

General

- 1.1 Exterior and interior areas will be kept in a clean and sanitary condition. All exterior property and premises, and the interior of ever structure, shall be free from any accumulation of rubbish or garbage. Occupant's responsibility. (302.1, 305.1)
- 1.2 Exits will be unobstructed. Each sleeping area will have an egress. Exits shall not lead through other sleeping areas, toilet or bathroom. (702.4, 703.1)
- 1.3 All structures and exterior property shall be kept free from rodent infestation. (306.1)
- 1.4 All structural members shall be kept free from deterioration and be able to withstand the imposed loads. Interior surfaces shall be maintained in good, clean condition. (304.2, 304.3)
- 1.5 Windows and doors shall be in sound condition, good repair and wither tight. Wall windows, except fixed, shall be easily position by window hardware. One window with screen shall be provided for each habitable room. Exterior doors shall be lockable. Basement windows and door shall be as to prevent entrance of rats, rain, or ground water. (303.14, 303.14.2)
- 1.6 All common hallways and stairways, other than in one- and two- family dwellings shall have adequate lighting. (402.2)
- 1.7 Smoke detectors must be located in the *immediate vicinity* of the bedrooms. A smoke detector is required on every floor, including the basement. The primary power source shall be either the building's electrical system, or monitored battery. (705.5, 705.5.2)
- 1.8 Every sleeping room shall have at least one openable window or exterior door approved for emergency egress or rescue. (702.12)
- 1.9 Stairs with more than four risers and landings or balconies more than 30 inches above grade shall have a guardrail or handrail. These guards or handrails shall be kept in a secure condition and capable of supporting normally imposed loads. (702.9)

Electrical / Plumbing / Mechanical

- 2.1 All Kitchen sinks, lavatories, laundry facilities, bathtubs and shower shall have hot / tempered and cold running water. (505.1)
- 2.2 All plumbing fixtures shall be maintained in a safe, sanitary and functional condition, free from obstructions, leaks and defects. (504.1)
- 2.3 All toilet rooms and bathrooms shall provide privacy. (503.1)
- 2.4 All habitable rooms shall have an openable window for ventilation. All bathrooms and toilet rooms shall have an openable window or mechanical means of ventilation. (403.1, 403.2)
- 2.5 All electrical services / fixtures shall be in good working condition, properly fused, free of defects and be at least a 60 amp three wire service. All Edison based fuse panels shall be equipped with properly sized Type "S" fuses and fuse base adapters. (064.2, 604.4 *City of Adrian amendment*)
- 2.6 All electrical wiring shall be free of all defects, open splices, or damage. Each habitable space shall have two separate and remote receptacle outlets. Each laundry shall have at least one grounded receptacle. Each bathroom at least one wall receptacle. (605.1, 605.2)
- 2.7 Electrical system shall be free of all defects, improper fusing, inadequate service, insufficient outlets, deterioration or damage. (604.3)
- 2.8 All heating facilities shall be provided and operated in accordance with safe practices and will maintain a temperature of not less than 65°F in all habitable rooms, bathrooms, and toilet rooms. (602.3)
- 2.9 Water heater shall be installed properly with a temp / pressure relief valve and discharge pipe. It shall provide a minimum of 120°F water. (505.4)
- 2.10 Every dwelling unit shall contain its own bathtub or shower, lavatory, water closet and kitchen sink which shall be maintained in a sanitary, safe working condition. (502.1)
- 2.11 Clothes dryer shall be installed according to manufacturer's instructions and independent of other exhaust systems. (403.5)

Exterior

- 3.1 All premises and exterior property shall be maintained free from weeds in excess of 12 inches. (302.4 *City of Adrian amendment*)
 - 3.2 All sidewalks and driveways shall be maintained in a safe manner. (302.3)
 - 3.3 All premises shall bear a distinctive street number on the front, at or near the front entrance (303.3 *City of Adrian amendment*)
 - 3.4 All accessory structures, including detached garages, fences and walls shall be maintained structurally sound and in good repair. (302.7)
 - 3.5 Foundations shall be structurally sound and free from cracks and breaks (303.5)
 - 3.6 Exterior wood surfaces shall be protected from the elements and decay by painting or other protective covering or treatment. All siding and masonry joints shall be maintained weather resistant and water tight. (303.2)
 - 3.7 The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. (303.7)
 - 3.8 All chimneys, flues, and towers shall be maintained in a safe manner. (303.12)
 - 3.9 Locks at all entrances to dwelling units, rooming units, and guestrooms shall tightly secure the door. (303.16)
 - 3.10 Outdoor furniture will be constructed of materials which are made to withstand outdoor weather conditions, to prevent dampness or deterioration of said furniture. Indoor furniture will not be stored outside or on an open porch. (302.10 *City of Adrian amendment*)
 - 3.11 Not more than one currently unregistered or un-inspected motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. (302.8)
- ## Fire Safety
- 4.1 Rubbish, garbage, or other materials shall not be stored or allowed to accumulate in stairways, passageways, doors, windows, fore escapes or other means of egress. (730.1)



How the Rental Inspection Program Works

- The rental inspection program runs on a three-year registration cycle. 2004 -2007 is the current registration cycle.
- All rental units are registered at the beginning of the cycle (Summer 2004) and inspected once during the three year cycle.
- Each rental unit shall be registered, including vacant units and units occupied by 'immediate family' even if rent is not collected.
- Units being sold under Land Contract are exempt provided that a copy of such contract is on file with the Housing Department.
- Units which are occupied as the owner's primary residence need not be registered or inspected.
- Upon inspection, a Correction Report may be issued, should any code violations be present in the rental unit. A re-inspection of the unit may be required, depending on the nature of the corrections.

2004 – 2007 Program Fees

Registration Fee

- \$25.00 each building
- \$10.00 each additional unit in building

Inspection Fee

- \$40.00 each building with 4 or fewer units.
- \$10.00 each additional unit exceeding 4

Benefits of the Rental Inspection Program

- Stable, more satisfied tenant base
- Increased demand for rental units with a reputation for active management
- Lower maintenance and repair costs
- Increase property values
- Improved personal safety for tenants, landlords and managers
- Peace of mind that comes from spending more time on routine management and less on crisis control
- Provide documentation of the condition of rental units which help landlords keep track of tenant abuse

CHAPTER 100 **RENTAL PROPERTY**

'On November 20th 2000, the City of Adrian passed Ordinance No. 00-19.

This ordinance is to amend the code of the City of Adrian by adding a new chapter, which new chapter shall be designated as chapter 100 of title VIII of said code.'

"The City of Adrian recognizes a compelling interest in establishing standard for the maintenance of sanitary and safe residential rental structures in the city as an important factor for the general health, safety and welfare of all of its citizens. This chapter is designed to promote the continued maintenance of quality and safe rental properties and to enhance and maintain property values."

Rental Inspection Program

MINIMUM HOUSING MAINTENANCE REQUIREMENTS



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For More Information Call
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