



# 6 MOST COMMONLY FOUND CODE VIOLATIONS

According to the city of Ann Arbor this is a list of common housing code violations. For clarification of these codes, please see code numbers for each violation at:

[https://library.municode.com/mi/ann\\_arbor/codes/code\\_of\\_ordinances](https://library.municode.com/mi/ann_arbor/codes/code_of_ordinances)

**#1 SMOKE & FIRE DETECTORS:** In accordance with the standards contained in section 72 and 74 of the National Fire Code, each **member is responsible to test and report to management any smoke detector** that is not operating properly.



Batteries in battery operated detectors shall be replaced so that the device is always operative. See code: 8:527

**#2 BASEMENT SPACE STORAGE & PERSONAL ITEMS:**

Reasonable member storage is permitted in the basement but **ALL ITEMS MUST BE KEPT 5-FEET FROM FURNACE & WATER HEATER.**

Flammable items (gasoline, paint thinners, kerosene, etc.) may **NOT** be stored in or around your unit. See code: 8:509-(8)



**#3 NO SLEEPING/LIVING AREA IN BASEMENT:**

Sleeping/living area is **not** permitted in basement due to:

- lack of one-hour fire wall/separation from gas heating and hot water appliance.
- lack of adequate emergency escape.

Basement may not be used as habitable space. The **basement is for storage or laundry use only.** See code: 8:503 (6) & (7)

**#4 DRYER VENTING:** Your dryer must be vented directly outside with rigid or flexible metal duct made of galvanized steel or aluminum.



The venting must be installed according to the appliance manufactures instructions and in the most direct and taut manner possible. See code 8:506-(c)

**#5 ELECTRICAL CORDS:** Cords for appliances & other devices may not be run through or under doorways or rugs or through holes in partitions of floors, nor shall they be fastened to baseboards or door casings.

An extension cord of up to six (6) feet only in length and in good repair shall otherwise be approved if properly sized for the appliance or device which it serves. Only (1) cord per appliance or device is permitted. All appliances must operate off a heavy-duty extension cord (14-3 AWG wire). See code: 8:505 (5)



**#6 ADDITIONAL LIGHTING:** Additional lighting fixtures such as a fluorescent lamp may **NOT** operate off an extension cord. The fixture must be hard-wired by a licensed and insured electrician, according to city code.

Ceiling fan installation must also be hard-wired by a licensed and insured electrician.

**Members must submit an installation permit to the office prior to installation.**

## MISCELLANEOUS REMINDERS:

- Approved handrails shall be installed on all stairways. If you have removed or damaged the handrail to the basement or second floor, please reinstall or replace prior to your unit inspection. See code: 8:504 (4)-b(5)
- All bulbs must be working.
- All interior and closet doors including the basement door, must be installed.
- Interior doors with a keyed entry lock knobs are **not** permitted; privacy locks are permitted on the bathroom doors **ONLY.**
- Make sure there is no paint on any of your outlets or switches.
- Excessive grease on kitchen cabinets is a fire hazard.