

ORDINANCE NO. 7-500

AN ORDINANCE TO REQUIRE THE INSPECTION OF RESIDENTIAL RENTAL DWELLING UNITS

THE CITY OF ISHPEMING ORDAINS:

Preamble.

The City of Ishpeming recognizes the importance of the rental housing segment of the overall City housing stock inasmuch as it provides housing options and opportunities to those citizens of the community who are unable to attain or do not desire home ownership. As the entity responsible for the enforcement of the building and housing codes, it is in the interest of the City to ensure that all residential rental dwelling units, structures and grounds leased for occupancy to the general public are in compliance with the minimum property maintenance standards adopted and enforced by the City. Benefits to the City include:

- (1) Protection of the health, safety and welfare of residents of rental properties and adjacent properties. Existing structures and premises not in compliance will be repaired to provide a minimum level of health and safety as required herein.
- (2) Maintenance of property values and "quality of life" within the immediate neighborhoods in which residential rental dwelling units are located.
- (3) Enforcement of common minimum standards for all residential rental dwelling units, structures and premises.

Section 1. Definitions.

The following words, terms and phrases when used in this Ordinance shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning.

- (a) "Certificate of Compliance" means the official certificate issued by the Code Enforcement Officer stating that a residential rental dwelling unit, a residential rental dwelling structure, or a residential rental premises meets the minimum standards established by this Ordinance for occupancy or use.
- (b) "Code" means the International Property Maintenance Code, January 2006 Edition, and as amended thereafter.
- (c) "Code Enforcement Officer" means the person appointed to that position by the Ishpeming City Manager.
- (d) "Local Agent" means an individual or company representing the owner and having a place of residence or business within Marquette County, Michigan. The Local Agent is responsible for the operation of the owner's residential rental dwelling unit(s) located within the City of Ishpeming. A Local Agent is required if:
 - (1) the owner resides outside of Marquette County, Michigan; or
 - (2) the owner resides outside of Marquette County, Michigan, for more than 90 days each calendar year.

- (e) "Owner" means the individual(s), company, corporation, governmental or private agency, or any other entity listed on the recorded deed, or the purchaser under a recorded land contract, and shown as the owner of real property containing one or more residential rental dwelling unit(s).
- (f) "Residential rental dwelling structure" means every building containing one or more residential rental dwelling units, including all common areas accessible to the residents of those dwelling units, and including restricted portions of the structure and the building interior that are not intended to be accessible to the residents of the residential rental dwelling units.
- (g) "Residential rental dwelling unit" means a distinct individual living quarters within a building intended for occupancy by a person or persons other than the owner and the family of the owner, and for which rent or a remuneration of any kind is paid to the owner. Single-family residences, condominiums, duplexes, apartments and rooming houses may all contain and be classified as residential rental dwelling units.
- (h) "Residential rental premises" means the site upon which a residential rental dwelling structure is located including, but not limited to, yards, walkways, stairways or stairwells, driveways, patios, decks, garages, outbuildings, accessory structures, fences, and landscaping.

Section 2. Certificate of Compliance Required.

- (a) No person shall lease, rent or cause to be occupied a residential rental dwelling unit and/or structure unless a valid Certificate of Compliance is issued by the Code Enforcement Officer in the name of the owner and/or Local Agent for the specific rental structure and each residential rental dwelling unit in the structure. A Certificate of Compliance shall be issued only upon the successful completion of an inspection of the residential rental dwelling unit and/or structure and/or premises by the Code Enforcement Officer. The Certificate of Compliance shall be retained by the owner or Local Agent and produced upon the request of any official of the City of Ishpeming.
- (b) A Certificate of Compliance shall be valid for a period of three years from the date of issuance unless earlier revoked by the Code Enforcement Officer.
- (c) Dwelling units in existence and registered with the City at the time this Ordinance goes into effect may continue to be occupied until such time as the initial inspection is scheduled and completed, and a Certificate of Compliance is issued.
- (d) A Certificate of Compliance cannot be issued for a residential rental dwelling unit unless it is registered with the City.
- (e) A copy of the Certificate of Compliance shall be posted in a conspicuous place in the residential rental dwelling structure, and shall also be furnished by the owner or Local Agent to the lessee of each residential rental dwelling unit in the structure.

