

Rental Housing Regulations



Prior to October 21, 2012 Bath Charter Township did not have in place any means by which to effectively address Rental Housing complaints.

The recent adoption of Ordinance 66, now establishes minimum standards for the maintenance of rental structures and the surrounding premises and identifies the responsibilities of the owners, renters, operators and occupants as well as allowing for the administration, enforcement and penalties for Rental Housing violations.

THE ORDINANCE NOW ALLOWS FOR THE TOWNSHIP TO INITIATE COMPLIANCE FOR, BUT NOT LIMITED TO, THE FOLLOWING:

- Exteriors of Rental Dwelling Units:
 - Premises Conditions: (Sanitation, Grading & Drainage)
 - Structural Conditions: (Structural Members, Exterior Surfaces, Foundation Walls, Exterior Walls, Roofs, Chimneys, Stairs & Porches, Handrails & Guardrails, Windows & Door Frames, Weathertight, and Insect Screens)
- Interiors of Rental Dwelling Units:
 - Structural Members
 - Interior Conditions: (Surfaces, Lead-based Paint, Bathroom & Kitchen Floors and Decay)
- Exit Doors
- Exit Facilities
- Light and Ventilation for Rental Dwelling Units:
 - Alternative Devices (other methods that will provide the equivalent)
 - General Requirements
- Plumbing for Rental Dwelling Units:
 - Required Facilities
 - Water Closet (toilet) and Lavatory (sink)
 - Bathtub or Shower
 - Kitchen Sink
 - Rooming Houses
 - Water System. (Contamination, Supply and Water Heating Facilities)
 - Sewage System. (Maintenance)
- Mechanical for Rental Dwelling Units:
 - Heating Facilities
 - Cooking and Heating Equipment
 - Installations
 - Chimneys, Flues and Vents
 - Safety Controls
 - Combustion Air
 - Fire Places
- Electrical for Rental Dwelling Units:
 - Extension Cords
 - Outlets
 - Receptacles
 - Installations

Rental Housing,

- Defects
 - Elevators, Escalators and Dumbwaiters
- Fire Safety for Rental Dwelling Units:
- Egress (means of exiting)
 - Direct Exit
 - Locked Doors
 - Fire Escapes
 - Emergency Escapes: (Windows or Doors, Maintenance and Security)
 - Accumulation and Storage: (Waste Materials, Flammable & Explosive Matter, Flammable Liquids)
 - Fire Protection Systems: (Fire Alarms, Fire Extinguishers and Smoke Detectors)
- Sanitation for Rental Dwelling Units:
- Cleanliness
 - Disposal of Rubbish and Garbage

- Garbage and Rubbish Storage Facilities
- Extermination
- Vermin and Rat Infestation

In the event of a violation, a Municipal Civil Infraction Violation Notice could be issued by an Authorized Township Official and payable to the Township's Municipal Ordinance Violation Bureau within 10 days.

The Ordinance Amendments in their entirety may be viewed on the Township's webpage (www.bathtownship.us/), located on the left side under Ordinances (recently added).

For further information please contact the Ordinance Compliance Department at 517-641-5165, and/or the Building Department at 517-641-4238.