. 8.608. Ventilation.

At least one (1) window in a habitable room must open safely, readily and directly to the outdoors unless mechanical ventilation meeting the requirements of this Article is provided.

Sec. 8.609. Mechanical Ventilation.

Permanent mechanical cooling or fresh air ventilation, installed in accordance with the standards applicable under Michigan Mechanical Code requirements, controlled by the occupant, may be used in place of required natural ventilation in any habitable room provided that the requirements of Section 8.604 of this Article are met.

Sec. 8.610. Bath and Kitchen Ventilation.

Housing Codes for Michigan Focusing on Grand Rapids

As of May 15, 2007

Bathrooms, shower rooms, toilet rooms, kitchens and kitchenettes shall either have either: 1) a window opening directly to the outdoors or to an enclosed exterior porch or stairway, or 2) an alternative ventilation system which meets the requirements of the applicable building code.

ARTICLE 11. MECHANICAL AND PLUMBING STANDARDS

Sec. 8.640. Heating System Required.

Every dwelling or dwelling unit shall have a heating system. Every heating system shall be permanently installed with good workmanship and be in good repair.

Sec. 8.641. Heat Supply.

Every heating system shall provide sufficient heat to maintain a temperature of at least sixty-eight (68) degrees Fahrenheit in every bathroom, kitchen and required habitable room as measured three (3) feet above the floor. Any heating system or heating appliance not owned by the occupant of a unit shall be inspected and serviced by a licensed heating contractor at least every four (4) years.

Sec. 8.642. Water System Required.

Every dwelling shall have a water system, which is in good repair, and free of leaks. The water system shall connect each sink, water closet, basin, and bathtub and shower facility present in the dwelling to a public water supply or to a private water supply approved by the City.

Sec. 8.643. Water Supply.

Every water system shall supply water to each sink, water closet, basin, and bathtub and shower facility at a rate of at least one (1) gallon per minute when all such facilities are being used at the same time.

Sec. 8.644. Bathroom, Kitchen and Plumbing Facilities.

- (1) Every dwelling, each dwelling unit, and any dwelling containing more than two (2) roomers shall contain the following plumbing facilities and such facilities shall be in good repair:
 - (a) A toilet;
 - (b) A lavatory sink;
 - (c) A bathtub or shower;
 - (d) A kitchen or kitchenette containing a sink, cabinets or storage shelves and a counter or table.
- (2) Bathroom facilities, including a toilet, sink, and tub or shower, shall be located within a completely enclosed room or rooms, used for no other purpose except laundering.
- (3) Kitchen facilities, including a sink, cabinets or shelves, or a counter or table used for food preparation or storage, shall not be permitted within rooming units or within any sleeping room.

Sec. 8.645. Hot Water.

Every dwelling shall have a hot water heating system in good repair, which supplies water at a temperature of at least one hundred ten (110) degrees Fahrenheit to each sink, basin, bathtub and shower present in the dwelling.

Sec. 8.646. Sewer System Required.

Housing Codes for Michigan Focusing on Grand Rapids

As of May 15, 2007

Every dwelling shall have a sewage disposal system, which is in good repair, and free of leaks. A sewage disposal system shall connect each sink, water closet, basin, bathtub, shower and floor drain to a public sanitary or combined sewer or to a private sewage disposal system approved by the City.

Secs. 8.647.--8.654. Reserved.

ARTICLE 12. DOOR AND WINDOW STANDARDS

Sec. 8.656. Window Maintenance.

All window openings shall be fitted with window frames, sash, glazing and other components that are weathertight and in good repair. Every storm window or screen shall be in good repair.

Sec. 8.658. Exterior Doors.

- (1) All exterior door openings shall be fitted with sturdy, stable exterior grade doors or other appropriate devices in good repair. All lock strike plates, latch plates, assemblies and other hardware components shall be in good repair.
- (2) Every storm or screen door shall be in good repair and have a self-closing device in good working condition.

Sec. 8.661. Interior Doors.

All interior doors, door assemblies and hardware shall be in good repair.

