

The following information is supplied for your convenience. It should be used as a guideline for inspections.

The Rental Housing Inspection section of the Community Services Department shall use this inspection checklist when inspecting on a scheduled inspection as well as follow up to a complaint that might be filed on any given rental unit.

This Inspection checklist has been derived directly from the 2006 International Property Maintenance Code that was adopted by the Township Board on December 3, 2007.

Some revisions were made through the adoption process to the code in order to tailor it to fit the specific needs of the Township.

With the revisions that were made, it specifically applies to RESIDENTIAL RENTAL PROPERTIES within the Township.

If you would still like to purchase an actual Property Maintenance Code book which comes directly from the International Code Council, they are available for \$21.00. Please contact the Building Department at 734-675-0166.

A copy of the revisions for the Property Maintenance Code that was adopted can be picked up from the Building Department at the township office M-F from 8:00 a.m. - 4:30 p.m.

****Please call the Building Department at 734-675-0166
to see if you need a permit for any changes to be made to a
property---
BEFORE you begin!!!****

Created 9/12/08

Below is a list with descriptions of items to be inspected. All items can be found in the 2006 Property Maintenance Code.

*Note that all items below do not constitute an all inclusive list. This is to be used as a guideline.

Exterior Property Areas

___P|F___ **Sanitation 301.3** All vacant structures and premises shall be maintained in a clean, safe, secure and sanitary condition so as not to cause a blighting problem or adversely affect the public health or safety.

Comments: _____

___P|F___ **Sanitation 302.1** All exterior property and premises shall be maintained in a clean, safe, sanitary condition.

Comments: _____

___P|F___ **Grading 302.2** Graded and maintained to prevent erosion.

Comments: _____

___P|F___ **Drainage 302.2** Prevents the accumulation of stagnant water thereon, or within structure.

Comments: _____

___P|F___ **Sidewalks, Driveways, Walkways, Stairs, Parking Spaces 302.3** In proper state of repair, and hazardous free.

Comments: _____

___P|F___ **Weeds 302.4** Be maintained free from weeds in excess of 8 inches.

Comments: _____

___P|F___ **Rodent Harborage 302.5** Free from rodent harborage and infestation.

Comments: _____

___P|F___ **Exhaust Vents 302.6** Shall not discharge gases, steam, vapor, hot air, grease, smoke, odors upon abutting or adjacent public or private property.

Comments: _____

___P|F___ **Accessory Structures 302.7** Detached garages, fences, walls maintained structurally sound and in good repair.

Comments: _____

___P|F___ **Motor Vehicles 302.8** No inoperative or unlicensed motor vehicle shall be kept or stored on any premises, or at no time be in a state of major disassembly.

Comments: _____

___P|F___ **Defacement of Property 302.9** No mutilation or defacing any exterior surface by marking, carving or graffiti.

Comments: _____

Swimming Pools, Spas, Hot Tubs

___P|F___ **Swimming Pool Sanitation 303.1** Maintained in clean and sanitary condition and in good repair.

Comments: _____

___P|F___ **Enclosures when required 303.2** When contains water more than 24 inches in depth shall be completely surrounded by a fence or barrier at least 48 inches in height above finished ground level. Gates and doors self-latching and self-closing where self-latching device is less than 54 inches above bottom of the gate and on pool side.

Comments: _____

Exterior Structure

___P|F___ **General 304.1** Maintained and in good repair, structurally sound and sanitary.

Comments: _____

___P|F___ **Protective Treatment 304.2** All exterior surfaces shall be maintained and in good condition and protected from the elements and decay.

Comments: _____

___P|F___ **Premise Identification 304.3** Shall have address numbers placed where visible and legible from the street or road fronting the property. Minimum 4 inches high. Numbers shall be in compliance with the numbering guide required or recommended by the Brownstown Charter Township Fire Department.

Comments: _____

___P|F___ **Structural Members 304.4** Free from deterioration and capable of supporting imposed dead and live loads.

Comments: _____

___P|F___ **Foundation Walls 304.5** Maintained plumb and free from open cracks and breaks and prevent entry of rodents and other pests.