Section 3. Affected and Exempt Units/Structures

- (a) All residential rental dwelling units and residential rental dwelling structures, including boarding houses as defined in the City Zoning Ordinance, located within the City of Ishpeming shall comply with the requirements of this Ordinance, except as specifically exempted as follows:

Exemptions. The following are permanently exempted from the requirements of this Ordinance.

- (1) All residential rental dwelling units and/or complexes currently inspected by the Federal Housing and Urban Development Department (HUD) or the Federal Housing Administration (FHA). Proof of inspection and compliance must be provided to the Code Enforcement Officer upon request.
- (2) Hotels, motels, and bed and breakfast establishments.
- (3) Homeless shelters.

Section 4. Basis for Inspection.

The Code Enforcement Officer shall have the authority to inspect all residential rental dwelling units, all residential rental dwelling structures, and all residential rental premises, as follows:

- (a) In the course of an initial scheduled inspection and each tri-annual renewal inspection for the issuance of a Certificate of Compliance.
- (b) Upon request by the property owner or Local Agent.
- (c) Upon a request for inspection by a tenant.
- (d) Upon receipt of information that a residential rental dwelling unit or units are not registered with the City of Ishpeming.
- (e) Upon receipt of information of an imminent threat to the public health, safety or welfare, or an imminent threat to the safety of any person.
- (f) Upon receipt of information of a violation of any of the provisions of this Ordinance or Ordinance No. 7-400.

Section 5. Inspection Criteria.

- (a) The Code Enforcement Officer shall utilize the International Property Maintenance Code, January 2006 Edition, published by the International Code Council, ("Code" herein) which Code is hereby adopted by the Ishpeming City Council as the basis for regulating the inspection of all residential rental dwelling units, residential rental dwelling structures, and residential rental dwelling premises.
- (b) The Code Enforcement Officer shall prepare a standardized checklist of representative items to be inspected, consistent with the standards of the Code. The checklist shall be available to all owners, Local Agents, and tenants prior to an inspection. In his/her inspection, the Code Enforcement Officer shall not be limited to the items on the checklist.
- (c) All residential rental dwelling units, residential rental dwelling structures, and residential rental premises shall comply with the Code.

Section 6. Inspection Procedures.

- (a) For the initial round of inspections, the Code Enforcement Officer shall prepare an inspection schedule for existing residential rental dwelling units and residential rental

dwelling structures registered with the City of Ishpeming. The schedule shall be based on a three-year inspection cycle and shall be developed so as to:

- (1) Not concentrate on a single geographic area in a given year; and
 - (2) Limit the number of inspections for a single property owner with six or more residential rental dwelling structures to not more than three structures in a calendar year.
- (b)
- (1) Newly constructed residential rental dwelling units shall be scheduled for an inspection at the time they are registered, and shall be inspected and obtain a Certificate of Compliance prior to occupancy, unless exempted under Section 3(a) above.
 - (2) Those residential rental dwelling units in existence as of the effective date of this Ordinance shall be scheduled for an inspection by the Code Enforcement Officer as soon as is reasonably practical.
- (c) At least 30 days prior to an inspection, the Code Enforcement Officer shall send in writing a notification of inspection to the property owner or Local Agent, which notice shall include the date, time, and the residential rental dwelling unit or units to be inspected. All inspections shall take place during normal business hours, Monday through Friday, except in the case of an emergency inspection. It shall be the responsibility of the property owner or Local Agent to notify the affected tenant(s). The property owner or Local Agent may request a change in the inspection appointment not less than ten days prior to the scheduled inspection. The property owner or Local Agent will only be granted one (1) change in the original inspection date. A rescheduled inspection shall take place not more than 30 days after the original inspection date. If the Code Enforcement Officer is unable to gain entry to make an inspection at the time of the original inspection date or the rescheduled inspection date because no one is present to let the Code Enforcement Officer into the residential rental dwelling unit, a fee of \$100.00 shall be imposed upon the owner. This \$100.00 fee shall be paid within 30 days after written notice of imposition of the fee is mailed to the owner.
- (d) A property owner, Local Agent, or tenant shall provide the Code Enforcement Officer with access to his/her residential rental dwelling unit(s) and/or residential rental dwelling structure(s) for an inspection. An individual refusing entry to the Code Enforcement Officer shall be notified of the Code Enforcement Officer's authority to inspect the property and that the Code Enforcement Officer will take appropriate and necessary action including, but not limited to: obtaining a search warrant, posting the unit as uninhabitable, and/or instituting other legal action as prescribed in Section 10 below.
- (e) A residential rental dwelling unit in compliance with the requirements of the Code shall be issued a Certificate of Compliance valid for a period of three years from the date of issuance, unless revoked by the Code Enforcement Officer.
- (f) For residential rental dwelling units with a Code violation, the Code Enforcement Officer shall provide a written notice of the noted violation(s) to the property owner or Local Agent. The property owner or Local Agent shall then have 30 days from receipt of the notice to correct said Code violation(s). An additional ten days may be granted by the Code Enforcement Officer in those situations in which the property owner or Local Agent can demonstrate a justifiable need for a time extension, and that additional time will not result in conditions deteriorating further. The notice