Sec. 8.662. Door Frames.

Every door frame and other components shall be kept weathertight and in good repair.

ARTICLE 13. STRUCTURAL MAINTENANCE STANDARDS

Sec. 8.670. Responsibility for Structural Maintenance.

The owner of a dwelling shall be responsible for complying with the Structural Maintenance Standards set forth in this Article.

Sec. 8.671. Structural Maintenance Required.

All dwellings and accessory buildings, whether occupied or unoccupied, shall meet or exceed the Standards of this Article.

Sec. 8.672. Protection of Interior Surfaces.

All interior finish surfaces shall be in good repair, maintained to industry standards and shall not have any holes, cracks or deterioration. All floors and walls in rooms in which a water faucet is present shall be protected by a waterproof or water-resistant covering or material.

Sec. 8.673. Protection of Exterior Surfaces.

All exterior surfaces made of wood, iron, plaster or any other material or materials that deteriorate from exposure to water shall be protected from the weather by a properly applied water-resistant paint or waterproof finish. All exterior finish surfaces shall be weathertight and in good repair and shall not have

Housing Codes for Michigan Focusing on Grand Rapids

As of May 15, 2007

any holes, cracks or deterioration which allow water or vermin to reach any basic structural element or to enter the interior of any dwelling.

Sec. 8.674. Structural Elements.

Basic structural elements including, but not limited to, roofing, siding, window and door frames, stairs, eaves, chimneys, flashing and masonry shall be in good repair.

Sec. 8.675. Exterior Attachments.

Exterior attachments to basic structural elements including, but not limited to, gutters, downspouts, screening, vents, antennas, awnings and utility connections shall be in good repair.

Sec. 8.676. Steps.

Any walkway, passageway or stairway with a vertical drop of more than seven (7) inches shall be provided with a step or steps meeting the requirements of the applicable locally-adopted construction code.

Sec. 8.677. Handrails.

A handrail in good repair shall be provided for any interior or exterior stairway with four (4) or more stair risers. Stairs with steps having a tread depth of more than three (3) feet need not have a handrail. Spindles meeting the requirements of the applicable locally-adopted construction code are required on handrails except for basement steps leading to an unfinished basement.

Sec. 8.678. Guardrails.

Any side of an open stairway, stairwell, porch, stoop, patio or floor which is thirty (30) inches or more above the immediate adjacent step, floor or ground, shall be provided with a guardrail at least thirty-six (36) inches high for one and two family dwellings or forty-two (42) inches high for multi-family dwellings. Such guardrails shall be in good repair, fitted with vertical balusters, horizontal rails, masonry or other approved structural material, so that the narrowest dimension of any opening below the guardrail is not greater than four (4) inches. Any such balusters or rails shall be securely anchored and in good repair. Components of wooden balusters or rails shall have a minimum thickness of at least one-half (1/2) inch. Guardrails and baluster spacing of differing dimensions located within an Historic District or upon a designated Historic Landmark may be approved by the City Historic Preservation Commission to preserve original construction designs.

Sec. 8.679. Installation, Maintenance and Repairs.

All materials, fixtures, equipment, appliances or facilities required by this Article or otherwise present in a dwelling shall be in good repair and maintained with good workmanship.

Secs. 8.680.--8.684. Reserved.

Housing Codes for Michigan Focusing on Grand Rapids

As of May 15, 2007

Housing Law of Michigan

[http://www.legislature.mi.gov/\(S\(kvtm0zbhnepckg45czqdevaf\)\)/mileg.aspx?page=getobject&objectname=mcl-chap125](http://www.legislature.mi.gov/(S(kvtm0zbhnepckg45czqdevaf))/mileg.aspx?page=getobject&objectname=mcl-chap125)

