

Dangerous Buildings & Property Maintenance Standards

International Property Maintenance Code 2003

Delta Township Building Department
Code Enforcement
323-8530

Introduction...

Delta Charter Township is committed to serving its residents. The Building Department is making an ongoing effort to maintain and improve the conditions of our neighborhoods. Compliance with the Dangerous Building and Property Maintenance Codes are vital to keep Delta Township a great place to live, work, and play!

In Violation?

Failure to meet the minimum housing standards can lead to numerous problems for the owner, occupant, and neighborhood. It can become unsafe and an eyesore. Anyone concerned about the condition of their environment can report potential violations to the Building Department.

What kind of maintenance is required outside my house?

Minimum property maintenance standards include, but are not limited to the following:

- Section 11-58 of the Blight Ordinance prohibits unlicensed and/ or inoperable vehicles unless stored in an enclosed building.
- The Zoning Ordinance, enforced by the Planning Department (323-8560), prohibits parking vehicles, boats, snowmobiles, recreational vehicles, and travel trailers on the front lawn of residentially zoned properties.
- Outdoor storage of junk, trash, refuse, building materials (unless a valid building permit is in force), and miscellaneous cast-off items are prohibited.
- The Parks Department (323-8555) regulates the Noxious Weeds Ordinance which prohibits accumulations of dead weeds, grass or brush to a height greater than 12 inches.
- Repair rotted wood, broken or missing boards, siding, roof shingles, soffit, fascia, stairs, railings, fences and walls.
- Doors, windows, and screens must be in good repair and operate properly.
- All exterior surfaces must be sealed against rain, weather, insects, and other pests.
- Paint and/ or siding are required to prevent structural deterioration.
- The Engineering Department (323-8540) enforces the Township Sidewalk Ordinance which the owner of the parcel adjacent a sidewalk to remove an accumulation of more than two inches of snow within 24 hours after the snow has fallen

What kind of maintenance is required inside my house?

- Plumbing and kitchen equipment must be kept clean and working safely.
- Light, ventilation, electric service, air, and water heating, sufficient living space and a clean/ sanitary environment are required.
- Bathroom floors must not allow water to penetrate and be in good repair.
- Garbage must be properly disposed of and insects and other pests must be exterminated.
- Additional requirements may apply to rental units.
- Please call the Delta Township Building Department to see if permits are necessary before making repairs - 323-8530

What happens if my house doesn't meet code?

- If you are found in violation of the Property Maintenance or Blight Ordinance, you will be sent a notice giving a reasonable amount of time to make the corrections and necessary repairs.
- Failure to bring the property into compliance will result in civil infraction fines.

Reasonable extensions may be available for people that are unable to complete the work within the specified amount of time. Please contact the Building Department at 323-8530 for more information.
What is a Dangerous Building?

- A dangerous building can result from a number of conditions. Principal causes for classification as a "Dangerous Building"
- A portion of the building or structure is damaged by fire, wind, or flood to the extent that the building strength is questionable.
- Failure to keep up with maintenance and repair results in a lack of building strength.
- A vacant property left unsecured in such a manner that it may be entered by trespassers or becomes a haven for rodents or undesirable insects.
- Please call the Delta Township Building Department to see if permits are necessary before making repairs - 323-8530

How do I properly secure my property to protect against unauthorized entry?

- Owners are responsible for securing doors, windows, and other openings on vacant structures. Often openings must be boarded to prevent vandalism and break-ins.
- If the owner fails to secure the property within a reasonable amount of time the Township, at its discretion may secure the property at the owner's expense.

What happens if my home/ building is deemed unsafe?

If structural problems are sufficiently dangerous, or the Township finds just cause to cause a threat to the quality of the neighborhood a dangerous building may be scheduled for demolition. The following may occur.

- A correction notice is sent to owner.
- A hearing held that calls for the owner to tear down the building or make repairs.
- The Township may file suit to force the owner to either repair or demolish the structure. Additional legal action may also be applicable.

How can I fix up my home when I don't have much money?

Drop by the Habitat Restore located at 1137 Haco Drive, Lansing MI 48910 or call 374-1313. The Habitat Restore is a building materials reuse center. You can save at least 50% off materials such as: Lumber, doors, windows, cabinets, hardware, electrical, lighting, carpet, plumbing, roofing, kitchen & bath fixtures.

Do you have extra materials from an old project?

Don't throw them out! The Habitat Restore accepts donations of new and used building materials. Call today to check availability of a truck at 374-1313.

Got an old car you don't know what to do with?

The Volunteers of America accepts vehicle donations. There is free towing and it is tax deductible. Call 1-800-552-1515 for more information.

Need assistance with your home or home repairs?

You may qualify for a grant. Call Eaton County Housing Rehab. Dept. at 543-7500.

Worried about crime in your neighborhood?

Start a Neighborhood Watch Program. No law enforcement agency can effectively protect life and property without support and cooperation of the citizens they serve. The Neighborhood Watch Program establishes a formal network for concerned citizens to report emergency situations to their local law enforcement agency. Call the Delta Township Community Services Officer at 372-8217 for more information.