Comments: _____

___P|F___ **Exterior Walls 304.6** Free from holes, breaks, loose or rotting materials; maintained weatherproof and properly coated to prevent deterioration.

Comments: _____

___P|F___ **Roofs and Drainage 304.7** Roof and flashing shall be sound, tight and defect free as to not admit rain. Drains, gutters in good repair and free from obstructions.

Comments: _____

___P|F___ **Decorative Features 304.8** Cornices, belt courses, corbels, terra cotta trim, wall facings maintained in good repair with proper anchorage.

Comments: _____

___P|F___ **Overhang Extensions 304.9** In good repair and properly anchored and protected from elements.

Comments: _____

___P|F___ **Stairways, decks, porches, balconies 304.10** Structurally sound, good repair, proper anchorage, capable of supporting imposed loads.

Comments: _____

___P|F___ **Chimneys 304.11** Structurally safe and sound and protected from elements and decay.

Comments: _____

___P|F___ **Handrails and Guards 304.12** Firmly fastened, in good condition, and capable of supporting imposed loads.

Comments: _____

___P|F___ **Windows, Skylight and Door Frames 304.13** Kept in good repair, sound, and weather tight

Comments: _____

___P|F___ **Glazing 304.13.1** Glazing materials free from cracks and holes.

Comments: _____

___P|F___ **Openable windows 303.13.2** Every window other than fixed, shall be easily openable and capable of being held in position by window hardware.

Comments: _____

___P|F___ **Insect Screens 304.14** From January 1st through December 31st

Comments: _____

___P|F___ **Doors 304.15** In good condition and locks shall tightly secure the door.

Comments: _____

___P|F___ **Basement Hatchways 304.16** Basement hatchways shall be maintained to prevent the entrance of rodents, rain, and surface drainage water.

Comments: _____

___P|F___ **Building Security 304.18** All doors, windows or hatchways for dwelling units, rooms or housekeeping units shall be provided with devices designed to provide security for the occupants and property within.

Comments: _____

___P|F___ **Doors 304.18.1** Doors providing access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a deadbolt lock designed to be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort and shall have a lock throw of not less than 1-inch. A sliding bolt for this section shall not be acceptable. All deadbolts shall be in good working order.

Comments: _____

___P|F___ **Windows 304.18.2** Operable windows located in whole or part within 6 feet above ground level or a walking surface below that provides access to a dwelling unit shall be equipped with a window sash locking device.

Comments: _____

___P|F___ **Basement Hatchways 304.18.3** Basement hatchways that provide access to a dwelling unit shall be equipped with devices that secure the units from unauthorized entry.

Comments: _____

Interior Structure

___P|F___ **General 305.1** The interior of a structure and equipment therein shall be maintained in good repair, structurally sound, and in sanitary condition. This includes the shared or public areas and exterior property.

Comments: _____

___P|F___ **Structural Members 305.2** All structural members shall be maintained structurally sound, and capable of supporting the imposed loads.

Comments: _____

___P|F___ **Interior Surfaces 305.3** All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or scraped away paint shall be repaired, removed, or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected.

Comments: _____

___P|F___ **Stairs and Walking Surfaces 305.4** Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.

Comments: _____

___P|F___ **Handrails and Guards 305.5** Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

Comments: _____

___P|F___ **Interior Doors 305.6** Every interior door shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers or tracks.

Comments: _____

Handrails and Guardrails

___P|F___ **General 306.1** Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp, or other walking surface which is more than 30 inches above the floor or grade below shall have guards. Handrails shall not be less than 30 inches high or more than 42 inches high measured vertically above the nose of the tread or above the finished floor of the landing or walking surfaces. Guards shall not be less than 30 inches high above the floor of the landing, balcony, porch, deck, or ramp or other walking surface.

Comments: _____

Rubbish and Garbage

___P|F___ **Accumulation of rubbish or garbage 307.1** All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.

Comments: _____

___P|F___ **Disposal of Rubbish 307.2** Every occupant of a structure shall dispose of all rubbish in a clean and sanitary manner by placing such rubbish in approved containers.