125.401 Short title; scope of act.

This act shall be known as the housing law of Michigan and all provisions thereof shall apply to every city and organized village in the state which, by the last regular or special federal census, had a population of 100,000 or more, and to every city or village as its population shall reach 100,000 thereafter and also to that territory immediately adjacent and contiguous to the boundaries of such a city or village and extending for a radial distance of 2-1/2 miles beyond their boundaries in all directions. This act shall also apply to any city and organized village in this state which, as determined by the last regular or special federal census, has or shall hereafter attain a population of 10,000 or more. However, the provisions of this act relating to private dwellings and 2-family dwellings as hereinafter defined shall not apply to any city or organized village lying outside the 2-1/2 mile radius and having a population of less than 100,000 unless the legislative body of the city or village by resolution, passed by a majority vote of the members elect of the legislative body, adopt the provisions. In the case of charter townships and townships the provisions of this act relating to private dwellings and 2-family dwellings may be applied to those areas by ordinance of the respective township board adopting the provisions. This act shall apply to all dwellings within the classes defined in the following sections, except that in sections where specific reference is made to 1 or more specific classes of dwellings, those provisions shall apply only to those classes to which specific reference is made. All other provisions which relate to dwellings shall apply to all classes of dwellings.

125.402 Housing law of Michigan; definitions.

Definitions. Certain words in this act are defined for the purposes thereof as follows: Words used in the present tense include the future; words in the masculine gender include the feminine and neuter; the singular number includes the plural and the plural the singular; the word "person" includes a corporation as well as a natural person.

- (1a). "Sub-standard dwelling" is a dwelling of any class which is not so equipped as to have each of the following items: running water, inside toilets; or a dwelling which has either inadequate cellar drainage, defective plumbing, and inside room having no windows therein, improper exits or defective stairways so as to make such dwelling a fire hazard.
- (2) Classes of dwellings. For the purposes of this act dwellings are divided into the following classes:
 - (a) "private dwellings," (b) "2 family dwellings," and (c) "multiple dwellings."
 - (a) A "private dwelling" is a dwelling occupied by but 1 family, and so designed and arranged as to provide cooking and kitchen accommodations for 1 family only.
 - (b) A "2 family dwelling" is a dwelling occupied by but 2 families, and so designed and arranged as to provide cooking and kitchen accommodations for 2 families only.
 - (c) A "multiple dwelling" is a dwelling occupied otherwise than as a private dwelling or 2 family dwelling.
- (12) Basement, cellar, attic, penthouses.
 - (a) A "basement" is that portion of a building partly below grade but so located that the vertical distance from grade to the floor is not greater than the vertical distance from the grade to the ceiling: Provided, however, That if the vertical distance from the grade to the ceiling is 5 feet or more such basement shall be counted as a story.
 - (b) A "cellar" is that portion of a building partly below grade but so located that the vertical distance from the grade to the floor is greater than the vertical distance from the grade to

Housing Codes for Michigan Focusing on Grand Rapids

As of May 15, 2007

the ceiling: Provided, however, That if the vertical distance from the grade to the ceiling is 5 feet or more such cellar shall be counted as a story. A cellar, except as provided above, shall not be counted as a story. If any portion of a building is in that part the equivalent of a basement or cellar, the provisions of this act relative to basements and cellars shall apply to such portion of the building.

- (c) An attic is a portion of a building situated partly or wholly in the roof space. An attic which is used only as a portion of a single or 2 family dwelling shall be not counted as a story, unless there are more than 2 rooms suitable for living purposes on this floor. For the purpose of this paragraph, rooms of 160 square feet or more will be regarded as 2 or more rooms based on each 80 square feet being considered 1 room. Any attic which is occupied by a separate family shall be counted as a story. Any attic used for living purposes in a multiple dwelling shall be counted as a story.
 - (d) Penthouses. Penthouses are those portions of a building situated above the roof and housing mechanical equipment, service or recreational facilities or used for living purposes. A penthouse shall not be counted as a story if it houses only mechanical equipment or stairways and does not have an area in excess of 200 square feet; nor shall it be counted as a story, when occupied otherwise or when it has an area in excess of 200 square feet, if it complies with the following requirements:
- (18) Nuisance. The word “nuisance” shall be held to embrace public nuisance as known at common law or in equity jurisprudence; and whatever is dangerous to human life or detrimental to health; whatever dwelling is overcrowded with occupants or is not provided with adequate ingress and egress to or from the same, or is not sufficiently supported, ventilated, sewerred, drained, cleaned or lighted, in reference to its intended or actual use; and whatever renders the air or human food or drink unwholesome, are also severally, in contemplation of this act, nuisances; and all such nuisances are hereby declared illegal.