from the Code Enforcement Officer may require immediate repairs or corrections of the Code violations if the Code Enforcement Officer determines that an imminent threat to life or public safety exists, irrespective of the 30 day cure period set forth above. A re-inspection fee is payable each time the Code Enforcement Officer must return to the premises, until compliance is established to the satisfaction of the Code Enforcement Officer.

- (g) Decisions of the Code Enforcement Officer may be appealed to the Housing Appeals Board.
- (h) The Code Enforcement Officer shall be responsible for scheduling a renewal inspection at least 45 days prior to the expiration of an existing Certificate of Compliance. However, failure of the Code Enforcement Officer to make a renewal inspection prior to the expiration of an existing Certificate of Compliance shall not invalidate any action taken by the Code Enforcement Officer in the renewal process.
- (i) The inspection fee or renewal inspection fee is payable at or before the time of the inspection. The Code Enforcement Officer will not make any inspection unless the fee is paid. Failure to pay the inspection fee or renewal inspection fee in a timely manner shall constitute a violation of this Ordinance.

Section 7. Revocation of Certificate of Compliance.

A Certificate of Compliance may be revoked by the Code Enforcement Officer under the following circumstances:

- (a) A residential rental dwelling unit or residential rental dwelling structure is not operated as a rental unit or structure for 90 consecutive days, or is removed by the property owner or Local Agent from the City of Ishpeming's rental registration list. In such cases, a new Certificate of Compliance must be obtained, including the required inspection, prior to occupancy.
- (b) A property owner or Local Agent has failed to correct Code violations within the required time frame.

Section 8. Appeal Process.

- (a) A property owner or Local Agent disagreeing with a decision of the Code Enforcement Officer relative to the existence of a violation or the time frame in which to make corrections may appeal that decision to the Housing Appeals Board. The Housing Appeals Board is hereby designated to hear such appeals. A tenant of a residential rental dwelling unit shall have standing to appeal a notice or order to vacate a residential rental dwelling unit.
- (b) The Housing Appeals Board shall consist of three members, appointed by the Ishpeming City Council. Each member of the Housing Appeals Board shall serve for a period of three years.
- (c) To take an appeal from the decision of the Code Enforcement Officer, a property owner, Local Agent, or tenant shall file with the City Clerk a written appeal on a form provided by the Code Enforcement Officer, and pay the appeal fee, within ten days after receipt of a notice of violation. The City Clerk, upon receipt of an appeal, shall immediately deliver a copy thereof to the Code Enforcement Officer and to each member of the Housing Appeals Board. If an appeal is timely filed, the decision or

order of the Code Enforcement Officer shall be held in abeyance until such time as the appeal is acted upon by the Housing Appeals Board.