Comments: _____

___P|F___ **Rubbish Storage Facilities 307.2.1** The owner of every occupied premises shall supply approved covered containers for rubbish, and the owner of the premises shall be responsible for the removal of rubbish.

Comments: _____

___P|F___ **Refrigerators 307.2.2** Refrigerators and similar equipment not in operation shall not be discarded, abandoned, or stored on premises without first removing the doors.

Comments: _____

___P|F___ **Disposal of Garbage 307.3** Every occupant shall dispose of garbage in clean and sanitary manner by placing such garbage in an approved garbage disposal facility or approved garbage containers.

Comments: _____

___P|F___ **Containers 307.3.2** The owner of every establishment producing garbage shall provide, and at all times cause to be utilized, approved leak proof containers provided with close-fitting covers for the storage of such materials until removed from the premises for disposal.

Comments: _____

Extermination

___P|F___ **Infestation 308.1** All structures shall be kept free from insect and rodent infestation. All structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent re-infestation.

Comments: _____

___P|F___ **Occupant 308.5** The occupant of any structure shall be responsible for the continued rodent and pest-free condition of the structure. **Exception:** Where the infestations are caused by defects in the structure, the owner shall be responsible for extermination.

Comments: _____

Light, Ventilation and Occupancy Limitations

___P|F___ **Responsibility 401.2** The owner of the structure shall provide and maintain light, ventilation and space conditions in compliance with these requirements. A person shall not permit another person to occupy any premises that do not comply with the requirements of this chapter.

Comments: _____

___P|F___ **Alternative Devices 401.3** In lieu of the means for natural light and ventilation herein prescribed, artificial light or mechanical ventilation complying with the *Michigan Building Code, and Michigan Mechanical Code* shall be permitted.

Comments: _____

Light

___P|F___ **Habitable Spaces 402.1** Every habitable space shall have at least one window of approved size facing directly to the outdoors or to a court. The minimum total glazed area for every habitable space shall be 8 percent of the floor area of such room. Wherever walls or other portions of a structure face a window of any room and such obstructions are located less than 3 feet from the window and extend to a level above that of the ceiling of the room, such window shall not be included as contributing to the required minimum total window area for the room. **Exception:** Where natural light for rooms or spaces without exterior glazing areas is provided through an adjoining room, the unobstructed opening to the adjoining room shall be at least 8 percent of the floor area of the interior room or space, but not less than 25 square feet. The exterior glazing area shall be based on the total floor area being served.

Comments: _____

___P|F___ **Common Halls and Stairways 402.2** Every common hall and stairway in residential occupancies, other than in one and two-family dwellings, shall be lighted at all times with at least a 60 watt standard incandescent light bulb for each 200 square feet of floor area or equivalent illumination, provided that the spacing between lights shall not be greater than 30feet.

Comments: _____

___P|F___ **Other Spaces 402.3** All other spaces shall be provided with natural or artificial light sufficient to permit the maintenance of sanitary conditions, and the safe occupancy of the space and utilization of the appliances, equipment and fixtures.

Comments: _____

Ventilation

___P|F___ **Habitable Spaces 403.1** Every habitable space shall have at least one operable window. The total operable area of the windows in every room shall be equal to at least 45 percent of the minimum glazed area required in section 402.1. **Exception:** Where rooms and spaces without openings to the outdoors are ventilated through an adjoining room, the unobstructed opening to the adjoining room shall be at least 8 percent of the floor area of the interior room or space, but not less than 25 square feet. The ventilation openings to the outdoors shall be based on a total floor area being ventilated.

Comments: _____

___P|F___ **Bathrooms and toilet rooms 403.2** Every bathroom and toilet room shall comply with the ventilation requirements for habitable spaces as required by section 403.1, except that a window shall not be required in such spaces equipped with a mechanical ventilation system. Air exhausted by a mechanical ventilation system from a bathroom or toilet room shall discharge to the outdoors and shall not be re-circulated.

Comments: _____

___P|F___ **Cooking facilities 403.3** Unless approved through the certificate of occupancy, cooking shall not be permitted in any rooming unit or dormitory unit, and a cooking facility or appliance shall not be permitted to be present in a rooming unit or dormitory unit. **Exception:** Where specifically approved in writing by the code official.

