

CITY OF COLDWATER

Neighborhood Services Department

One Grand Street, Coldwater, MI 49036
(517) 279-6929

MINIMUM HOUSING INSPECTION REQUIREMENTS Property Maintenance Code 2003

Exterior property areas to be maintained clean, safe, sanitary and free from accumulation of rubbish or garbage. Exterior grading of property to prevent accumulation of stagnant water. **Sidewalks** are to be in good repair. Noxious weeds and **grass** to be cut in excess of 10 inches. Rodents to be exterminated. Accessory structures (garages, storage buildings, fences) to be maintained in sound repair.

Exterior structure to be maintained in good repair. **Arabic street numbers** to be at least 3 inches high and ½ inch stroke, visible from the street. Structural members are to be maintained free of deterioration. Foundation walls to be maintained free from open cracks and breaks to prevent rodents entering building. Exterior walls to be maintained free of open holes and rotted materials and weather-proofed with proper surface coating (paint, etc.). Roofs to be maintained free of leaks. **Chimneys** shall be maintained structurally safe and kept in good repair. Window and door frames to be weather-tight; glass in tact and free of cracks or holes. **Insect screens** are to be provided on all operable windows from April 1st through December 1st; also screen doors on doors that swing in. Basement windows and hatchways to be maintained to prevent the entrance of rodents.

Interior structures shall be maintained in good repair, structurally sound, and in a sanitary condition. Interior surfaces shall be free of loose falling plaster or other wall coverings and also free of large holes, etc. Rubbish and garbage is not allowed to accumulate inside the dwelling and rats and other **insects** (cockroaches) are to be exterminated. **Handrails** are to be provided on stairways of four risers or more and on landings and porches over 30 inches above ground or level below.

Under light and ventilation, bathrooms are to be provided with adequate ventilation fans, exhausting to the outside or openable windows. Exhaust from clothes **dryers** to vent to the exterior. Privacy to be provided for restrooms and bedrooms (doors on openings). **Sleeping rooms** shall not be used as an access to another room. Sleeping by one occupant 70 square feet. Sleeping by more than one occupant 50 square feet for each occupant. Bathrooms to be accessible from all bedrooms without going through another bedroom. Living spaces defined as living room, dining, kitchen, etc. with minimum areas for occupants allowed. Kitchens shall not be used for sleeping purposes. Minimum ceiling heights, habitable spaces 7ft. All areas under 5ft sloped ceiling height not to be included in floor area for sleeping. Habitable rooms minimum width is 7ft.

Plumbing, water lines and drains to be maintained in sound condition and free of leaks or obstructions. Each dwelling unit to be provided with bathtub or shower, lavatory, water closet and kitchen sink. The lavatory is to be placed in the same room as the water closet or in close proximity. Bathrooms shall be provided privacy and shall not be used as a passageway to another room. Drinking water not to be contaminated. Hot and cold running **water** to be provided to all fixtures. Water supply to be of sufficient volume and pressure to all fixtures.

Water heater to be properly installed and adequately maintained to provide hot water to sink, lavatory, bathtub, shower and laundry facilities (if supplied) with 110 degree water. Gas-fired water heaters no to be located in bedrooms or other habitable rooms normally kept closed. Provide proper rigid pressure relief valve discharge pipe to within 4 inches off the floor. All fixtures shall be connected to proper drainage systems. All drains and vent stacks shall be maintained free of leaks and obstructions.

Furnace or other approved heating facilities shall be adequate to maintain a temperature of **65 degrees**, at a level of 3ft above the floor and a distance of 3ft from the exterior wall in all habitable rooms, bathrooms and toilet rooms. All cooking and heating equipment shall be properly installed and maintained in safe working condition, capable of performing its intended function as well as all mechanical equipment. Mechanical equipment to be properly vented and the safety controls in proper working order. Vents from fuel-burning appliances are to be installed with proper clearances. Provide combustion air for appliances where necessary. Fireplaces and solid-fuel burning appliances shall be properly installed and maintained.

Electrical facilities shall be installed and maintained in safe working condition. Two outlets are to be provided in all habitable rooms on opposite walls. Provide laundry with grounded outlet. Ground fault circuit interrupters (GFCI's) to be installed in bathrooms, basements, outside plugs, garages and within 6ft of a kitchen sink. All rooms are to be provided with proper lighting switched as required by the code. Electrical service panel, electrical equipment, wiring and appliances shall be installed and maintained in a safe and approved manner. Minimum 60 amp in existing, 100 amp for new installations to existing buildings. Improper fusing, insufficient outlets, improper wiring installations, deteriorated or damaged wiring is hazardous and must be corrected. No larger than 20 amp fused allowed in 60 amp services.

Egress shall be maintained clear and unobstructed to the public way regarding stairways, hallways, etc. Doors shall be readily operable from the inside without the use of keys or special tools. In building exceeding two stories above grade, two independent exits are to be provided. Emergency escape windows are to be maintained in proper condition. RE: Building Code requirements 5.7 sq ft opening minimum, 44 inch maximum sill height. Minimum clear height opening 24 inches or clear width opening 20 inches.

Garbage and rubbish are not allowed to accumulate in stairways or passageways. Hazardous and flammable liquids are not allowed to accumulate unless the storage area complies with the Fire Prevention Code.

Smoke detectors are to be provided at the top of each stairway leading up to a living area, in each sleeping room and in the area outside of the sleeping rooms. State law requires, at *minimum*, 5-year *battery powered* smoke detectors to be installed. Tamperproof and 10 year smoke detectors are also available.

Responsibilities: owner shall clean and maintain all common public areas of multi-family building, including exterior areas. Extermination of rodents in multi-family to be owner's responsibility both interior and exterior.

Owner is responsible for extermination prior to renting. Owner to provide one of the following: approved waste grinder, approved incinerator or leak-proof covered outside garbage containers for the occupants.

Occupant shall dispose of garbage in a clean and sanitary manner in an approved container. Single family building occupants are responsible for extermination of rodents inside and out.