



City of Allen Park

BUILDING DEPARTMENT

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The City of Allen Park Building Department follows the standards, requirements, and regulations provided in the 2018 International Property Maintenance Code (IPMC) and reserves the right to apply applicable codes from the 2018 IPMC not referenced below.

All codes determined unsafe shall be repaired or replaced to comply with the International Property Maintenance Code as required for existing buildings.

The following list of items are the most common violations noted at the time of the home sale inspection process. Please note, this is **not** an all-inclusive list of possible violations that may be identified during an inspection.

Exterior Property Areas:

1. All exterior property and premises shall be maintained in a clean, safe and sanitary condition.
2. All sidewalks, walkways, and driveways shall be kept in proper state of repair and free from hazards.
3. All premises and exterior property shall be maintained free from weeds and excess vegetative growth.

Building Exterior / Interior:

1. Every exterior stairway, deck, porch, and balcony shall be maintained structurally sound and in good repair.
 - A. Concrete / Masonry: Check for any structural or other significant cracks requiring tuck-pointing or repair, excessive settlement, spalling, or tipping affecting safety.
 - B. Wood: Check for any structural problems, deteriorated decking, deteriorated or missing railing, unpainted wood steps which would permit rot or heaving.
2. Roof and flashing shall be free from leaks and defects.
3. Masonry chimneys shall be maintained structurally safe and sound, and in good repair.
4. Handrails to code on all stairways and firmly fastened.
5. Windows shall have screens and in good proper working order.
6. All sleeping areas shall have an egress window.
7. Smoke detectors in all bedrooms, hallways outside of bedrooms, and every level.
8. Carbon monoxide alarms in dwelling units shall be installed outside of each sleeping area in the immediate vicinity of the bedrooms. Where a fuel-burning appliance is located within bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom.
9. Gutters and downspouts must be securely attached. Install downspout extensions on all downspouts.
10. Check for excessive peeling blistering or flaking of paint. These areas would require scraping and painting.
11. Check basement walls for evidence of foundation failure.
12. All fences should be maintained structurally sound and in good repair.

Electrical Exterior / Interior:

1. All exterior receptacles require GFCI protection and in use covers.
2. Replace defective or worn service entry cable.
3. Install #6 ground wire on the water meter.
4. Label all circuits in the service panel.
5. Install GFCI protection at countertop receptacles in kitchens and bathrooms.
6. Extension cords cannot be used on a permanent basis.
7. Install cover plates on all electrical boxes, switches, and outlets.
8. Install 3-way switches at interior stairways to allow illumination from the top and bottom of stairway.
9. Install GFCI protected receptacles in garages.
10. All wiring shall comply with approved methods and materials.

Plumbing Exterior / Interior:

1. Install vacuum breakers on all hose-bib outlets. (Outside faucets and Laundry faucet)
2. All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed.

Mechanical Exterior / Interior:

1. Provide a heat certification for the furnace by a licensed mechanical contractor.
2. Dryer exhaust duct shall be rigid metal and have a smooth interior surface and shall not be jointed with screws.
3. Bathroom exhaust fans are required where there is not an openable window. The exhaust system must discharge to the outside.
4. Remove flexible copper gas supply line to the dryer and hard-pipe (black pipe) gas supply with AGA shut-off.