

City of Muskegon Common Rental Inspection Requirements (This list is not all-inclusive)

Smoke Detection Requirements:

- In each sleeping room
- Outside each sleeping room within 6' (close proximity) of the entrance
- Top of stairways with doors
- Basements

Smoke Detection NOT required:

- Not in crawl spaces
- Not in uninhabitable attics

Installation near Bathrooms:

- Smoke detectors shall NOT be installed within 3' of the bathroom door if bathroom has a shower or bathtub

Smoke Detectors near Cooking Appliances:

- Smoke detectors shall NOT be located within 20' horizontally from a permanently installed cooking appliance
- Ionization smoke detectors with an alarm silencing switch shall NOT be installed within 10' from a permanently installed cooking appliance

Hardwired and Interconnection of Smoke Detectors:

- Where more than one smoke detector is required to be hardwired and interconnected as required by code or by the code official, the hardwired and interconnected smoke detectors must be maintain as such for the life of the structure. Battery only replacements are not acceptable replacements

Service Life of a Smoke Detector:

- The National Fire Code (NFPA) requires all smoke detectors to be replaced after 10 year from the date of manufacture. Smoke detectors must have a manufactures date posted on the unit, if a date cannot be located, the Smoke Detector must be removed from service and replaced.

Smoke Detector Placement:

- Smoke detectors are the most effective mounted on the ceiling. If mounting on a ceiling, the smoke detector must be at least 4" from the wall.
- If a smoke detector is mounted on a wall, it must be no closer than 4" from the ceiling and no lower than 12" from the ceiling.

Smoke Detector Replacement:

- Anytime a smoke detector must be replaced or the inspector finds a defective, outdated or missing, the new smoke detector must have a Sealed-In Lithium Battery power supply; no battery replacement required over the 10 year life of the detector.

Carbon Monoxide (CO) Alarms:

- Currently the City of Muskegon does not required CO alarms. NFPA requires CO alarms to be mounted at least 15' from a device creating CO and midway between the ceiling and the floor.

Fences

- All fencing must be in good repair, secure and plumb
- Any missing sections or pickets must be replaced
- Peeling paint must be scraped and fence repainted
- Gates must operate and have a latching or locking device

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Garages & Sheds

- Overhead doors must be secure and any rotted door sections must be replaced
- Overhead door openers are not required but an open is present, the opener must be operational and all manufactures safety devices must be operational
- Peeling paint must be scraped and repainted
- Service doors must latch and or lock and if wood, must be painted with exterior paint
- All electrical outlets must be GFCI protected
- Roofs must the roofing requirements as described in the code
- Metal sheds with damaged roofs from excessive snow or other damage; the entire shed must be removed
- Siding and siding corners, trim and other siding components must match in color and materials
- Attached garages must have a minimum of ½” drywall on walls to the home

Gutters & Down Spouts

- All gutters down spouts on all structures must be maintained
- Gutters must have downs spouts and down spouts must be positioned away from the structure

Roofs

- All roofs must be free of leaks and moss
- Roofs that are totally deteriorated, curling or missing must be replaced (with the necessary building permits)
- Roof repairs materials and color must blend with the existing roof
- All unused satellite dishes, receivers, or similar devices must be removed from the roof

Siding & Trim

- Siding and trim must be free of peeling paint. Any peeling paint must scraped before painting and painted with an exterior grade paint
- Vinyl siding materials must match with color and materials
- Siding corners must in good condition free of cracks, dents and attached correctly
- Siding corner materials must match with color and materials

Address Numbers

- House numbers must be legible from the street fronting the property. Numbers must be a minimum of 4” in height and ½” width. Numbers must have contrast with their background.
- Apartments: Each entrance to each apartment must have the correct number or letter attached on or adjacent to the door

Utilities

- All utilities must be on at time of inspection

Electrical

- Ground Fault Circuit Interruption (GFCI) devices must be within 6’ of any sink, tub, or laundry tub
- Light globes or covers required on all lighting designed with light globes or covers
- Outlets and switches cannot be painted

