

**SUPERIOR CHARTER TOWNSHIP  
WASHTENAW COUNTY, MICHIGAN**

**ORDINANCE NO. 106  
as amended by Ordinance No. 170 and No. 175**

**AN ORDINANCE EFFECTING INSPECTIONS OF ALL MULTIPLE  
DWELLINGS WITHIN SUPERIOR CHARTER TOWNSHIP IN ACCORDANCE  
WITH THE EXISTING STRUCTURES CODE OF THE CHARTER TOWNSHIP  
OF SUPERIOR; AND FIXING PENALTIES FOR VIOLATION.**

THE CHARTER TOWNSHIP OF SUPERIOR ORDAINS:

**Section 106-01. Inspections**

A. The Building Inspector shall forthwith undertake systematic inspection of all multiple dwellings for the purpose of determining whether the units therein are in compliance with the Code.

B. The Building Inspector shall issue a certificate of Compliance for any dwelling unit which is determined to be in compliance with the Code.

**Section 106-02. Definitions**

A. Code. The duly adopted Property Maintenance Code of Superior Charter Township as may be amended from time to time.

B. Certificate of Compliance. A document issued by the Superior Charter Township Building Inspector indicating that the unit identified thereon is in compliance with the Property Maintenance Code of Superior Charter Township. The owner of the property, the address of the complying unit and the expiration date shall be shown thereon.

C. Temporary Certificate. A certificate of Compliance issued for a unit following inspection, which is found to be substantially in compliance, provided there are no imminent life, health or safety-threatening violations, and which certificate shall state on its face any remaining violations to be corrected and state that it will expire if said violations are not corrected within the time specified by the Building Inspector or reasonable extensions thereof which shall be noted on the certificate. Failure by the owner or the owner's agent anytime after enactment of this ordinance to correct the violations within the time specified by the Building Inspector shall constitute a violation of this ordinance.

D. Dwelling unit. One or more rooms with principal kitchen facilities designed as a unit for occupancy by only one family for cooking, living and sleeping purposes, together

with the common areas which support the unit, including the exterior of the structure as it relates to the unit.

E. Multiple Dwellings. A building containing three or more dwelling units. For purposes of this Ordinance an aggregation of owner-occupied single-family condominium units shall not be considered a multiple dwelling.

**Section 106-03, Requirement of certificate of Compliance for Multiple Dwelling Structures.**

A. Phase-In of Multiple Dwelling Inspection Requirement. The Building Inspector shall inspect or cause to be inspected all multiple dwellings at two-year intervals for purposes of determining whether such units qualify for a certificate of Compliance. It is anticipated that all such units shall have been inspected once and shall have complied with the Code to qualify for such a certificate of Compliance by January 1, 1992.

B. No person, either the owner or owner's agent, shall rent or lease a dwelling unit after January 1, 1992, in a multiple dwelling, to any tenant unless that owner or owner's agent has first obtained a valid Certificate of Compliance from the Superior Charter Township Building Inspector. Any person found to be violating this section shall be guilty of a violation of this ordinance. The Township may also proceed against any owner found to be violating this chapter in such manner provided in the duly adopted Property Maintenance Code of Charter Township of Superior.

C. Issuance of certificate. A certificate of Compliance shall be issued on condition that the premises remain in safe, healthful and fit condition for occupancy. If upon reinspection, the Building Inspector determines that violations exist, the full certificate may be immediately suspended as to affected areas, and the areas may be ordered vacated until the unit is brought into compliance.

D. Expiration of Certificate. Certificates of Compliance shall expire two years after the date that they are issued unless earlier suspended by the Building Inspector. The date of issuance shall be indicated on the certificate. It is the duty of the owner of the property to arrange for the inspection necessary for the issuance of a new certificate prior to the expiration of the previous certificate of Compliance.

E. Transferability of Certificate. Certificates of Compliance shall be transferable when the ownership of a building changes provided that a valid certificate of Compliance is in effect for each dwelling unit or sleeping unit which the owner intends to rent or lease on the premises. It shall be the duty of the new owner to register with the Building Inspector.

**Section 106-04. Right to Examine Certificate for Multiple Dwelling Structures; Registry of Certificate Holders.**

A. The owner or owner's agent shall, upon request by any prospective tenant, permit

the certificate of Compliance for said unit to be examined by such tenant or prospective tenant.

B. The Township Building Inspector shall maintain a registry of all units which have obtained valid certificates of Compliance. Such registry shall be available for inspection by any person.

**Section 106-05. Scope of Inspection Authority.**

Nothing in this ordinance shall be construed to restrict the lawful authority of the Building Inspector to inspect any units in the Township more frequently than such periodic inspection as outlined in the previous sections, such as when a complaint is filed or when he otherwise has reasonable cause to believe the unit is in violation of the Code.

**Section 106-06. Application.**

The owner or the owner's agent shall apply for a certificate of compliance by submitting a completed application form to the Building Inspector. The application form shall contain the following information:

1. The address of the premises to be inspected.
2. The name, address and telephone number of owner.
3. The name, address and telephone number of any authorized agent or broker.
4. Hours that the owner or owner's agent are usually available to admit and accompany the Building Inspector for inspection.
5. The number and kinds of units located on the premises.

**Section 106-07. Fees.**

Township Board shall establish by resolution a schedule of fees for activities and services performed by the department in carrying out its responsibilities under this Ordinance; such schedule may be amended from time to time; and that fee schedules shall be published in a newspaper of general circulation in the Township and shall take effect thirty (30) days after publication;

**Section 106-08. Collection of Fees.**

A. When appointments have been made, the fees charged pursuant to resolution of the Superior Charter Township Board shall be payable at the time of making the appointment for the inspection or reinspection.

