

Grand Haven Rental Housing Program 2009

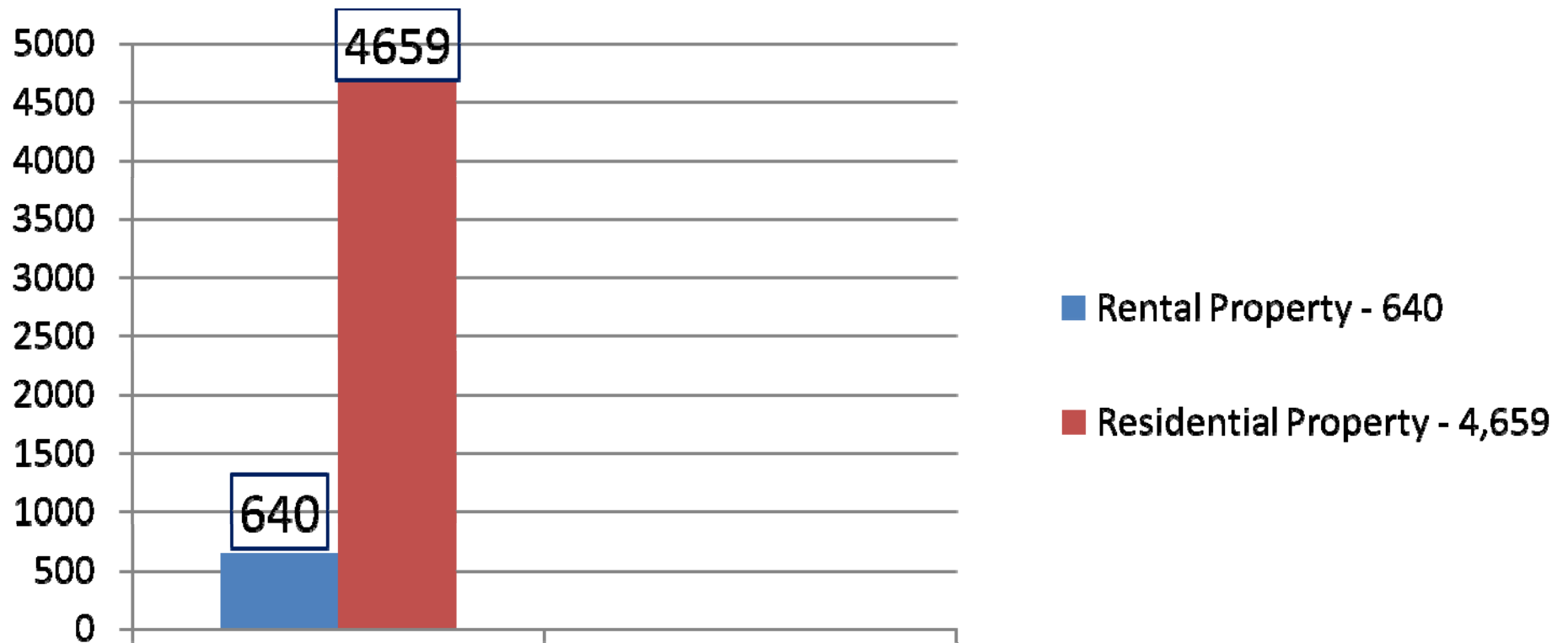
Anthony Chandler – Housing & Code Enforcement Officer
May 4, 2009

