

# Healthy Homes Provisions of Lansing, Michigan Ordinances

Extracted from [www.municode.com](http://www.municode.com) by National Center for Healthy Housing

## TITLE 6. HOUSING CHAPTER 1460. HOUSING AND PREMISES CODE Selected Provisions Related to Healthy Homes

### 1460.02. Applicability.

- (h) *Historic Buildings.* The provisions of this Code shall not be mandatory for existing buildings or structures designated by the state or local jurisdiction as historic buildings when such buildings or structures are judged by the Manager of Code Compliance to be safe and in the public interest of health, safety and welfare.
- (j) *Responsibilities of Owners and Occupants.* Every owner or registered owner remains liable for violations of duties imposed by this Code even though an obligation is also imposed on the occupants of the owner's or registered owners premises and even though the owner or registered owner has, by agreement, imposed on the occupant the duty of furnishing required equipment or of complying with this Code.

### 1460.04. Duties and powers of the Manager of Code Compliance.

- (c) *Registry.* The Office of Code Compliance shall maintain a registry of owners of all rental dwellings and units, including multiple, single-family and two-family dwellings, and lodging houses containing three or more dwelling units, efficiency dwelling units or guest rooms, or a combination thereof, except owner-occupied single-family dwellings.
- (f) *Substandard Structures as Nuisances.* All structures and premises or portions thereof which are determined to be substandard, as defined in this Code, are hereby declared to be public nuisances and shall be abated by repair, demolition or removal in accordance with the procedures specified in this Code.

### 1460.15. Specific definitions.

- (a) *Terms Defined.*
- (20) *Extermination.* Extermination is the control and elimination of insects, rats or other pests by **eliminating their harborage places; by removing or making inaccessible materials that serve as their food;** by poison spraying, fumigating, trapping or by any other approved and safe pest elimination methods.
- (32) *Hot water.* Hot water is water at a temperature of 100 degrees Fahrenheit or greater.
- (34) *Infestation.* Infestation is the presence, within or contiguous to, a structure or premises of insects, rats, vermin or other pests.
- (54) *Public nuisance.* Public nuisance is:
  - (a) Any public nuisance known at common law or in equity; or
  - (b) Any attractive nuisance in a building or on a premises that may be detrimental to children; or
  - (c) Whatever is dangerous to human life or is detrimental to health, or
  - (d) Overcrowding a room with occupants as defined in the Building Code, or
  - (e) Insufficient ventilation or illumination as specified in this Code, or
  - (f) Inadequate or unsanitary sewage or plumbing facilities as specified in Section 1460.29 through 1460.31;
  - (g) Uncleanliness, as determined by the county health officer or the Manager of Code Compliance;
  - (h) Whatever renders air, food or drink unwholesome or detrimental to the health of human beings, as determined by the Health Officer; and
  - (i) Hazardous or unsanitary premises as defined in Section 1460.17(a).

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(71) *Ventilation.* Ventilation is the natural or mechanical process of supplying conditioned or unconditioned air to, or removing such air from, any building space.

### 1460.18. Exterior structure.

- (a) *General.* The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.
- (b) *Weather Protection.* All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, soffits, fascia, balconies, decks and fences shall be maintained in good condition. 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. All siding and masonry joints as well as those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and water tight.** All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. **Deteriorated or ineffective roof coverings shall be replaced.**
- (e) *Foundation Walls.* **All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.**
- (f) *Exterior Walls.* **All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.**
- (g) *Roofs and Drainage.* **The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure.** Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.
- (n) *Insect Screens.* During May through October, every door and every opening directly from a dwelling unit to outdoor space that is used for ventilation, or is required for ventilation or is a food preparation area, shall have supplied tightly fitting screens of not less than 16 mesh per inch. All screen doors and window screens shall be in good repair and every swinging door shall have a self-closing device in good working condition.
- (o) *Doors.* All exterior doors, door assemblies and hardware shall be maintained in good condition. Locks shall be provided at all entrances to dwelling units, rooming units and guestrooms which shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 1460.41(c) (Locked doors).