B. When no appointment is made by the owner prior to the inspection or reinspection taking place, then the charge for the inspection shall be printed on a statement which shall be submitted to the owner or the owner's agent for payment. This amount shall be due and payable when the statement is issued.

1. The amount due under this section shall accrue interest at the rate of six (6) percent per annum from the date thirty (30) days following issuance of the statement.

2. A recorded statement constitutes a lien. When the full amount due the Township is not paid by such owner within thirty (30) days following the date of the statement as provided in paragraph B(1) of this Section, then the Township Clerk shall cause to be recorded in the Assessor's Office a sworn statement showing the charge for the inspection(s), the date(s) the inspection(s) was/were done and the location of the property on which the inspection(s) was/were conducted. This action shall constitute a lien and privilege on the property and shall remain in full force and effect for the amount due in principal and interest, plus costs of court, if any, for collection, until final payment has been made. Such costs and expenses shall be collected in the manner fixed by law for the collection of taxes. Sworn statements recorded in accordance with the provisions hereof shall be prima facie evidence that all legal formalities have been complied with and that the inspection has been conducted and shall be full notice to every person concerned that the amount of the statement, plus interest, constitutes a charge against the property designated or described in the statement and that the same is due and collectible as provided by law.

**Section 106-09. Registry of Owners and Premises.**

A. All persons owning a multiple dwelling shall register with the Building Inspector indicating their name, address, telephone number and address of all structures owned by them which are rented in whole or in part, including the number and types of units in each structure.

B. If the premises are managed or operated by an agent, the owner shall supply the agent's name, address and telephone number and indicate that said agent is authorized to receive notices and process under this ordinance.

C. If the owner is a corporation, the names, addresses and telephone numbers of its officers shall be listed. If said corporation has no substantial assets other than the dwelling in question and is controlled in whole or in part by another corporation or corporations, then the name and address of the corporation (s) and the names, addresses and telephone numbers of the officers shall be listed.

D. Any change in address of the owner or agent and any change in the number of units offered shall be noted in the registry by the owner or the owner's agent.

**Section 106-10. Security Measures.**

All individual dwelling units within a multiple dwelling shall be equipped with the following security devices:

A. All windows and doors leading to the exterior of the dwelling unit shall be equipped

with locking devices.

B. All swinging exterior doors which are accessible from the exterior of the unit shall be equipped with deadbolt locks meeting the following specifications:

1. A lock shall have a one inch minimum throw. Locks installed before January 15, 1990, may have a 5/8 inch throw unless they are replaced. After January 15, 1990, all such locks shall have a one inch throw.

2. A lock shall be so constructed that the bolt shall be retracted by the action of a single inside knob, thumbturn or lever.

3. A lock must be capable of being deadlocked (not spring loaded) from the interior and by an exterior key.

4. The strike plate shall be securely attached to the frame of the doorway. For strike plates installed or replaced after January 1, 1990, the strike plate shall be attached by woodscrews, a minimum of two inches in length, if the frame is made of wood.

C. Exterior doors which are required by this Code as means of egress shall not be equipped with locks which require a key for operation from the interior side from which egress is to be made.

D. All double-hung windows must be equipped with sash locks securely attached to the inner window frame by screws a minimum of 3/4 of an inch in length. Double-hung windows which are at ground level or otherwise accessible from the exterior shall also be equipped with steel pin locks.

The pins for such locks shall be secured to the window frame. The pins shall be insertable into holes drilled at a slight downward angle through the inner frame and approximately halfway into the outer frame. The pins shall not require the use of a tool for removal.

E. Sliding windows and doors at ground level or otherwise accessible from the exterior must be equipped with a rod at least 3/4 inch in width or diameter and of such length as to prevent the window or door from being opened when the rod is laid in the lower track.

F. Every entrance door which does not contain a window shall be equipped with a wide-angle peephole door viewer.

**Section 106-11. Penalty for Violation.**

Any person, corporation, or other legal entity, including an officer, director, or employee, who violates any provision of this Ordinance, or who shall fail to do what is required by the terms of the Ordinance, is responsible for a municipal civil infraction and shall pay a civil fine of not less than one hundred dollars (\$100.00) and not more than five hundred dollars (\$500.00) plus costs and attorney fees, and

is subject to other sanctions as provided for under Chapter 87 of the Revised Judicature Act, P.A. 236 of 1961, being MCL §600.8701 et. seq., as amended.

**Section 106-12. Other Laws Not Repealed**

This Ordinance is enacted pursuant to the police power of Superior Charter Township for the purpose of providing additional protection to the occupants of multiple dwellings in the Township. In the event of any conflict between a provision of this Ordinance and any other provision of law, it is intended that the provision which provides the greatest protection to occupants and/or purchasers of property shall apply. In the event of an irreconcilable conflict, the provisions of such other law or ordinance shall apply.

**Section 106-13. Severability.**

Should any section, subdivision, sentence, clause or phrase of this Ordinance be declared by the Courts to be invalid, the same shall not affect the validity of the Ordinance as a whole or any part thereof other than the part as invalidated.

**Section 106-14. Publication.**

This Ordinance shall be published pursuant to Section 8 of the Charter Township Act, being MCL 42.8 by posting in the Office of the Clerk, 3040 N. Prospect, Ypsilanti, 48198, and on the Township website – [www.superior-twp.org](http://www.superior-twp.org) – with notice of such in *The Ypsilanti Courier*, a newspaper of general circulation in the Township, qualified under state law to publish legal notices, and the same shall be recorded in the Ordinance Book of the Township, and such recording authenticated by the signatures of the Supervisor and Clerk.

**Section 106-15. Effective Date.** This ordinance shall be effective on publication as required by law.

January 15, 1990, amended January 22, 2008 and October 6, 2008