Comments: _____

___P|F___ **Clothes dryer exhaust 403.5** Clothes dryer exhaust systems shall be independent of all other systems and shall be exhausted in accordance with manufacturer's instructions.

Comments: _____

Occupancy Limitations

___P|F___ **Privacy 404.1** Dwelling units, housekeeping units, rooming units and dormitory units shall be arranged to provide privacy and be separate from other adjoining spaces.

Comments: _____

___P|F___ **Minimum room widths 404.2** A habitable room, other than a kitchen, shall not be less than 7 feet in any plan dimension. Kitchens shall have a clear passageway of not less than 3 feet between counter fronts and appliances or counter fronts and walls.

Comments: _____

___P|F___ **Minimum ceiling heights 404.3** Habitable spaces, hallways, corridors, laundry areas, bathrooms, toilet rooms and habitable basement areas shall have a clear ceiling height of not less than 7 feet. **Exceptions:** In one and two family dwellings, beams or girders spaced not less than 4 feet on center and projecting not more than 6 inches below the required ceiling height. Basement rooms in one and two family dwellings occupied exclusively for laundry, study or recreation purposes, having a ceiling height of not less than 6 feet 8 inches with not less than 6 feet 4 inches of clear height under beams, girders, ducts and similar obstructions. Rooms occupied exclusively for sleeping, study or similar purposes and having a sloped ceiling over all or part of the room, with a clear ceiling height of at least 7 feet over not less than one-third of the required minimum floor area. In calculating the floor area of such rooms, only those portions of the floor area with a ceiling height of 5 feet or more shall be included.

Comments: _____

___P|F___ **Room Area 404.4.1** Every living room shall contain at least 120 square feet and every bedroom shall contain at least 70 square feet.

Comments: _____

___P|F___ **Access from bedrooms 404.4.2** Bedrooms shall not constitute the only means of access to other bedrooms or habitable spaces and shall not serve as the only means of egress from other habitable spaces. **Exception:** Units that contain fewer than two bedrooms.

Comments: _____

___P|F___ **Water closet accessibility 404.4.3** Every bedroom shall have access to at least one water closet and one lavatory without passing through another bedroom. Every bedroom in a dwelling unit shall have access to at least one water closet and lavatory located in the same story as the bedroom or an adjacent story.

Comments: _____

___P|F___ **Prohibited Occupancy 404.4.4** Kitchens and non-habitable spaces shall not be used for sleeping purposes.

Comments: _____

___P|F___ **Other requirements 404.4.5** Bedrooms shall comply with the applicable provisions of this code including, but not limited to, the light, ventilation, room area, ceiling height and room width requirements of this chapter; the plumbing facilities and water heating facilities of chapter 5; the heating facilities and electrical receptacle requirements of chapter 6; and the smoke detector and emergency escape requirements of chapter 7.

Comments: _____

___P|F___ **Overcrowding 404.5** The number of persons occupying a dwelling unit shall not create conditions that, in the opinion of the code official, endanger the life, health, safety or welfare of the occupants.

Comments: _____

___P|F___ **Food preparation 404.7** All spaces to be occupied for food preparation purposes shall contain suitable space and equipment to store, prepare and serve food in a sanitary manner. There shall be adequate facilities and services for the sanitary disposal of food wastes and refuse, including facilities for temporary storage.

Comments: _____

Plumbing Facilities and Fixture Requirements

___P|F___ **Responsibility 501.2** The owner of the structure shall provide and maintain such plumbing facilities and plumbing fixtures in compliance with these requirements. A person shall not permit another person to occupy any structure or premises, which does not comply with the requirements of this chapter.

Comments: _____

___P|F___ **Dwelling units 502.1** Every dwelling unit shall contain its own bathtub or shower, lavatory, water closet, and kitchen sink which shall be maintained in a sanitary, safe working condition. The lavatory shall be placed in the same room as the water closet or located in close proximity to the door leading directly into the room in which such water closet is located. A kitchen sink shall not be used as a substitute for the required lavatory.