- (d) The Housing Appeals Board shall convene and hold a public hearing on the appeal within 20 days after the appeal is filed with the City Clerk, with written notice served on the Code Enforcement Officer and the appealing party of the date, time, and location of the hearing. The Board shall hear testimony and take evidence from the appealing party, the Code Enforcement Officer, and any other witnesses that may be called, and shall, by majority vote, render a decision on the appeal. The decision shall be based upon competent, material, and substantial evidence on the whole record. In making a decision, the Housing Appeals Board shall not be bound by the strict rules of evidence, and may take into account matters that would be relied on by reasonably prudent persons in the conduct of their affairs. The decision of the Housing Appeals Board shall be final.
- (e) This appeal process shall supercede the appeal provisions in Sections 111.1 and 111.2 of the Code. Provided, however, that the provisions of Sections 111.2.1 through 111.2.5 of the Code shall apply in appeal proceedings.
- (f) Every party appearing before the Housing Appeals Board may be represented by an attorney.
- (g) An appeal shall be based on a claim that the true intent of the Code or the rules legally adopted thereunder, or the terms of this Ordinance have been incorrectly interpreted, do not apply, or that the requirements of the Code have been satisfied.

Section 9. Fees.

Fees for inspections, missed appointments, re-inspections, late fees and appeals shall be as prescribed in a fee schedule adopted by the Ishpeming City Council. All fees shall be paid at the office of the City Clerk. A late payment fee shall be charged for all fees not paid on time. Fees remaining unpaid and all accumulated charges may be added to the real property tax rolls relative to the property(s), and such charges shall become a lien enforceable in the same manner as unpaid taxes with respect to such premises, until such charges are paid.

Section 10. Failure to Comply.

Failure or refusal to have a residential rental dwelling unit or residential rental dwelling structure inspected in accordance with this Ordinance, or failure to comply with any provision of this Ordinance, the Code, or any notice or order given pursuant thereto, shall constitute a misdemeanor, which upon conviction may result in a fine of up to \$500.00 per violation, plus costs of prosecution, and/or imprisonment for up to 90 days in the Marquette County Jail, or both, in the discretion of the Court.

Section 11. Enforcement Authorization.

The Code Enforcement Officer, City Fire Chief, City Police Officers, and the City Manager are also authorized to enforce the provisions of this Ordinance and the Code.

Section 12. Program Implementation.

The Code Enforcement Officer, under the direction of the Chief of Police, shall be primarily responsible for the implementation and ongoing operation of the City of Ishpeming Residential Rental Dwelling Unit Inspection Program.

Section 13. Interpretive Guidelines.

In the case of a conflict between the terms of this Ordinance and the provisions of the Code, the terms of the Code shall control unless otherwise specifically provided in this Ordinance.

Adopted: November 7, 2007

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FEE SCHEDULE

1.	Initial/renewal Inspection, including one (1) follow-up (to be paid prior to inspection)	Every three years
	1 - 2 Units Inspected at the same time and same location	\$60.00/unit
	3 - 10 Units Inspected at the same time and same location	\$55.00/unit
	10 or more Units Inspected at the same time and same location	\$50.00/unit
2.	Re-inspections (following second failure) (to be paid prior to re-inspection)	\$65.00/unit per re-inspection
3.	Missed appointments (to be paid prior to inspection)	\$65.00/unit
4.	Late payment fee for initial/renewal inspection or re-inspection (paid up to and including ten days after inspection)	Base fee plus \$5.00/unit
5.	Failure to pay fee (more than ten days after inspection)	Base fee plus \$10.00/unit, and fees may be placed on tax rolls for the property
6.	Appeal fee for appeal to Housing Appeals Board:	\$25.00*

*Fees for tenants may be waived by the City Manager upon demonstration of financial hardship.

The Housing Board of Appeals may direct a fee paid by a property owner or local agent to be refunded if it determines that an avoidable mistake was made by the City in a determination.

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HOUSING APPEALS BOARD MEMBERS

Three members to be appointed by the City Council, each member to have a three year term:

CITY OF ISHPEMING

RENTAL INSPECTION CHECKLIST

Rental property inspections are made on a routine basis, usually once every three years. Sometimes it is more convenient to perform maintenance or make repairs *prior* to an inspection, or between tenants, when an inspection is not scheduled.

To Get A Head Start ... Use this checklist prior to a routine inspection. You may avoid a lengthy inspection and potentially costly re-inspection fees.

