

CHARTER TOWNSHIP OF WATERFORD MINIMUM STANDARDS FOR RENTAL HOUSING

These guidelines and minimum standards for residential rental building and unit inspections have been recommended by the Building Official and adopted by resolution of the Township Board of Trustees for use in administering and enforcing the Township's Rental Certification Ordinance and shall be known as the "Minimum Standards for Rental Housing", that are based on the Housing and building codes identified in Section 4-242 of the Rental Certification Ordinance, and which shall be controlling in the application and interpretation of these standards.

BUILDING – SECTION 1-4

SECTION 1 – EXTERIOR PROPERTY AREA

1.1 Sanitation:

All exterior property and premises shall be maintained in a clean, safe and sanitary condition, including areas occupied or controlled by tenants and other occupants.

1.2 Walkways and driveways:

Walkways, stairs, driveways, parking spaces and other common, shared, or public use areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.

1.3 Rodent harborage:

All structures and exterior property areas shall be kept free from rodent infestation. Where rodents are found, they shall be promptly exterminated by approved processes which will not be injurious to human health. After extermination, proper precautions shall be taken to prevent re-infestation.

1.4 Detached accessory buildings and structures:

All detached accessory buildings and structures, including fences and walls, shall be maintained structurally sound and in good repair.

1.5 Storage and disposal of waste materials:

Waste materials as defined in Article III of Chapter 9 of the Township Ordinance Code shall be stored, placed for collection, and removed from the property weekly as provided in Division 2 of that Article, which at all times shall be in a clean and sanitary manner.

SECTION 2 – EXTERIOR OF STRUCTURE

2.1 General:

The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

2.2 Exterior surfaces:

All exterior surfaces, including but not limited to, walls, window frames, doors, door frames, cornices, porches and trim shall be maintained in good condition. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted.

2.3 Street numbers:

Each building to which a street number has been assigned shall have such number displayed in a position easily observed and readable from the public right-of-way.

2.4 Structural members:

All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.

2.5 Exterior walls:

All exterior walls shall be free from holes, breaks, loose or rotting materials; and be maintained weatherproof and properly surface coated where required to prevent deterioration.

2.6 Roofs and drainage:

The roof and flashing shall be sound, tight and not have defects that admit water. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

2.7 Chimneys:

All chimneys and similar appurtenances shall be maintained structurally safe and sound, and in good repair.

2.8 Windows:

Every window sash shall be supplied with glass window panes or an approved substitute, properly sealed within each frame. Sharp or jagged edges or missing panes shall not be allowed.

2.9 Doors:

All exterior doors and hardware shall be maintained in good condition. All exterior doors shall be provided with a properly installed locking device in good repair that can be operated from the inside without a key and from the outside only with a key. Exterior doors must open and close easily. If storm doors exist, they must be in good repair, free from tears and missing panels. Locks at all entrances to dwelling units, rooming units and guestrooms shall tightly secure the door against opening without a key.

2.10 Stairs, Porches, and Railings.

2.10.1 Every outside stair, porch, attachment, and railing shall be safe and capable of supporting a handrail and railing. There shall not be any missing or loose treads, decking or rails.

2.10.2 Existing stairs, porches and railings on the effective date of these guidelines, may be allowed if there is no hazard to the health and safety of the occupants and may be repaired with like kind construction. New or replacement stairs and railings shall meet the current Michigan Residential Code.

2.10.3 Every flight of stairs with four (4) or more risers high shall have handrails. The top of handrails shall not be placed less than thirty-two (32) inches nor more than thirty-eight (38) inches above landings and the nosing of treads. Handrails shall continue the full length of the stairs. Every handrail shall be firmly fastened and must be maintained in good condition.

SECTION 3 – INTERIOR OF STRUCTURE

3.1 General:

The interior of a structure, including all residential rental units and common, shared, or public use areas and equipment therein shall be maintained in good repair, structurally sound and in a clean and sanitary condition.

3.2 Water Seepage/Standing Water

Every building, cellar, basement and crawl space shall be maintained reasonably free from water seepage and/or standing water which is conducive to decay or deterioration of the structure.

3.3 Structural members:

All structural members shall be maintained structurally sound, and be capable of supporting the imposed loads. Structural members shall be free of deterioration, defect and rotted material.

3.4 Interior surfaces:

All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling paint, cracked or loose plaster, decayed wood, and other defective surface conditions shall be corrected.

3.5 Stairs and railings:

All interior stairs and railings shall be maintained in sound condition and good repair. Every stair, attachment and railing shall be safe and capable of supporting the loads as required by the Michigan Residential Code. There shall not be any missing or loose treads, decking or rails. Existing stairs and railings on the effective date of these guidelines, may be allowed if there is no hazard to the health and safety of the occupants and may be repaired with like kind construction. New or replacement stairs and railings shall meet the current Michigan Residential Code.

3.6 Handrails

Every flight of stairs four (4) or more risers high, shall have handrails. The top of handrails shall not be placed less than thirty-two (32) inches nor more than thirty-eight (38) inches above landings and the nosing of treads. Handrails shall continue the full length of the stairs.

3.7 Infestation:

All structures shall be kept free from insect and rodent infestation. All structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent re-infestation.

3.8 Illumination of common halls and stairways:

Every common hall and stairway, other than in one- and two-family dwellings, shall be lighted at all times.

3.9 Illumination of other spaces:

All other spaces shall be provided with natural or artificial light sufficient to permit the maintenance of sanitary conditions, and the safe occupancy of the space and utilization of the appliances, equipment and fixtures.

3.10 Prohibited occupancy:

Kitchens, nonhabitable spaces, and interior public areas shall not be occupied for sleeping purposes.