125.468 Basement and cellar rooms.

No room in the cellar of any dwelling erected prior to the passage of this act shall be occupied for living purposes. And no room in the basement of any such dwelling shall be so occupied without a written permit from the health officer, which permit shall be kept readily accessible in the main living room of the apartment containing such room. No such room shall hereafter be occupied unless all the following conditions are complied with:

- (1) Such room shall be at least 7 feet high in every part from the floor to the ceiling.
- (2) The ceiling of such room shall be in every part at least 3 feet 6 inches above the surface of the street or ground outside of or adjoining the same.
- (3) There shall be appurtenant to such room the use of a water-closet.
- (4) At least 1 of the rooms of the apartment of which such room is an integral part shall have a window opening directly to the street or yard, of at least 12 square feet in size clear of the sash frame, and which shall open readily for purposes of ventilation.
- (5) The lowest floor shall be water-proof and damp-proof.
- (6) Such room shall have sufficient light and ventilation, shall be well drained and dry, and shall be fit for human habitation.

125.471 Repairs and drainage.

Every dwelling and all the parts thereof including plumbing, heating, ventilating and electrical wiring shall be kept in good repair by the owner. The roof shall be so maintained as not to leak and the rain

Housing Codes for Michigan Focusing on Grand Rapids

As of May 15, 2007

water shall be drained and conveyed therefrom through proper conduits into the sewerage system in accordance with plumbing regulations so as to avoid dampness in the walls and ceilings and insanitary conditions.

125.474 Cleanliness of dwellings.

Every dwelling and every part thereof shall be kept clean and shall also be kept free from any accumulation of dirt, filth, rubbish, garbage or other matter in or on the same, or in the yards, courts, passages, areas or alleys connected therewith or belonging to the same. The owner of every dwelling shall be responsible for keeping the entire building free from vermin. The owner shall also be responsible for complying with the provisions of this section except that the tenants shall be responsible for the cleanliness of those parts of the premises that they occupy and control.

125.475 Multiple dwellings; walls of courts.

Walls of courts. In multiple dwellings the walls of all courts, unless built of a light color brick or stone, shall be thoroughly whitewashed by the owner or shall be painted a light color by him, and shall be so maintained. Such whitewash or paint shall be renewed whenever necessary, as may be required by the health officer, or by such other appropriate public official as the mayor may designate.

125.476 Multiple dwellings; walls and ceilings of rooms.

Walls and ceilings of rooms. In all multiple dwellings the health officer or such other appropriate official as the mayor may designate, may require the walls and ceiling of every room that does not open directly on the street to be kalsomined white or painted with white paint when necessary to improve the lighting of such room and may require this to be renewed as often as may be necessary.

125.477 Multiple dwellings; wallpaper.

Wall paper. No wall paper shall be placed upon a wall or ceiling of any multiple-dwelling unless all wall paper shall be first removed therefrom and said wall and ceiling thoroughly cleaned.

125.478 Receptacles for ashes, garbage and rubbish; chutes prohibited.

Receptacles for ashes, garbage and rubbish. The owner of every multiple dwelling, and in the case of private and 2 family dwellings, the occupant or occupants thereof, shall provide for said dwelling, keep clean and in place, proper covered receptacles of non-absorbent material for holding garbage, refuse, ashes, rubbish and other waste matter. Garbage chutes are prohibited.

125.485a Site of illegal drug manufacturing; notification of potential contamination; determination of contamination; rules; order by local health department.