Department
of
Planning and Community Development

Building and Planning Department Staff

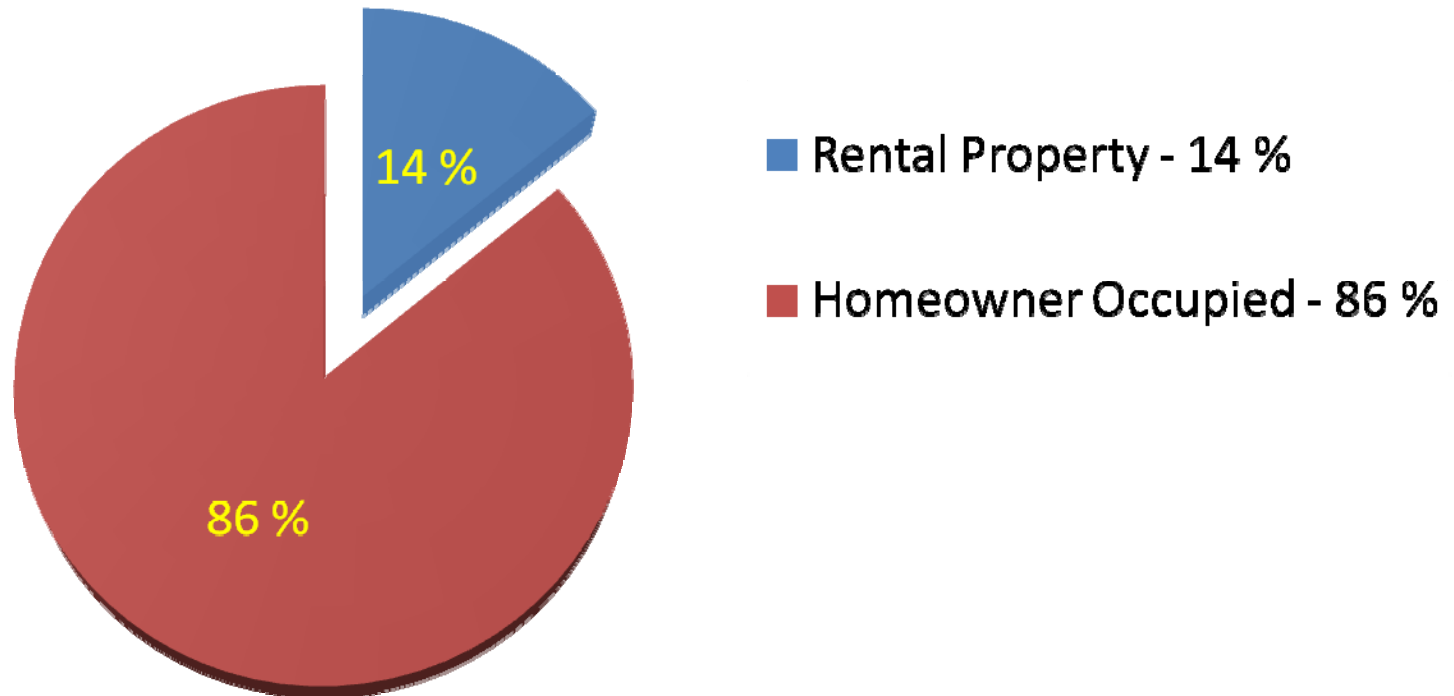
- Kristin Keery, City Planner
- Bruce Dodge, Building/Mechanical Inspector
- George Dood, Building/Electrical Inspector
- Tom Winegar, Code Enforcement Officer
- Anthony Chandler, Housing and Code Enforcement Officer
- Mary Ann Zaverl, Administrative Assistant

