

CITY OF ANN ARBOR, MICHIGAN

Planning & Development Services Unit - Rental Housing
100 North Fifth Avenue, P.O. Box 8647,
Ann Arbor Michigan 48107-8647
Phone: (734) 794-6264 Fax: (734) 994-8460
Email: rentalhousing@a2gov.org

COMMON RENTAL HOUSING INSPECTION VIOLATIONS

City of Ann Arbor Rental Housing inspectors find that the following Code requirements are often not met when they make their initial inspection. By responding to the items on this list in advance of your inspection, you reduce the possibility of violations being sited. Please note this list DOES NOT include all code requirements.

Please visit our website at www.a2gov.org/permits to ensure ALL of the permits on the property have had a final inspection approval prior to your scheduled inspection.

SMOKE DETECTORS MUST BE FUNCTIONAL AT ALL TIMES. PLEASE ARRIVE AT THE INSPECTION WITH ADDITIONAL SMOKE DETECTORS AND BATTERIES TO ENSURE THIS. Note that smoke detectors must provide coverage for each sleeping area and for any cellar stair.

Have the furnace cleaned and serviced by a licensed mechanical contractor and provide a copy of the invoice or final approval to Planning and Development by the inspection date. Invoices within a 5 year period are acceptable. No storage is allowed in furnace or boiler rooms of multiple-unit buildings.

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.

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 grounded 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 Sections 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. **Windows screens**, in good repair, shall be installed from May 1 to September 30.

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 constructed of impervious material.

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