3.11 Means of Egress:

A safe, continuous and unobstructed means of egress shall be provided from the interior of a structure to a public way.

3.12 Locked doors:

All means of egress doors shall be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort, except as provided for in 3.13.

3.13 Emergency escape in basement:

Every basement sleeping room shall have at least one openable egress window or exterior door for emergency egress or rescue; or shall have access to not less than two approved independent exits. All egress windows shall be easily operable with a minimum area of five (5) square feet, a minimum height dimension of 24 inches, a minimum width of 20 inches, and a maximum sill height of 44 inches above the floor. Any sleeping room not originally intended for sleeping purposes must meet the current requirements for egress.

Exceptions:

1. Buildings equipped throughout with an automatic fire suppression system.
2. Original windows in existing homes constructed prior to 1960.

SECTION 4 – FIRE PROTECTION

4.1 Smoke detectors:

A minimum of one approved single-station or multiple-station smoke detector shall be installed in each sleeping area and in the immediate vicinity outside of the bedrooms. In all residential occupancies, smoke detectors shall be required on every story of the dwelling unit, including basements. In dwelling units with split levels and without an

intervening door between the adjacent levels, a smoke detector installed on the upper level shall suffice for the adjacent lower level, provided that the lower level is less than one full story below the upper level. When actuated, the smoke detectors shall provide an alarm suitable to warn the occupants within the individual room or dwelling unit.

4.2 Smoke Detector Power source:

The power source for smoke detectors shall be either an AC primary power source or a monitorized battery primary power source with a minimum 5 year operating life.

SECTION 5 – ELECTRICAL

5.1 Installation:

All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner. Circuit extensions made with flexible cord wiring in lieu of permanent wiring shall be eliminated.

5.2 Public Areas:

All areas accessible to the public shall be illuminated.

5.3 Lighting:

Habitable and occupiable rooms shall be provided with a conveniently located wall-switch-controlled light or receptacle.

5.4 Receptacles:

Any receptacles within six (6) feet of a water source must have GCFI protection.

SECTION 6 – MECHANICAL

6.1 Heating facilities for residential buildings:

Every residential building shall be provided with heating facilities capable of maintaining a room temperature of 65 degrees F. (18 degrees C.) in all habitable rooms, bathrooms and toilet rooms. Portable space heaters shall not be used as the sole source of heat for any habitable room. The required room temperatures shall be measured at a point 3 feet (914 mm) above the floor and 3 feet (914 mm) from the exterior walls.

6.2 Mechanical equipment:

All mechanical equipment shall be properly installed and maintained in a safe working condition.

6.3 Water Heating Facilities:

Water heating facilities shall be properly installed, maintained and capable of providing an adequate amount of water to be drawn at every required sink, lavatory, bathtub, shower and laundry facility at a minimum temperature of 110°F (43°C). A gas-burning

water heater shall not be located in any *bathroom, toilet room, bedroom* or other occupied room normally kept closed, unless adequate combustion air is provided. An *approved* combination temperature and pressure-relief valve and relief valve discharge pipe shall be properly installed and maintained on water heaters. Section 505.4 of the property maintenance code.

SECTION 7 – PLUMBING

7.1 Fixture Installation:

All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition.

7.2 Contamination:

The water supply shall be maintained free from contamination, and all water inlets for plumbing fixtures shall be located above the flood-level rim of the fixture. Hose bibs or faucets to which hoses are attached and left in place, shall be protected by an approved atmospheric-type vacuum breaker or an approved permanently attached hose connection vacuum breaker.

7.3 Sanitary sewer connections:

Discharge from sump pumps and roofs shall not be connected to the sanitary sewer.

7.4 Storm drainage:

Drainage sump pumps, roofs, paved areas, yards and courts, and other open areas on the premises shall not be discharged in a manner that creates a public nuisance.

SECTION 8 – MULTIPLE DWELLINGS

Multiple dwelling residential rental buildings to which the housing law of Michigan applies shall also be subject to inspection for compliance with the minimum maintenance standards in the Michigan Compiled Law (MCL) sections of that housing law listed below, the full text of which are on file with the Building Official in the Township Development Services Department. If a standard in Sections 1 through 7 imposes a higher or more stringent requirement than a housing law of Michigan minimum standard, the higher or more stringent requirement shall apply.

125.465. Public halls in multiple dwellings; lighting; exit lights

125.466. Water-closets in cellars

125.467. Water-closet accommodations

125.468. Basement and cellar room

125.469. Joint use of kitchens in multiple dwellings

125.470. Floors near water-closets and sinks
125.471. Repairs and drainage
125.472. Water supply
125.473. Catch-basins
125.474. Cleanliness of dwellings
125.475. Court walls in multiple dwellings
125.476. Walls and ceilings in multiple dwellings
125.477. Wall paper in multiple dwellings
125.478. Waste receptacles
125.479. Prohibited uses
125.480. Combustible materials
125.481. Paint, oil or inflammable liquids; storage in multiple dwellings
125.482. Fire prevention and safety requirements
125.483. Overcrowding
125.484. Lodgers
125.485. Infected and uninhabitable dwellings; order to vacate
125.485a. Illegal drug manufacturing site; protective measures
125.486. Public nuisance
125.487. Fire escapes
125.488. Scuttles, bulkheads, ladders and stairs in multiple dwellings
125.489. Rooms; lighting and ventilation
125.490. Public halls and stairs; lighting and ventilation
125.491. Plumbing fixtures
125.492. Privy vaults, school-sinks and water-closets
125.493. Basements and cellars; protection
125.494. Shafts and courts; openings
125.495. Egress; above first story; fire escapes
125.496. Additional means of egress
125.497. Roof egress in multiple dwellings