Registered Rental Property 2009

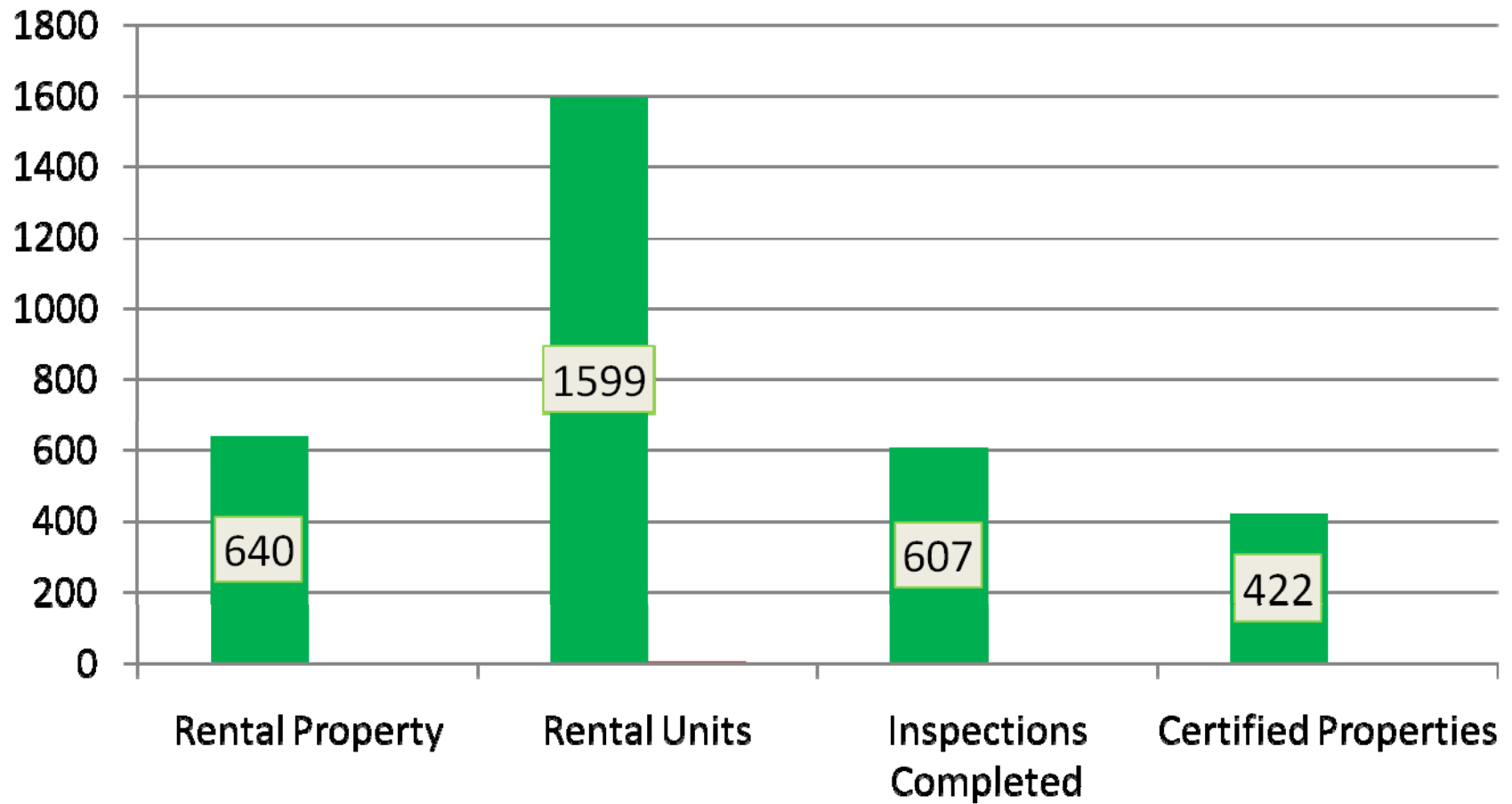


Breakdown of Residential Property

Residential Property

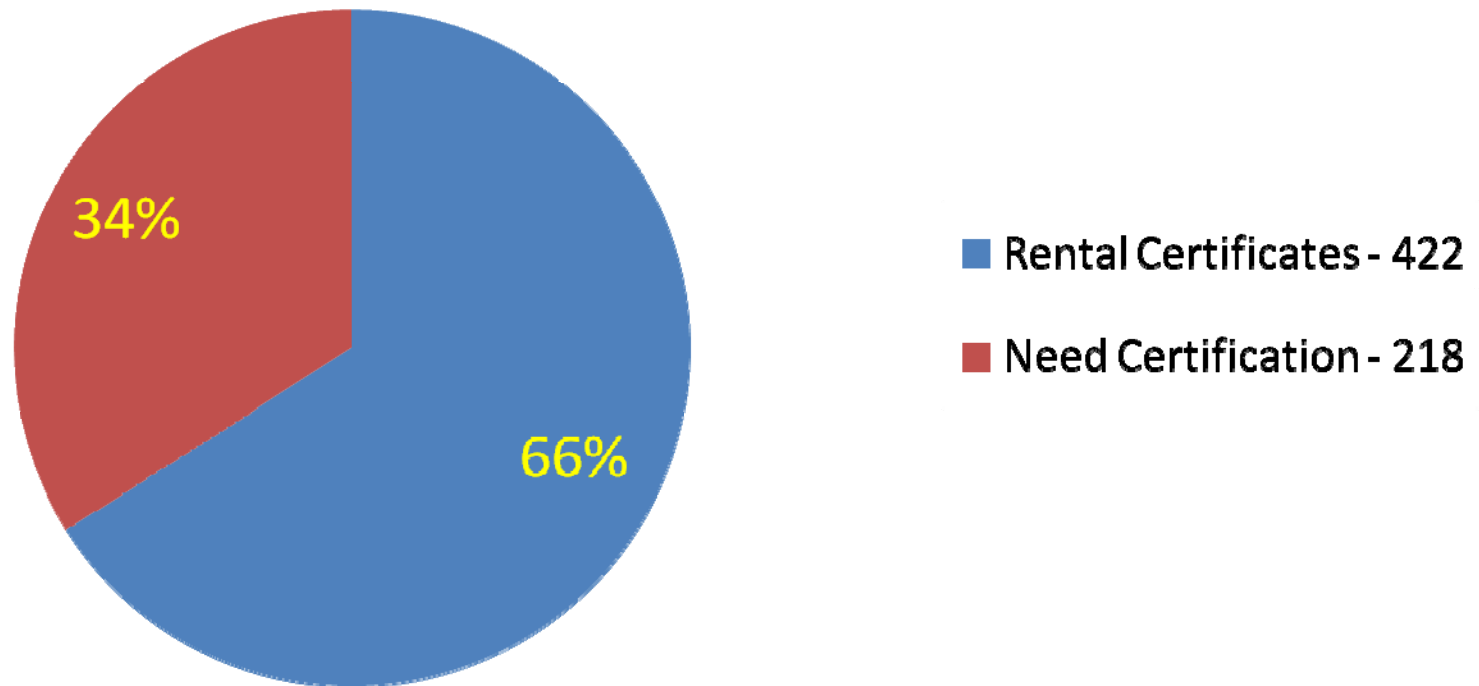


Breakdown of Rental Activity

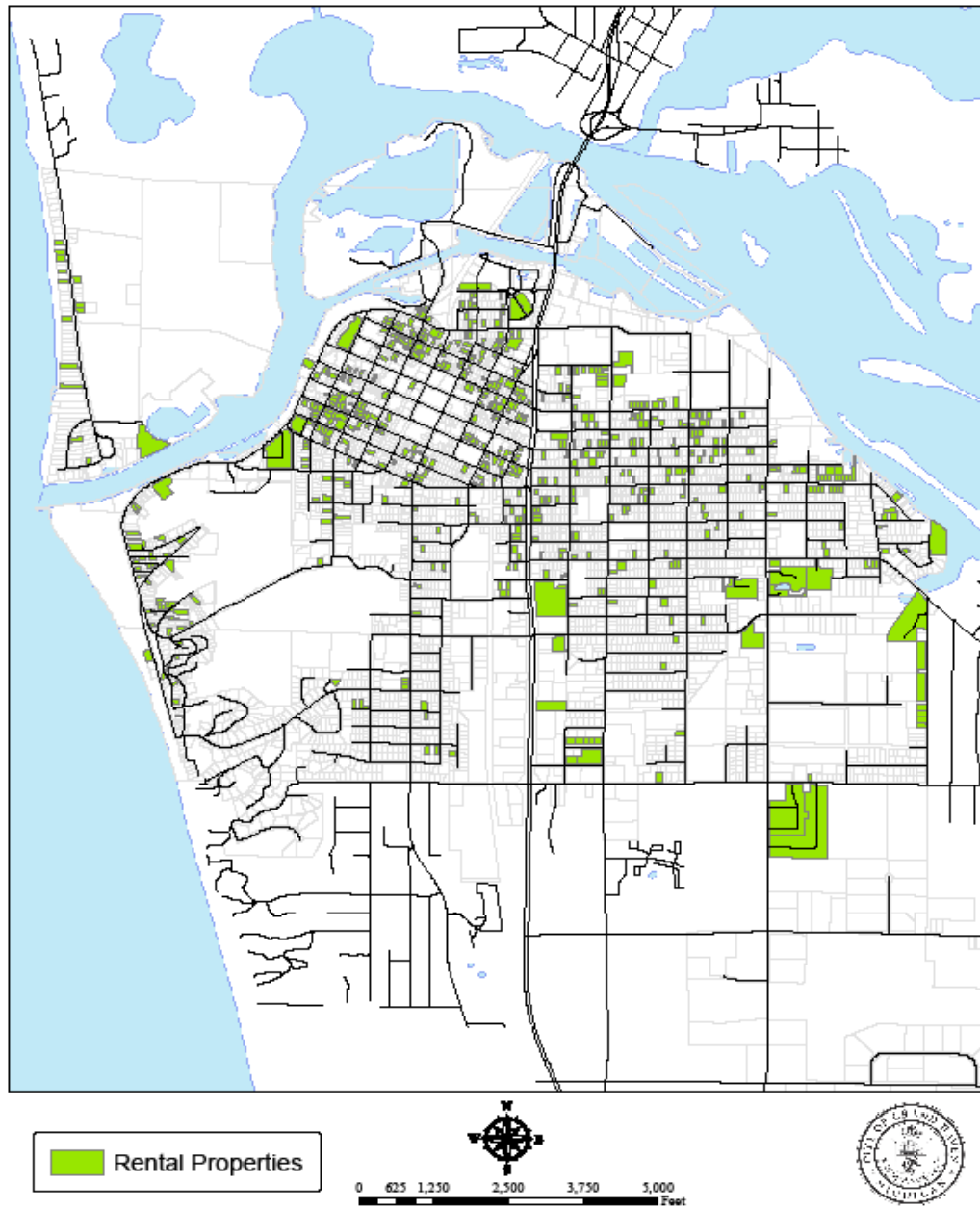


