

BASIC REQUIREMENTS FOR YOUR RENTAL CERTIFICATE

The inspection will be conducted to ensure that the rental dwelling unit meets Holland Charter Township's Property and Housing Maintenance Code requirements, is in good repair, and is safe. The items outlined below represent some of the basic requirements that must be met in order to obtain the Rental Certificate of Compliance. These requirements are not intended to take the place of the Township's official Code and are not all-inclusive. This information is intended to give property owners a general idea of what is required and provide you with an opportunity to begin working on compliance before your scheduled inspection. If you have any questions contact the Property & Housing Maintenance officials at (616) 395-0196.

• EXTERIOR

- All buildings must have address numbers that are legible and visible from the road; address number must be at least 4" high
- Property must be maintained free from weeds or plant growth in excess of 12 inches
- Personal belongings may not be stored in the right-of-way or between the principal building and the right-of-way
- Driveways, parking areas, and walkways must be kept in good repair and free from hazardous conditions
- Rubbish and garbage must be properly placed in covered containers
- Inoperative or unlicensed vehicles may not be kept or stored on the property
- Accessory structures (sheds) and fences must be kept in good repair
- Siding and other exterior surfaces shall be maintained in good repair and free breaks, holes, deterioration
- Graffiti is not permitted on buildings or fences

• PAINT

- The presence of peeling paint on any surface of the interior or exterior of the property is a violation of this ordinance

• SMOKE DETECTORS

- Smoke detectors must be in working order
- All smoke detectors must be hardwired, interconnected, and equipped with a battery backup
- A smoke detector must be installed in every sleeping room, outside each separate sleeping area in the immediate vicinity of the bedrooms, and on each story including the basement

• HEATING/VENTILATION SYSTEMS

- Heating facilities must be inspected by a licensed contractor prior to the inspection and a report shall be furnished to the Township Inspector
- Heating systems must be provided and maintained in good working order
- If a new furnace or water heater is installed, the proper permits shall be obtained by a licensed contractor and the required inspection(s) shall be completed
- An exhaust fan must be installed and in good working order in any bathroom that does not have an openable window
- Dryer vents must be installed according to manufacturer's instructions and shall be vented to the outdoors

• PLUMBING

- Toilet(s) must be functional
- No leaks shall be present in the system, piping, or fixtures
- All drains must be working properly

• ELECTRICAL REQUIREMENTS

- Bathrooms must have a GFCI outlet within 3 feet of the sink area
- Bathrooms and kitchens require a wall switch controlled light fixture
- All habitable rooms must have at least 2 duplex electrical outlets
- Cover plates must be installed on all receptacles and switches

• DOORS/WINDOWS

- Deadbolts must be installed on all exterior doors that provide direct access to the dwelling unit. Deadbolts must have a minimum 1" throw; a sliding bolt is not considered an acceptable deadbolt.
- Deadbolt locks requiring a key or combination to open from the interior are prohibited
- All windows that are designed to open should do so easily and be capable of being held in an open position
- All windows accessible to the public must be equipped with locking devices

• HANDRAILS AND GUARDRAILS

- Every flight of stairs having more than 4 risers requires a graspable handrail, handrail must be returned and shall not be open-ended
- Guardrails are required where any portion of stair landing, deck, balcony, porch, ramp, or other walking surface is more than 30 inches above the floor or grade