



## **Village of Breedsville**

82 E Main St. PO Box 152

Breedsville, MI 49027

(269) 427-9029

### **RENTAL HOUSING INSPECTION CHECKLIST**

THE VILLAGE OF BREEDSVILLE  
RENTAL HOUSING INSPECTION CHECKLIST  
the BOCA National Property Maintenance Code - 1990

The following is an abbreviated summary of the most often cited ordinance violations under the rental housing inspection ordinance adopted by the VILLAGE OF BREEDSVILLE

#### **EXTERIOR PROPERTY AREAS**

1. Vacant land and structures are kept clean, safe, secure, and sanitary.
2. Property to be kept free of accumulation of stagnating water,
3. Sidewalks and driveways are maintained hazard free.
4. A rat harborage exterminated.
5. All accessory structures including detached garages, fences, and walls shall be maintained structurally sound and in good repair.
6. Not more than one unregistered and/or inoperable vehicle per parcel.
7. No vehicle shall at any time be in a state of disassemble; disrepair, or in the process of being stripped or dismantled -unless in an enclosed area.
8. All properties with street numbers
9. Structural members to be sound.
10. Foundation walls to be sound,
11. Exterior walls shall be free of holes, bricks loose or rotting materials, and maintained weatherproof and properly surfaced coated.
12. Roofs and flashing to be tight: sound and weatherproof.
13. The chimney to be sound, safe, and in good repair.
14. Handrails and guards on every flight of stairs over 3011 and on the flat walking surfaces the guard shall be a minimum of 30" above the floor.
15. Windows and door frames are surface-coated and in good repair.
16. Glazing to be free of cracks or breaks.
17. Every window other than the fixed window shall be easy. openable,
18. Insect screens will be provided during the times required by the ordinance.
19. Doors shall be capable of being locked.
20. Basement hatchways and doors are maintained to prevent the entrance of rats, rain, and surface drainage water.

#### **INTERIOR STRUCTURE**

1. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound, and in sanitary condition, structural members sound.

2. Interior surfaces including windows and doors shall be maintained in good, clean, and sanitary condition without peeling paint, loose plaster, decayed wood, or other surfaces
3. Lead base paint shall be covered or removed.
4. Interior structure shall be free of the accumulation of rubbish or garbage.
5. Insect or rat harborage shall be exterminated.
6. Stairs and railings at the interior same as for exterior above.

### **LIGHT, VENTILATION, AND OCCUPANCY LIMITATIONS**

1. All habitable spaces shall have at least one operable window directly to the outside.
2. The minimum total window area shall be (8% of the floor area of such room, except in kitchens, bathrooms, workrooms, and other similar areas,
3. All common hallways and stairways to be properly lit.
4. All other spaces are provided with natural, or artificial light.
5. Every habitable space shall have at least 45% of the lazing area noted above operable.
6. Bathrooms and toilet rooms shall have either a window or an exhaust system,
7. Clothes dryers vented to the outside as per manufacturer's specs.
8. Dwelling units, rooming units, and dormitory units shall be arranged to provide privacy and be separate front other adjoining spaces.
9. Sleeping rooms shall not be used as the only means of access to other sleeping rooms or habitable spaces except in units containing fewer than two (2) bedrooms.
10. Minimum floor area for sleeping purposes equals seventy (70) square feet.
11. Any space used as a sleeping area for more than one person shall contain at least fifty (50) square feet for each occupant.

12. Every bedroom shall have access to at least one toilet and one lavatory without passing through another bedroom.
13. No kitchen or non-habitable space shall be used for sleeping purposes.
14. Minimum ceiling height for habitable spaces other than kitchens shall be seven feet four inches (7'4"),
15. Hallways, corridors, laundry areas, bathrooms, toilet rooms, and kitchens shall have a clear ceiling height of not less than seven (7) feet,
16. The minimum room width for habitable spaces other than kitchens equals seven (7) feet in any dimension,
17. Kitchens shall have a clear passageway not less than three (3) feet.
18. Spaces used for food preparation to be sanitary and have space to store, and prepare -food and contain services for sanitary disposal of food wastes -and refuse.

#### **PLUMBING FACILITIES AND FIXTURE REQUIREMENTS**

1. Every dwelling unit shall contain its own bathtub or shower, lavatory, toilet and kitchen sink which shall be maintained sanitary and in working condition.
2. For rooming units within rooming houses there shall be one toilet, one lavatory, and one bathtub or shower.
3. All units let for rent shall have potable water for drinking.
4. All toilet rooms shall provide privacy for occupants,
5. All toilet rooms or bathrooms in rooming units or dormitories to be accessible by not more than one flight of stairs.
6. All plumbing fixtures are maintained in safe, sanitary, and usable condition.
7. Hot or tempered and cold running water shall be supplied to every sink, lavatory, bathtub or shower, or other plumbing fixture.
8. Water supply to be maintained free of contamination.