Rental Property without a Certificate

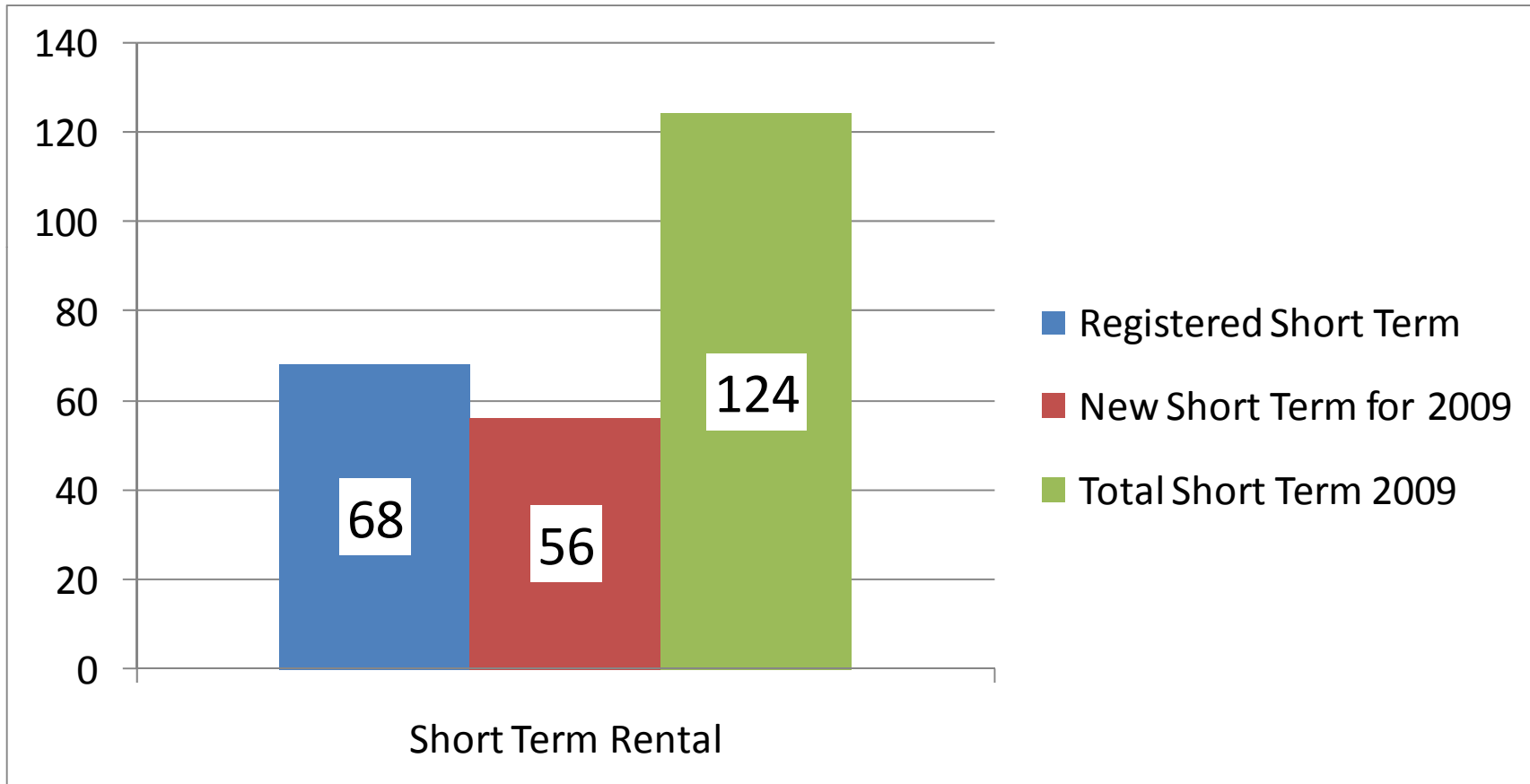
Status of Certified Rental Property



Rental Properties 2009

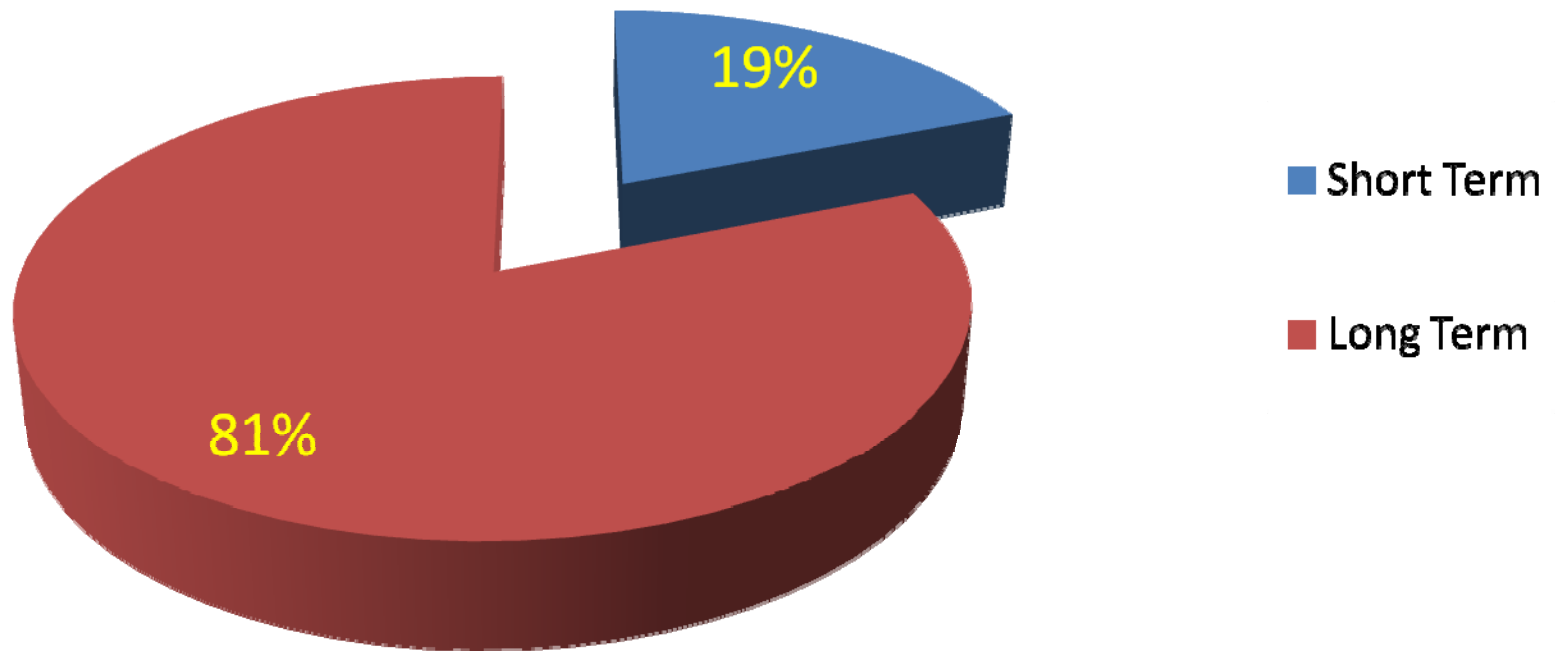


Registered Short Term Rentals



Rental Property Registered as Short Term in 2009

Types of Rentals by Designation 2009



Rental Inspection Process

- Letter is sent to the rental property owners informing them of their inspection time. If this is not convenient for them, the Department does work with the owner to find a mutually convenient time.
- On inspection day, the Housing Inspector meets the owner
- Following the inspection, the Housing Inspector sends a letter outlining the violations and a follow-up inspection time.
- The Housing Inspector conducts a follow-up inspection to ensure that all violations have been corrected.
- A Certificate of Compliance is then issued once all violations are corrected.