### 1460.19. Interior structure.

- (a) *General.* The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Occupants shall keep that part of the structure which they occupy or control in a clean and sanitary condition. Every owner of a structure containing a rooming house, dormitory, two or more dwelling units or two or more nonresidential occupancies shall maintain and keep clean the shared or public areas of the structure and the exterior premises of the property.
- (b) *Structural Members.* All structural members shall be maintained structurally sound, and be capable of supporting the imposed loads.
- (c) *Interior Surfaces.* All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. **Peeling, chipping, flaking, or abraded paint shall be repaired, removed, or covered. Cracked or loose plaster, decayed wood, and other defective surface**

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**conditions shall be corrected. Walls and floors of bathrooms, toilet rooms and kitchens shall be finished with nonabsorbent materials.**

- (f) *Interior Doors.* 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 as intended by the manufacturer of the attachment hardware.

### 1460.20. Trash and garbage.

- (a) *Accumulation of Trash or Garbage.* All exterior property and premises, and the interior of every structure, shall be free from any accumulation of trash or garbage.
- (b) *Disposal of Trash.* Every occupant of a structure shall dispose of all trash in a clean and sanitary manner by placing such trash in approved containers.
- (1) *Trash Storage Facilities.* The owner or registered owner of every occupied premises shall supply approved covered containers for trash.
- (c) *Disposal of Garbage.* Every occupant of a structure shall dispose of garbage in a clean and sanitary manner by placing garbage in an approved garbage disposal facility or approved garbage container.
- (1) ***Garbage Facilities.* The owner or registered owner of every dwelling shall supply one of the following: an approved mechanical food waste grinder in each dwelling unit or an approved leak proof, covered, outside garbage container.**
- (2) *Containers.* The operator 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.

### 1460.21. Extermination.

- (a) *Infestation.* **All structures shall be kept free from insect and rodent infestation. All owners or occupants of structures in which insects or rodents are found shall take immediate action to exterminate the insects and/or rodents by safe and approved processes that will not be injurious to human health. After the insects and/or rodents are exterminated, the owner or occupant of the structure shall take all necessary action to prevent reinfestation.** All wood shall be protected against termite damage and decay as required in the Building Code.
- (b) *Owner.* The owner or registered owner of any structure shall be responsible for extermination of insects and/or rodents within the structure prior to renting or leasing the structure.
- (c) *Single Occupant.* The occupant of a one-family dwelling shall be responsible for keeping the dwelling and premises free from insect and/or rodent infestation.
- (d) ***Multiple Occupancy.* The owner or registered owner of a structure containing two or more dwelling units, a multiple occupancy, a rooming house or a nonresidential structure shall be responsible for extermination of the structure and exterior property.**
- (e) *Occupant.* 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 or registered owner shall be responsible for exterminating rodents and insects and for keeping the structure free from reinfestation.

### 1460.24. Ventilation.

- (b) ***Bathrooms and Toilet Rooms.* Every bathroom and toilet room shall comply with the ventilation requirements for habitable spaces as required by subsection (a) hereof, 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 recirculated.**
- (c)

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- (e) ***Clothes Dryer Exhaust.*** Clothes dryer exhaust systems shall be independent of all other systems and shall be exhausted to the exterior in accordance with the manufacturer's instructions. The clothes dryer vent shall be made of an approved metallic material.
- (f) ***Windows and Exterior Doors.*** All windows and exterior doors, including storm windows and doors, shall be weather tight and in good repair. During May through October, every door and every opening directly from a dwelling unit to outdoor space that is used for ventilation, or is required for ventilation or is a food preparation area, shall have supplied tightly fitting screens of not less than 16 mesh per inch. All screen doors and window screens shall be in good repair and every swinging door shall have a self-closing device in good working condition.

### 1460.30. Water system.

- (a) ***General.*** Every sink, lavatory, bathtub or shower, toilet 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 and cold running water as per subsection (e) herein.
- (b) ***Contamination.*** The water supply shall be maintained free from contamination. 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 hose connection vacuum breaker.
- (e) ***Hot Water Temperature Ranges.*** Every sink, bathtub, lavatory and laundry facility shall be supplied with a hot water temperature of not less than 100 degrees Fahrenheit and not greater than 140 degrees Fahrenheit. Every shower and bathtub-shower combination shall be supplied with a hot water temperature of not less than 100 degrees Fahrenheit and not greater than 120 degrees Fahrenheit. When a bathtub-shower combination faucet is replaced, the water supply shall be controlled by a pressure balancing valve.