Note: While it is impossible to list every violation of the housing code that may occur, this list contains violations that are commonly found during routine inspections. If you have a question about a specific situation or concern, it is suggested that you contact the Code Enforcement Officer at (906) 486-4416.

RENTAL INSPECTION CHECKLIST

Outside

- * Are the street numbers visible from the road for each unit? (3 inch high minimum)
- * Are the siding and paint in good condition?
- * Is the garage in good condition?
- * Are the steps, decks, and landings in good condition and safe to use?
- * How about the handrails and guardrail? Height at least 34-38 inches, spindles spaced at 4 inches? There are some exceptions to this rule.
- * Is garbage properly stored?

Throughout the House

Windows

- * Any cracked or broken windowpanes?
- * All windows have latching hardware that are accessible from the ground or roof?
- * All window putty in good condition?
- * All operable windows have screens? (No rips, tears, or holes)
- * All window frames, sashes, and sills in good condition and weatherproof?

Doors

- * All exterior doors have locks?
- * All exterior doors tight against the weather?
- * Do all doors open and close easily?
- * Screen and storm doors in good condition, with adequate hardware?
- * In a multi-family - do the fire doors self-close to latching?
- * In an older house - are the skeleton key locks removed or disabled? (All doors that provide entry.)

Surface Coverings

- * Are all the walls and ceilings free from peeling paint and loose plaster?
- * Any holes in the walls, ceilings, or floors repaired in a workman-like manner?
- * Are the floor coverings in good condition and easy to clean?
- * Is the carpet ripped or torn, or otherwise causing a possible trip hazard?

Electrical System

- * Are all cover plates for outlets, switches, and junction boxes in place?

- * Do closet light fixtures hang down on wires? They will need to be updated or removed.
- * Many other conditions require electrical repairs or upgrade. Please call if you have any questions, or contact your electrician.

Other

- * Does each room (particularly bedrooms and bathrooms) have adequate heat? Electric portable heaters are not permitted as the primary heat source.
- * Are there too many people in the unit? Look for at least 50 square feet of bedroom area per person (including babies). Other restrictions apply, but this is the most common problem.

In the Basement

- * Stair safety? Broken treads, loose runners, even sizes and heights?
- * Handrail in place?
- * Is there an open side of stairs? It needs a guardrail with spindles spaced no more than four inches apart.
- * Plumbing leaks? Pipes supported?
- * Check the water heater for a T&P valve and metal drip leg?
- * Dryer vented outside?
- * Washer properly hooked and drained?
- * Check the clearance on chimney flues? Six inches normal minimum.
- * Fuses properly sized? (Look for 15 amp ratings and type S fuses on a 60-amp service, or the unit can have a 100-amp service.)
- * Smoke detector working?
- * Sleeping in the basement is prohibited unless there is an adequate means of egress.

In the Kitchen

- * Sink dripping?
- * Trap leaking?
- * Drains open and clear?
- * Adequate outlets and circuits? (At least one outlet over every counter surface, and GFI protection within six feet of the sink.)
- * Light fixtures have switches?
- * Mice and rodents need extermination?
- * Proper sanitation?

In the Bathroom

- * Toilet working properly?
- * Shower, tub, or lavatory dripping faucets?
- * Proper traps and drains flow easily?
- * Vent fan or operable window?
- * GFI outlet present? Working?
- * Door closes and locks to provide privacy?

In the Living Room

- *At least two outlets and a light.

In the Bedrooms

- * At least two walls with outlets, or one outlet and one light fixture.

Help

For assistance or to obtain a copy of the International Property Maintenance Code, please call the Code Enforcement Officer at (906) 486-4416. A fee will be charged to obtain a copy of the Code.

Permits

Electrical, mechanical, and plumbing permits are issued by the County of Marquette. Forms are available from the County of Marquette Construction Codes Department, 232 West Baraga Avenue, Marquette, Michigan. Telephone: (906) 225-8180.

Electrical permits are required for any work other than routine maintenance. These will only be issued to a licensed electrical contractor.

Building permits are required for just about anything beyond redecorating. Most building permits will be issued either to a licensed contractor or to the property owner.