Comments: _____

___P|F___ **Toilet Rooms-Privacy 503.1** Toilet rooms and bathrooms shall provide privacy and shall not constitute the only passageway to a hall or other space, or to the exterior. A door and interior locking device shall be provided for all common or shared bathrooms and toilet rooms in a multiple dwelling.

Comments: _____

___P|F___ **Location 503.2** Toilet rooms and bathrooms serving rooming units, dormitory units, or housekeeping units shall have access by traversing not more than one flight of stairs and shall have access from a common hall or passageway.

Comments: _____

___P|F___ **Floor Surface 503.4** In other than dwelling units, every toilet room floor shall be maintained to be a smooth, hard, non-absorbent surface to permit such floor to be easily kept in a clean and sanitary condition.

Comments: _____

___P|F___ **General-Plumbing systems and fixtures 504.1** All plumbing fixtures shall be properly installed and maintained in working order, shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed.

Comments: _____

___P|F___ **Fixture Clearances 504.2** Plumbing fixtures shall have adequate clearances for usage and cleaning.

Comments: _____

___P|F___ **Plumbing system hazards 504.3** Where it is found that a plumbing system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, inadequate venting, cross connection, backsiphonage, improper installation, deterioration or damage or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.

Comments: _____

___P|F___ **General-Water System 505.1** Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other plumbing fixture shall be properly connected to either a public water system or to an approved private water system. All kitchen sinks, lavatories, laundry facilities, bathtubs and showers, shall be supplied with hot or tempered and cold running water in accordance with the *Michigan Plumbing Code*.

Comments: _____

___P|F___ **Contamination 505.2** The water supply shall be maintained free from contamination, and all water inlets for plumbing fixtures shall be located above the flood-level rim of the fixture. Shampoo basin faucets, janitor sink faucets and other hose bibs or faucets to which hoses are attached and left in place, shall be protected by an approved atmospheric-type vacuum breaker or an approved permanently attached hose connection vacuum breaker.

Comments: _____

___P|F___ **Supply 505.3** The water supply system shall be installed and maintained to provide a supply of water to plumbing fixtures, devices and appurtenances in sufficient volume and at pressures adequate to enable the fixtures to function properly, safely, and free from defects and leaks.

Comments: _____

___P|F___ **Water Heating Facilities 505.4** Water heating facilities shall be properly installed, maintained and capable of providing an adequate amount of water to be drawn at every required sink, lavatory, bathtub, shower, and laundry facility at a temperature not less than 110 degrees F. A gas burning water heater shall not be located in any bathroom, toilet room, bedroom, or other occupied room normally kept closed, unless adequate combustion air is provided. An approved combination temperature and pressure-relief valve and relief-valve discharge pipe shall be properly installed and maintained on water heaters.

Comments: _____

___P|F___ **General-Sanitary drainage system 506.1** Plumbing fixtures shall be properly connected to either a public sewer system or to an approved private sewage disposal system.

Comments: _____

___P|F___ **Maintenance 506.2** Every plumbing stack, vent, waste, and sewer line shall function properly and be kept free from obstructions, leaks and defects.

Comments: _____

___P|F___ **General-Storm Drainage 507.1** Drainage of roofs and paved areas, yards and courts and other open areas on the premises shall not be discharged in a manner that creates a public nuisance.

Comments: _____

Mechanical and Electrical Requirements

___P|F___ **Responsibility 601.2** The owner of the structure shall provide and maintain mechanical and electrical facilities and equipment in compliance with these requirements. A person shall not permit another person to occupy any premises, which does not comply with the requirements of this chapter.

Comments: _____

___P|F___ **Facilities required 602.1** Heating facilities shall be provided in structures as required by this section.

Comments: _____

___P|F___ **Residential Occupancies 602.2** Dwellings shall be provided with heating facilities capable of maintaining a room temperature of 68 degrees F in all habitable rooms, bathrooms and toilet rooms, based on the winter outdoor design temperature for the locality indicated in Appendix D of the *Michigan Plumbing Code*. Cooking appliances shall not be used to provide space heating to meet the requirements of this section. **Exception:** In areas where the average monthly temperature is above 30 degrees F, a minimum temperature of 65 degrees F.