9. Sufficient volume and pressure to supply all fixtures.
10. All plumbing fixtures shall be connected to an approved sewage disposal system.
11. Every plumbing stack vent waste or sewer line shall function properly and be free from obstructions, leaks, and defects.

## **TECHNICAL AND ELECTRICAL REQUIREMENTS**

1. Heat shall be provided to every occupiable dwelling as per ordinance requirements and from the dates required.
2. All cooling and heating equipment shall be properly installed and maintained free from leaks and obstructions.
3. All mechanical equipment installed, maintained in safe working condition, and capable of performing the intended function.
4. All fuel-burning equipment and appliances shall be connected to an approved chimney or vent.
5. All clearances are too combustible. Material shall be maintained.
6. All safety controls for fuel-burning equipment shall be maintained in effective operation.
7. A supply of air for the complete combustion of fuel and for ventilation of the space shall be provided for the fuel-burning equipment.
8. All fireplaces shall be properly installed and maintained in safe working conditions.

## **ELECTRICAL FACILITIES**

1. Every habitable space shall contain at least two ( 2) separate and remote receptacle outlets.
2. Every laundry area shall contain one (1) grounded receptacle.
3. Every bathroom shall contain at least one(1) receptacle.
4. Every public hall, interior stairway, toilet, laundry room, furnace room, and other similar spaces shall contain at least one (l) electric light fixture.

5. Every dwelling shall be served by a service which is not less than fifty (50) ampere, three wire.
6. All electrical equipment, wiring, and appliances shall be properly installed and maintained in a safe and approved manner.
7. All defects shall be corrected to eliminate hazards when there is inadequate service, improper fusing, insufficient outlets, improper wiring or installation, deterioration or damage, or for similar reasons.

## **MEANS OF EGRESS**

1. A safe, continuous, and unobstructed means of egress shall be provided from the interior of a structure to a public way.
2. All doors in the required ingress or egress from a building must be operable from the inside without the use of keys.
3. Exit from dwelling units, rooming units, guest rooms, and dormitory units shall not lead through other such units or through toilet rooms or bathrooms.
4. All buildings required to have two ( 2) exits shall have existing signs maintained visible and illuminated at all times during occupancy.
5. The capacity of the exists serving a floor shall be of adequate size for the occupant load of the building,
6. All corridors serving an occupant load greater than thirty (30) shall provide an effective smoke barrier.
7. All transoms, louvers, doors, and other openings shall be closed or shall be set closing.
8. All corridors which serve more than one exit shall provide a direct connection to such exits the length of the dead-end corridor being thirty-five (35) feet.
9. Every sleeping room located in the basement shall have at least one(1) openable window or exterior door approved for emergency egress or shall have 11ccess to not less than two (2) approved independent exits.
10. Rubbish, garbage, and other materials shall not be stored in stairways, passageways, doors, windows, fire escapes, or other means of egress.

11. Combustibles, flammable, explosive, or other hazardous materials such as paint, volatile oils, and cleaning fluids or combustible rubbish such as waste paper, boxes, and rags shall not be accumulated or stored except in ventilated areas or as approved by the building code.
12. All portable fire extinguishers shall be visible, accessible, and shall be maintained in an efficient and safe operating condition.
13. All residential occupancies shall be provided with a minimum of one (1) smoke detector in the sleeping area, guest room or suite, lodging house, boarding house, or dwelling unit. When actuated, the smoke detector shall provide an audible alarm to warn all occupants within an individual unit.

### **SANITARY CONDITIONS**

1. Every occupant of a structure shall keep the structure and exterior property which he occupies, controls, or uses it in a clean and sanitary condition.
2. Every occupant shall dispose of all rubbish in a clean and sanitary manner.
3. Every owner of a dwelling shall supply an approved garbage or trash receptacle or container for the disposal of rubbish and trash.

### **EXTERMINATION**

1. The owner of a structure shall be responsible for extermination.
2. The occupant of a structure shall be responsible for the continued rat-proof condition of a structure, and in the event that he fails to do so, stand the cost of extermination.
3. The occupant of a structure containing a single dwelling unit shall be responsible for the extermination of insects, rats, or other pests.
4. The owner of a structure containing two (2) or more dwelling units shall be responsible for the extermination of insects, rats, or other pests.

The checklist above does not contain quotations from the code but is rather an attempt to summarize and paraphrase the most significant portions of the code. Certain sections have been omitted here, but their validity shall in no way be effected. The specific language of the code shall prevail regardless of attempts to summarize in checklist form.