### 1460.32. Storm drainage.

- (a) ***General.*** 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.
- (b) ***Gutters and Downspouts.*** Each dwelling currently with gutters and downspouts shall replace them or repair them and keep the gutters and downspouts properly maintained, and properly functioning and ensure that they are properly attached to direct roof drainage which directs water away from dwellings. **All dwellings within ten feet of another dwelling currently without gutters and downspouts are required to have gutters and downspouts added to the dwelling when its roof covering is replaced.**
- (c) ***Sump Pumps.*** Sump pumps in basements are to control ground water and must discharge to the exterior of structure, sump pumps shall not be discharged in a manner that creates a public nuisance.

### 1460.34. Heating facilities.

- (a) ***Facilities Required.*** Heating facilities shall be provided in structures as required by this section.
- (b) ***Residential Occupancies.*** Dwellings shall be provided with heating facilities capable of safely maintaining a room temperature of 70 degrees Fahrenheit in all habitable rooms, bathrooms and toilet rooms based on the winter outdoor design temperature for the locality indicated in the Mechanical Code. Cooking appliances shall not be used to provide space heating to meet the requirements of this section and Section 1460.35 (Mechanical equipment).
- (c) ***Heat Supply.*** Every owner or registered owner of any structure who rents, leases or lets one or more dwelling unit, rooming unit, dormitory or guestroom on terms, either expressed or implied, to furnish

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heat to the occupants thereof shall supply heat to maintain a temperature of not less than 70 degrees Fahrenheit in all habitable rooms, bathrooms, and toilet rooms. Exception: 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 as indicated in the Mechanical Code.

- (d) *Room Temperature Measurement.* The required room temperatures shall be measured three feet above the floor near the center of the room and two feet inward from the center of each exterior wall.

### **1460.35. Mechanical equipment.**

- (a) *Mechanical Appliances.* 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.
- (b) ***Removal of Combustion Products.* All fuel-burning equipment and appliances shall be connected to an approved chimney or vent.**
- (c) *Clearances.* All required clearances to combustible materials shall be maintained.
- (d) *Safety Controls.* All safety controls for fuel-burning equipment shall be maintained in effective operation.
  1. *Combustion Air.* 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.
  2. *Energy Conservation Devices.* 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 thereof, shall not be installed unless labeled for such purpose and the installation is specifically approved.
  3. ***Clothes Dryer.* A clothes dryer shall be vented to the exterior of a structure and the vent shall be made of an approved metallic material.**

## RENTAL PROPERTIES

### 1460.44. Registry.

- (a) *General.* All rental properties in the City of Lansing, except owner-occupied single-family dwellings, are subject to Sections 1460.44 through 1460.51 of this Code. Owners and agents of rentals subject to this Code shall register their names, telephone numbers and place of residence or usual places of business, and the location of the premises regulated by this Code, with the Office of Code Compliance, all absentee landlords shall have a registered agent in Lansing. An absentee landlord is the owner of property that is leased, assigned or rented to another and who lives more than 40 miles from the Lansing City Limits.

### 1460.49. Certificates of compliance.

- (a) *General.* **Rental dwellings or units required by this Code to be registered shall not be occupied unless a Certificate of Compliance has been issued by the Office of Code Compliance.** The Certificate of Compliance shall be issued only after an inspection of the premises has been conducted by the Office of Code Compliance. A violation of this Code shall not prevent the issuance of a certificate, but the Office of Code Compliance shall not issue a certificate when the existing conditions constitute a hazard to the health or safety of those who may occupy the premises. Two copies of the certificate shall be issued within 30 days after written application has been made, an inspection has been conducted and a determination has been made that the property meets the requirements of this Code. **One copy of the certificate shall be prominently displayed in the front entrance area of the rental dwelling in dwellings containing one or more rental units when any rental unit in the dwelling is vacant. If both rental units are rented then the certificate need only be kept on the premises and made available at the request of tenants or government officials. Any rental property with three or more rental units must prominently display the certificate in the front entrance area of the rental dwelling.**