- (1) Within 48 hours of discovering an illegal drug manufacturing site, a state or local law enforcement agency shall notify the enforcing agency, the local health department if the enforcing agency is not the local health department, and the department of community health regarding the potential contamination of any property or dwelling that is or has been the site of illegal drug manufacturing. The state or local law enforcement agency shall post a written warning on the premises stating that potential contamination exists and may constitute a hazard to the health or safety of those who may occupy the premises.
- (2) Within 14 days after receipt of the notification under subsection (1) or as soon thereafter as practically possible, the department of community health, in cooperation with the enforcing agency, shall review the information received from the state or local law enforcement agency,

Housing Codes for Michigan Focusing on Grand Rapids

As of May 15, 2007

emergency first responders, or hazardous materials team that was called to the site and make a determination regarding whether the premises are likely to be contaminated and whether that contamination may constitute a hazard to the health or safety of those who may occupy the premises. The fact that property or a dwelling has been used as a site for illegal drug manufacturing shall be treated by the department of community health as prima facie evidence of likely contamination that may constitute a hazard to the health or safety of those who may occupy those premises.

- (3) If the property or dwelling, or both, is determined likely to be contaminated under subsection (2), the enforcing agency shall issue an order requiring the property or dwelling to be vacated until the property owner establishes that the property is decontaminated or the risk of likely contamination ceases to exist. The property owner may establish that the property is decontaminated by submitting a written assessment of the property before decontamination and a written assessment of the property after decontamination, enumerating the steps taken to render the property decontaminated, and a certification that the property has been decontaminated and that the risk of likely contamination no longer exists to the enforcing agency. The property or dwelling shall remain vacated until the enforcing agency has reviewed and concurred in the certification.
- (4) The department of community health shall promulgate rules and procedures necessary to implement this section.
- (5) Nothing in this section precludes a local health department from exercising its powers or duties under this act or the public health code, 1978 PA 368, MCL 333.1101 to 333.25211. However, if there is a determination under subsection (2) that is contrary to an order made by a local health department, then the determination made under subsection (2) takes precedence.

125.486 Health order; repairs to buildings, other structures.

Whenever any dwelling or any building, structure, excavation, business pursuit, matter or thing, in or about a dwelling, or the lot on which it is situated, or the plumbing, sewerage, drainage, light or ventilation thereof, is in the opinion of the health officer or such other appropriate public official as the mayor may designate in a condition or in effect dangerous or detrimental to life or health, the health officer or such other appropriate public official as the mayor may designate may declare that the same to the extent he may specify is a public nuisance, and may order the same to be removed, abated, suspended, altered or otherwise improved or purified as the order shall specify.

125.489 Rooms; lighting and ventilation.

No room except water-closet compartments in a dwelling erected prior to the passage of this act shall hereafter be occupied unless it shall have a window or windows of an area equal to not less than 1/10 of the floor area opening directly upon the street, or upon a rear yard not less than 10 feet deep, or above the roof of an adjoining building, or upon a court located on the same lot with the dwelling or on an adjoining lot and having an area not less than 50 square feet and a minimum dimension not less than 3 feet and being open and unobstructed from the window sill to the sky, or upon a side yard located on the same lot with the dwelling or on an adjoining lot and having a minimum width not less than 2 feet, except that a room located on the top floor may be lighted by means of a skylight if the skylight has an area equal to not less than 1/10 of the floor area and is ventilated directly to the outer air by an opening or openings having an area equal to not less than 1 per cent of the floor area. A room which cannot be made to comply with the above provisions may be occupied if provided with a window having an area not less than 1/8 of the floor area of such room, 40 per cent of the area of which window shall be capable of being opened, opening into an adjoining room in the same apartment or group or suite of rooms which latter room has a

Housing Codes for Michigan Focusing on Grand Rapids

As of May 15, 2007

window or windows of area equal to not less than 1/6 of the area of the larger of the 2 rooms involved, 40 per cent of the area of which windows shall be capable of being opened, opening directly on a street or on a rear yard of the above dimensions. In so far as possible the windows between the 2 rooms shall be in line with windows in the outer room so as to afford a maximum of light and ventilation.