Comments: _____

___P|F___ **Heat Supply 602.3** Every owner shall supply heat from January 1st to December 31st to maintain a temperature of not less than 68 degrees F in all habitable rooms, bathrooms, and toilet rooms. **Exceptions:** When the outdoor temperature is below the winter outdoor design temperature for the locality, maintenance of the minimum room temperature shall not be required provided that the heating system is operating at its full design capacity. The winter outdoor design temperature for the locality shall be indicated in Appendix D of the *Michigan Plumbing Code*. In areas where the average monthly temperature is above 30 degrees F a minimum temperature of 65 degrees F shall be maintained.

Comments: _____

___P|F___ **Occupiable work spaces 602.4** Indoor occupiable work spaces shall be supplied with heat during the period from January 1st and December 31st to maintain a temperature of not less than 65 degrees F during the period the spaces are occupied. **Exceptions:** Processing, storage and operation areas that require cooling or special temperature conditions. Areas in which persons are primarily engaged in vigorous physical activities.

Comments: _____

___P|F___ **Room temperature measurement 602.5** The required room temperatures shall be measured 3 feet above the floor near the center of the room and 2 feet inward from the center of each exterior wall.

Comments: _____

___P|F___ **Mechanical appliances 603.1** All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function.

Comments: _____

___P|F___ **Removal of combustion products 603.2** All fuel-burning equipment and appliances shall be connected to an approved chimney or vent. **Exception:** Fuel-burning equipment and appliances which are labeled for un-vented operation.

Comments: _____

___P|F___ **Clearances 603.3** All required clearances to combustible materials shall be maintained.

Comments: _____

___P|F___ **Safety Controls 603.4** All safety controls for fuel-burning equipment shall be maintained in effective operation.

Comments: _____

___P|F___ **Combustion air 603.5** A supply of air for complete combustion of the fuel and for ventilation of the space containing the fuel-burning equipment shall be provided for the fuel-burning equipment.

Comments: _____

___P|F___ **Energy conservation devices 603.6** Devices intended to reduce fuel consumption by attachment to a fuel burning appliance, to the fuel supply line thereto, or to the vent outlet or vent piping there from, shall not be installed unless labeled for such purpose and the installation is specifically approved.

Comments: _____

___P|F___ **Electrical facilities required 604.1** Every occupied building shall be provided with an electrical system in compliance with the requirements of this section and section 605.

Comments: _____

___P|F___ **Service 604.2** The size and usage of appliances and equipment shall serve as a basis for determining the need for additional facilities in accordance with the *Michigan Electrical Code*. Dwelling units shall be served by a three-wire, 120/240-volt, single-phase electrical service having a rating of not less than 60 amperes.

Comments: _____

___P|F___ **Electrical system hazards 604.3** Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.

Comments: _____

___P|F___ **Installation-Electrical equipment 605.1** All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.

Comments: _____

___P|F___ **Receptacles 605.2** Every habitable space in a dwelling shall contain at least two separate and remote receptacle outlets. Every laundry area shall contain at least one ground-type receptacle or a receptacle with a ground fault circuit interrupter. Every bathroom shall contain at least one receptacle. Any new bathroom receptacle outlet shall have ground fault circuit interrupter protection.

Comments: _____

___P|F___ **Luminaires 605.3** Every public hall, interior stairway, toilet room, kitchen, bathroom, laundry room, boiler room and furnace room shall contain at least one electric lighting fixture.

Comments: _____

___P|F___ **General-Elevators 606.1** Elevators, dumbwaiters and escalators shall be maintained in compliance with ASME A17.1. The most current certification of inspection shall be on display at all times within the elevator or attached to the escalator or dumbwaiter, or the certificate shall be available for public inspection in the office of the building operator. The inspection and tests shall be performed at not less than the periodical intervals listed in ASME A17.1, Appendix N except where otherwise specified by the authority having jurisdiction.