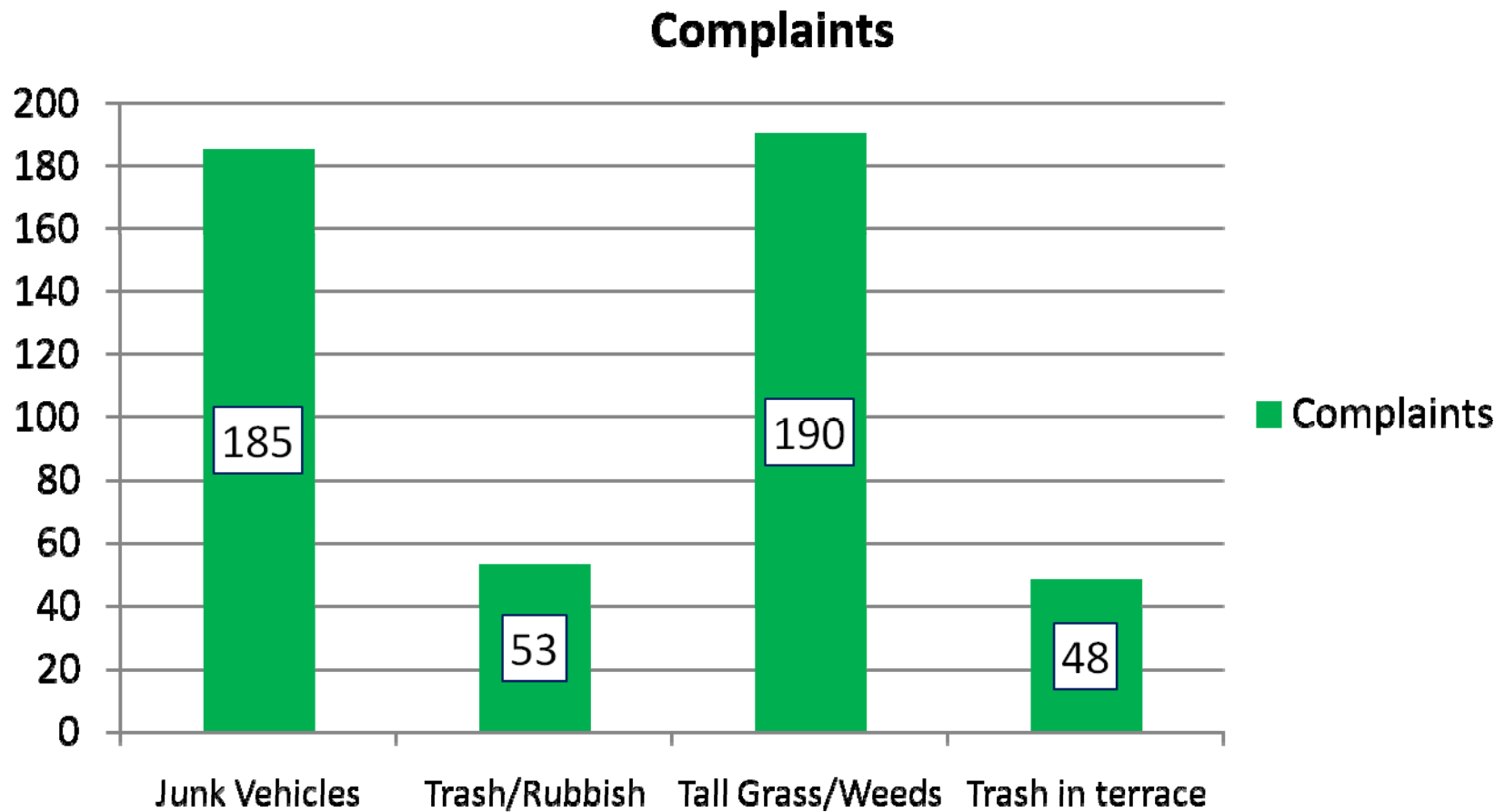
Process to Achieve Compliance

- **Step 1** Check rental database to see if property is registered
- **Step 2** Check with the utility companies to see who is listed on the accounts.
- **Step 3** Check with the Clerks Department to verify whether property is listed as a homestead.
- **Step 4** Send letter to property owner noticing them of the violation.
- **Step 5** Upon receipt of registration form the property is entered into the rental database and then set up with an inspection.
- **Step 6** Complete Inspection.

Code Enforcement/Property Maintenance

- Partnership with the Department of Public Safety
 - PSO III Officer Tom Winegar
- International Property Maintenance Code (2003)
 - Covers everything relating to Property Maintenance
 - Exterior
 - Interior

Code Enforcement/Property Maintenance



Code Enforcement In Progress

Exterior Finish - Section 304.2

all exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and **surfaces repainted**. All siding and masonry joints as well as those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and water tight.

Unsafe Structure - Section 108.1.1

as one that is **found to be dangerous to the life, health, property or safety of the public or the occupants of the structure** by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.