

**DELHI CHARTER TOWNSHIP**  
**DEPT. OF COMMUNITY DEVELOPMENT**

2074 Aurelius Road  
Holt, MI 48842-6320

Phone (517) 694-8281  
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**GENERAL GUIDELINES FOR RENTAL PROPERTY INSPECTIONS**

The following is intended to serve as general guidelines for the maintenance of rental property within Delhi Charter Township. Bullet points in bold print indicate a recent code change. Rental inspections may include, but are not limited to the following:

Smoke & Carbon Monoxide Detectors

- One (1) smoke detector must be installed on every level of a dwelling unit, including basements
- One (1) smoke detector must also be installed inside each and every bedroom or room used for sleeping purposes
- **An approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units within which fuel-fired appliances are installed and in dwelling units that have attached garages**

Doors

- Every interior and exterior door, door assemblies and hardware shall be maintained free of cracks, holes, peeling or flaking material and shall fit reasonably well within its frame and shall be capable of being opened and closed.
- Deadbolt locks are required at entrances to all rented, leased or let dwellings units.
- Locks which require keys, special knowledge or effort to open from the inside are prohibited.

Windows

- Every window and exterior door shall be kept in sound condition, good repair and weather-tight
- All glazing materials shall be maintained free from cracks, breaks, holes and **clouded/fogged glazing**.
- Every window shall be easily openable and capable of being held in position by window hardware
- Every window must contain tightly-fitting window screens between April 1<sup>st</sup> and October 1<sup>st</sup>
- Every bedroom and habitable space shall contain at least one window of approved size for light, ventilation and egress.
- Openable windows within six (6) feet of the ground shall be equipped with a window sash-locking device.
- Window shades, blinds or drapes must be a consistent solid color as viewed from the exterior and the use of sheets, blankets or similar materials as window covering is prohibited.

Lighting

- Common hallways and stairways shall be lighted at all times
- Every public hall, interior stairway, toilet room, kitchen, bathroom, laundry room, boiler room and furnace room shall contain at least one electric luminaire.

Exhaust and Ventilation

- Every bathroom shall contain a mechanical ventilation system or a window of approved size
- Clothes dryer and bathroom exhaust must be vented to the outside of the structure
- **Only UL approved rigid and semi-rigid vent materials shall be used... plastic or foil-type flexible vent materials are prohibited.**

Interior surfaces, Walking Surfaces and Stairs

- All interior surfaces including floors, floor coverings, walls and ceilings shall be maintained in good, clean and sanitary condition
- Every interior and exterior stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained sound, in good repair and be capable of supporting normally imposed loads
- Every interior and exterior stairwell containing more than four risers shall contain a handrail of proper height and length.
- Every handrail and guard must be firmly fastened and capable of supporting normally imposed loads.
- Every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface which is more than 30" shall have guards not less than 30" high. Newly installed guards shall meet minimum State Building code height requirements.
- Required guards for elevated surfaces shall have intermediate rails or enclosures which do not allow passage of a sphere four (4) inches or more in diameter.

Plumbing

- Every dwelling unit shall contain its own bathtub or shower, toilet, bathroom sink and kitchen sink which shall be maintained in a sanitary condition and shall be capable of safely and effectively performing the function for which said fixtures are designed
- Every plumbing fixture must be connected to an approved public or private water system

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Heating

- All dwellings shall be provided with safe and approved heating facilities capable of maintaining a minimum room temperature of 68 degrees in all habitable rooms, bathrooms and toilet rooms.
- Fuel-fired furnaces or boilers which are more than five (5) years old shall be inspected biannually by a licensed contractor and a certificate of inspection shall be provided upon request.

Electrical

- Units shall be served by a three-wire, 120/240 volt, single-phase electrical service having a rating of not less than 60 amperes
- Electrical systems and equipment and wiring shall be properly installed, wired and maintained in a safe and approved manner
- Every habitable space in a dwelling must contain at least two (2) separate and remote receptacle outlets
- Every laundry area shall contain at least one (1) grounded type receptacle or a receptacle with a ground fault circuit interrupter
- Every bathroom shall contain at least one receptacle.
- Extension cords cannot be; used as permanent wiring, pass through any door, wall, floor or ceiling, or be concealed.

Occupancy limitations

- All habitable rooms shall not be less than seven (7) feet in any plan dimension
- Every bedroom occupied by one person shall contain at least 70 square feet of floor area, and every bedroom occupied by more than one person shall contain at least 50 square feet of floor area for each person thereof
- Kitchens and non-habitable spaces shall not be used for sleeping purposes.
- No basement may be used for sleeping purposes unless light, ventilation and egress standards are met.

Rubbish Containers

- All rubbish shall be disposed of by placing such rubbish in an approved, covered containers
- The owner of every occupied premises shall supply approved covered containers for rubbish
- The owner of the premises shall be responsible for ensuring the removal of rubbish.

Junk and Junk Vehicles

- The exterior premises shall remain free of junk, trash, rubbish, garbage and furniture which are not intended for outdoor use.
- Vehicles which are not currently licensed or operable for roadway use are prohibited from being stored on the exterior premises.

Exterior Structure & Premises

- All buildings and dwellings shall contain numerical address numbers which are clearly visible from the roadway.
- All exterior surfaces shall be maintained in good condition and be kept free of cracks, breaks, holes or loose or rotting materials
- Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment
- Peeling, flaking and chipped paint shall be eliminated and surfaces repainted
- All structural members shall be free from deterioration and shall be capable of supporting the imposed loads
- The roof and flashing shall be sound and not have defects which admit rain, dampness or deterioration.
- All accessory structures including garages, fences and sheds shall be maintained structurally sound and in good repair and temporary structures shall be prohibited.
- Grass shall be kept below eight (8) inches in height; trees and shrubs shall be well maintained; and dead/dying trees and shrubs shall be removed.

THIS LIST IS REFERENCED FROM DELHI TOWNSHIP'S PROPERTY MAINTENANCE CODE (ORDINANCE 102). THIS CODE CAN BE REVIEWED OR PURCHASED BY SECTION OR IN ITS ENTIRETY AT THE TOWNSHIP CLERKS OFFICE OR AT THE DEPARTMENT OF COMMUNITY DEVELOPMENT.