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- Outlets & switches must have covers
- Electrical panels and junction boxes must have covers
- Fuse boxes must be equipped with "S" type fuses and fuses must be sized according to wire size.
- Extension cords cannot be used in place of permanent wiring
- All electrical panels must be grounded to the water service with number 6 ground wire
- All water meters must have a ground wire "jumped" around the meter
- Tenant must have free access to their electrical panel at all times
- Stairways must have light switches at the top and bottom of the stairways (3-way switches)

Plumbing

- All drains must have traps
- Fresh water lines must have pressure for a least 1 gallon per minute for a sink faucet
- All sewage backups must be cleaned and sanitized with bleach
- All piping must be approved for their use

Kitchen & Bathrooms

- All sinks must be caulked and fit correctly
- Tub surrounds, tile and grout lines must be free of mildew and or mold
- Tub surrounds must be caulked at the tub
- Exhaust fans must operate and free of dust and dirt
- Sink base cabinets must be free of rot or water damage
- Toilets must be bolted tight to the floor and caulked at the base
- Toilets must be free of cracks, clean and must a tank cover.
- Counter tops must be impervious to water , free of cracks or damage
- Sink spray unit must operate or sprayer removed and a hole plugged or covered

Porch & Steps

- Guardrails must openings no less than 4" apart
- Stairways with 4 or more steps must have handrails on both sides
- Stairways or porches higher than 30" from floor or ground must have railing protection
- Wooden porch floors must be sealed or painted
- Porches must be free of debris, trash, interior furniture and household items
- Cement steps cannot have wooden treads installed over the top if the rise and run (height & width) of the steps change

Infestation

- All infestation must be resolved prior to any inspection or the responsible party will be charged a Noncompliance fee
- Infestation of a one unit is the responsibility of the tenant for pest removal
- Infestation of two or more dwellings, the owner will be responsible for pest removal

Mechanical and Heating & Cooling Equipment

- All heating units (furnace), water heaters must be inspected by a licensed heating & cooling contractor at least once every four years or if new, four years from the date of installation
- Portable space heaters cannot be used as a permanent heating device
- Heat must be maintained at 70 degrees 3' from the floor

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- All heat discharge must have registers
- All cool air returns must have covers or grills
- Thermostat must have face covers, operate and be attached to the wall
- Wood burning stoves and fireplaces that may be used by the tenant, must be inspected and certified safe by certified and license contractor

Doors

- All wooden doors must be painted or sealed
- All doors must have operating door knobs and hardware
- Exterior doors must be weather sealed
- Storm doors must have a closing device
- Storm doors must have glass or screens or a combination of both
- De-laminated, rotted or heavily damaged doors must be replaced
- Deadbolt locks cannot be keyed on both sides of the door. A turn knob or handle must be on the interior side of the door
- Exterior door must have locks
- Door and window trim must be complete, painted or sealed and attached correctly

Walls & Ceilings

- Walls and ceilings must be free of holes, cracks, rot, peeling paint and peeling wall paper
- All plaster and drywall repair must be finished and painted
- Ceiling tiles must be free of water damage and cracks
- Walls between 2 units must be fire resistant materials with a minimum of 5/8" drywall
- Attached garages must have a minimum of ½" of drywall (sealed) on walls to the home
- Paneling must be free of holes, rot and cannot be buckled

Flooring

- Floor covering must be complete, free of rips or tears and must be cleanable
- Floor covering must be sealed at the edges with trim or seam stripping
- Tiles floor grout must be complete and free of mildew or mold
- Vinyl flooring cannot be painted

Windows

- All ground floor windows must have locks
- Any cracked windows must be replaced
- Operable windows must open without force and shut correctly
- Exterior glazing must be complete
- Windows must be weathertight
- Closed off windows must match the siding or foundation
- Screens must be on all windows from April 30 to September 30
- All egress windows must be maintained as egress windows