

NEW RENTAL PROPERTY INFORMATION

Following adoption of the Union Township Housing Licensing Code, 20-04 requires new rental properties to comply with all portions of the Rental Inspection Code and all other applicable codes with respect to fire resistance rate, construction, fire protection systems and means of egress. As an aid to prospective rental property owners, the Union Township has developed a list of minimum standards for new properties. While each property may present unique requirements, these are required for all.

EGRESS FROM THE STRUCTURE: All properties shall have properly operating doors with locks. Bedrooms and other sleeping areas shall be provided with secondary egress in the form of one window compliant with codes. Egress windows shall have a minimum net clear opening of 5.7 square feet. This is clear area when the window is in the open position. Window openings shall be no less than 24 inches in height nor less than 20 inches in width.

SMOKE DETECTORS SHALL BE PROVIDED IN EACH SLEEPING ROOM: An additional smoke detector shall be provided outside each sleeping room in the immediate vicinity of bedrooms. At least one smoke detector shall be provided on each floor of the structure including the basement. All smoke detectors shall be electric. Battery backup is recommended but not required. All detectors, on all floors shall be inter-connected so when one detector alarms, all detectors in the structure sound for early response.

BASEMENT ROOMS: Shall not be used for sleeping or living area unless an approved secondary egress is provided from the space to the exterior. Any basement space with a clear ceiling height of seven (7) feet or less shall not be permitted as a habitable space.

PARKING: Shall be provided for tenants in compliance with Union Township zoning regulations. All parking shall comply with Union Township zoning regulations.

ALL FINISHES BOTH INTERIOR AND EXTERIOR: Must be provided and maintained in good repair to protect the materials beneath. All systems must be working and maintained in good working order. Systems include but are not limited to: heating, ventilations, plumbing, water heating, and electrical.

DESIGNATED AGENT: Property owners who do not reside in Isabella County, Michigan must provide a designated agent to act on behalf of the owner. A designated

agent may be a person, firm or corporation acting on behalf of, representing, or caring for the property on behalf of the owner. The agent must reside within one (1) hour of Union Township for a timely response in the event of an emergency.

ZONING REGULATIONS: Occupancy of a rental property is subject to Union Township zoning regulations. The maximum occupancy of a property is three (3) unrelated persons. A zoning variance must be submitted for review and approval before an occupancy greater than three (3) may be granted. Allowing occupancy greater than the authorized number is subject to citations and fines.

RENTAL INSPECTIONS: If you are considering the purchase of a property within Union Township for rental purposes, the rental inspector of Union Township will perform a rental compliance inspection. The rental inspector will outline the minimum necessary renovations or repairs required to comply with the Union Township Rental Inspection Code. Inspections are performed Monday through Friday between the hours of 9:00 a.m. to 3:00 p.m. To schedule your rental compliance inspection, contact Union Township at (989) 772-4600.