Comments: _____

___P|F___ **Elevators 606.2** In buildings equipped with passenger elevators, at least one elevator shall be maintained in operation at all times when the building is occupied. **Exception:** Where there is only one elevator, it is permitted to be temporarily out of service for testing or servicing.

Comments: _____

___P|F|___ **General-Duct systems 607.1** Duct systems shall be maintained free of obstructions and shall be capable of performing the required function.

Comments: _____

Fire Safety Requirements

___P|F___ **Responsibility 701.2** The owner shall provide and maintain such fire safety facilities and equipment in compliance with these requirements. A person shall not permit another person to occupy any premises that do not comply with the requirements of this chapter.

Comments: _____

___P|F___ **General means of egress 702.1** A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way. Means of egress shall comply with the *Michigan Building Code*.

Comments: _____

___P|F___ **Aisles 702.2** The required width of aisles in accordance with the *Michigan Building Code* shall be unobstructed.

Comments: _____

___P|F___ **Locked Doors 702.3** All means of egress doors shall be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort, except where the door hardware conforms to that permitted by the *Michigan Building Code*.

Comments: _____

___P|F___ **Emergency escape openings 702.4** Required emergency escape openings shall be maintained in accordance with the code in effect at the time of construction, and the following. Required emergency escape and rescue openings shall be operational from inside of the room without the use of keys or tools. Bars, grilles, grates or similar devices are permitted to be placed over emergency escape and rescue openings provided the minimum net clear opening size complies with the code that was in effect at the time of construction and such devices shall be releasable or removable from the inside without the use of a key, tool or force greater than that which is required for normal operation of the escape and rescue opening.

Comments: _____

___P|F___ **Fire-resistance-rated assemblies 703.1** The required fire-resistance rating of fire-resistance-rated walls, fire stops, shaft enclosures, partitions, and floors shall be maintained in accordance with the *Michigan Building Code* at the time of construction.

Comments: _____

___P|F___ **Opening Protectives 703.2** Required opening protectives shall be maintained in a working condition. All fire smoke stop doors shall be maintained in working condition. Fire doors and smoke barrier doors shall not be blocked or obstructed or made inoperable.

Comments: _____

___P|F___ **General fire protection systems 704.1** All systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof, shall be maintained in a working condition at all times in accordance with the *International Fire Code*.

Comments: _____

___P|F___ **Smoke Alarms 704.2** Single or multiple station smoke alarms shall be installed and maintained in groups R-2, R-3,R-4 and in dwellings not regulated in group R occupancies, regardless of occupant load at all of the following locations: On the ceiling or wall outside of each separate sleeping area and in the immediate vicinity of bedrooms. In each room used for sleeping purposes. In each story within a dwelling unit, including basements and cellars but not including crawl spaces and uninhabitable attics. In dwellings where there are split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level. Single or multiple station smoke alarms shall be installed in accordance with the *International Fire Code*.

Comments: _____

___P|F___ **Power Source 704.3** In group R occupancies and in dwellings not regulated as Group R occupancies, single station smoke alarms shall receive their primary power from the building wiring provided that such wiring is served from a commercial source and shall be equipped with a battery backup. Smoke alarms shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than as required for over current protection. **Exception:** Smoke alarms are permitted to be solely battery operated in buildings where no construction is taking place, buildings that are not served from a commercial power source and in existing areas of buildings undergoing alterations or repairs that do not result in the removal of interior wall or ceiling finishes

exposing the structure, unless there is an attic, crawl space or basement available which could provide access for building wiring without the removal of interior finishes.

Comments: _____

___P|F___ **Interconnection 704.4** Where more than one smoke alarm is required to be installed within an individual dwelling unit in Group R-2, R-3, R-4 and in dwellings not regulated as Group R occupancies, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed. **Exceptions:**

1. Interconnection is not required in buildings which are not undergoing alterations, repairs, or construction of any kind.
2. Smoke alarms in existing areas are not required to be interconnected where alterations or repairs do not result in the removal of interior wall or ceiling finishes exposing the structure, unless there is an attic, crawl space or basement available which could provide access for interconnection without the removal of interior finishes.

Comments: _____