

Property Maintenance Code Expectations for Property in Grand Haven

Exterior Property Maintenance: *The exterior of a structure shall be maintained in good repair. This would include sound structural and sanitary conditions so the property does not pose a threat to the public's health, safety, and welfare.*

- a) Structural – Foundation, Stairs, Rails and Porches, Roofs and Siding, Chimney, Fences, and Accessory Buildings (garages) shall be in compliance with all applicable codes
- b) Tall Grass and Unruly Weeds are considered as a Nuisance per City Code (chapter 23)
- c) Conditions that would harbor Rodent activity (miscellaneous items/junk storage)
- d) Inoperable Motor Vehicles (expired MI license plate) are prohibited by City Code
- e) Exposed Windows and Doors shall remain in good repair and function accordingly
- f) Peeled paint or missing siding on any structure is in violation of the Code

Interior Property Maintenance: *The interior of a structure and all equipment therein shall be maintained in good repair so not to impose a safety issue to any occupants.*

- a) Peeling, Chipped, or Flaking Paint and loose Plaster shall be removed, covered, or repaired
- b) Stairways and Handrails shall be in good repair and capable of supporting normally imposed loads
- c) No accumulation of rubbish or garbage inside or outside of the dwelling
- d) Plumbing Facilities shall function properly (faucets, drains, etc.)
- e) Heating and Electrical Systems shall be up to Code and function accordingly
- f) Fire Safety – Smoke Alarms are required inside each room used for sleeping purposes in addition to being located on every habitable level of the structure
 - a. Sleeping areas with no egress are strictly prohibited
- g) Occupancy Rates will be determined and enforced for all Rental Units
 - a. The Code requires at least 70 sq. feet of space for the first occupant and 50 sq. feet per person for any additional occupants. **EXAMPLE: 10 foot by 12 foot room = 120 Sq. feet, which would allow for two occupants**

Most Frequently Violated Property Maintenance Codes

- Inadequate amount of Smoke Alarms
- Insufficient electrical outlets, missing overhead light, or missing wall switch
- Leaky Plumbing Fixtures or faulty drain systems
- Peeled Paint or missed siding on exterior
- No Trash containers supplied resulting in an accumulation of garbage