

CITY OF ANN ARBOR, MICHIGAN

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Planning & Development Services
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HOUSING CODE REQUIREMENTS THAT ARE OFTEN NOT MET

This list DOES NOT include all code requirements. Copies of the Housing Code are available for a nominal fee at the Planning & Development Services Unit in City Hall (6th Floor).

SMOKE DETECTORS MUST BE FUNCTIONAL AT ALL TIMES. PLEASE ARRIVE AT THE INSPECTION WITH ADDITIONAL SMOKE DETECTORS AND BATTERIES TO ENSURE THIS.

Smoke detectors shall provide coverage for each sleeping area and for any cellar stair.
Clothes dryers must be vented to the outside with metal vent pipe.

Chimney penetrations from water heater and furnace vents shall be properly sealed.
Water heaters shall have a properly installed temperature/pressure relief valve.
Water meters shall have an electrical bonding jumper around them.

Building heating systems need cleaning, checking and servicing by a licensed mechanical contractor a minimum of once each five years. Provide documentation to the Housing Bureau.
No storage is allowed in furnace or boiler rooms of multiple-unit buildings.

Properly sized "S" type fuses shall be installed in all fuse panels.
If the existing wiring is an approved 2-wire system, electric outlets shall remain 2-prong, or be properly rounded if converted to 3-prong outlets (permit normally required), or have properly installed GFCI(s).

Exterior entrance lighting: serving 1 to 3 units may be manually or automatically controlled; more than 3 units must be automatically controlled.

All required exit stairs must have a minimum 6'0" headroom. Consult Section 8:504 for corrections that would allow lower heights.

Approved handrails shall be installed on all stairways.

Required fire doors shall have approved hardware so they self close and latch.
Windows and doors shall be operable and free of damage.
Window screens, in good repair, shall be installed from May 1 to September 30.

All exterior unit doors must have a chain lock, slide bolt or other locking device which can be operated only from the interior. This is in addition to the required deadbolt.

Wide-angle peephole viewers must be installed in principal entrance doors without windows or sidelights.
Deadbolt locks require a minimum 1" throw (5/8" if installed before 2/24/83).

Double-hung windows at ground level or otherwise reasonably accessible from grade shall be equipped with vent locks or steel pin locks. The pin locks are to be installed on one side, on a slight downward angle, with a ventilation hole drilled 6" above the closed sash position.

Sliding windows and doors at ground level or otherwise reasonably accessible from the grade shall be equipped with either a 5/8" diameter rod to fit in the track or a slide-type lock.

Holes in partitions, ceilings and floors must be sealed with material capable of providing a one-hour fire-rated assembly.

Bathroom and kitchen floors shall be of impervious material.

Attics must be available for inspection (a ladder may be required).