

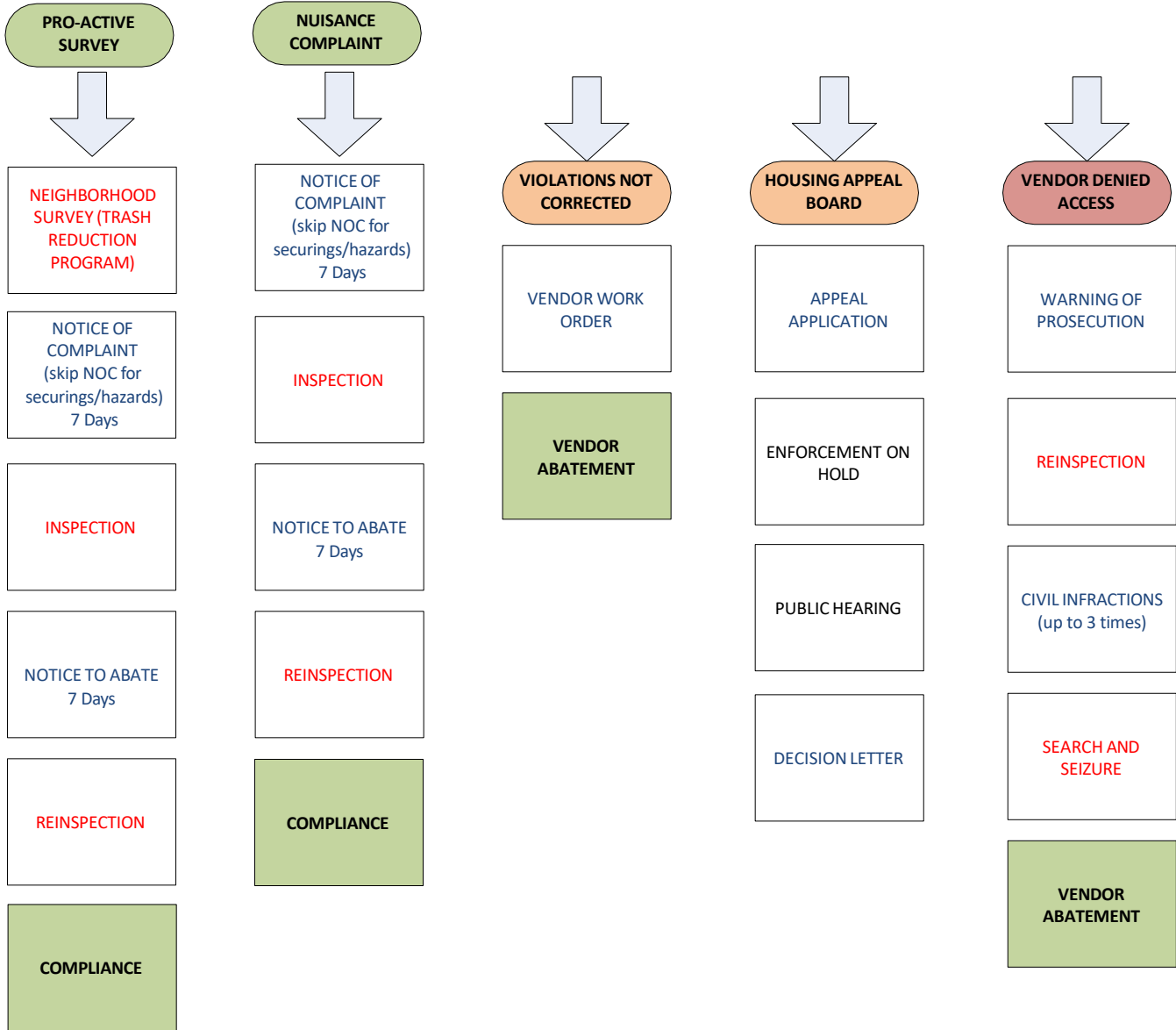
Title IX, Chapter 151 Nuisance Code



- Unoccupied building with broken windows or unsecured doors or other accessible openings

- Rubbish/brush piles
- Garbage bags, trash
- Grass/weeds over 12 inches high

- Inoperable vehicle on private property
- Storage of more than one operable vehicle without current license plate on private property

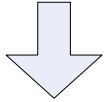


Title VIII, Chapter 140 Grand Rapids Property Maintenance Code

Housing Complaint

- Interior maintenance
- Exterior maintenance
- Storage of materials of value
- Utility hazard situations
- Property condemnation
- Garage/accessory buildings

NOTICE OF COMPLAINT
(skip NOC for Hazards)
21 Days

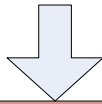


INTERIOR AND/OR EXTERIOR INSPECTION

VERBAL ORDERS
(for minor violations)
14 Days

REINSPECTION

COMPLIANCE



VIOLATIONS NOT CORRECTED

NOTICE OF VIOLATION

REINSPECTION

WARNING OF PROSECUTION

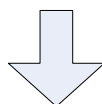
REINSPECTION

CIVIL INFRACTIONS
(up to 3 times)

REINSPECTION

MISDEMEANOR COMPLAINT/
MONITORING

COURT

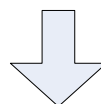


ADMINISTRATIVE APPEAL

APPEAL APPLICATION

ADMINISTRATIVE REVIEW

ADMINISTRATIVE EXTENSION LETTER



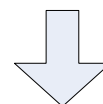
HOUSING APPEAL BOARD

APPEAL APPLICATION

ENFORCEMENT ON HOLD

PUBLIC HEARING

DECISION LETTER



HAZARD CONDEMNATION

CONDEMNED FOR HUMAN OCCUPANCY

NOTICE TO SECURE CONDEMNED DWELLING

NOTICE TO VACATE CONDEMNED DWELLING

RELOCATION ASSISTANCE APPLICATION

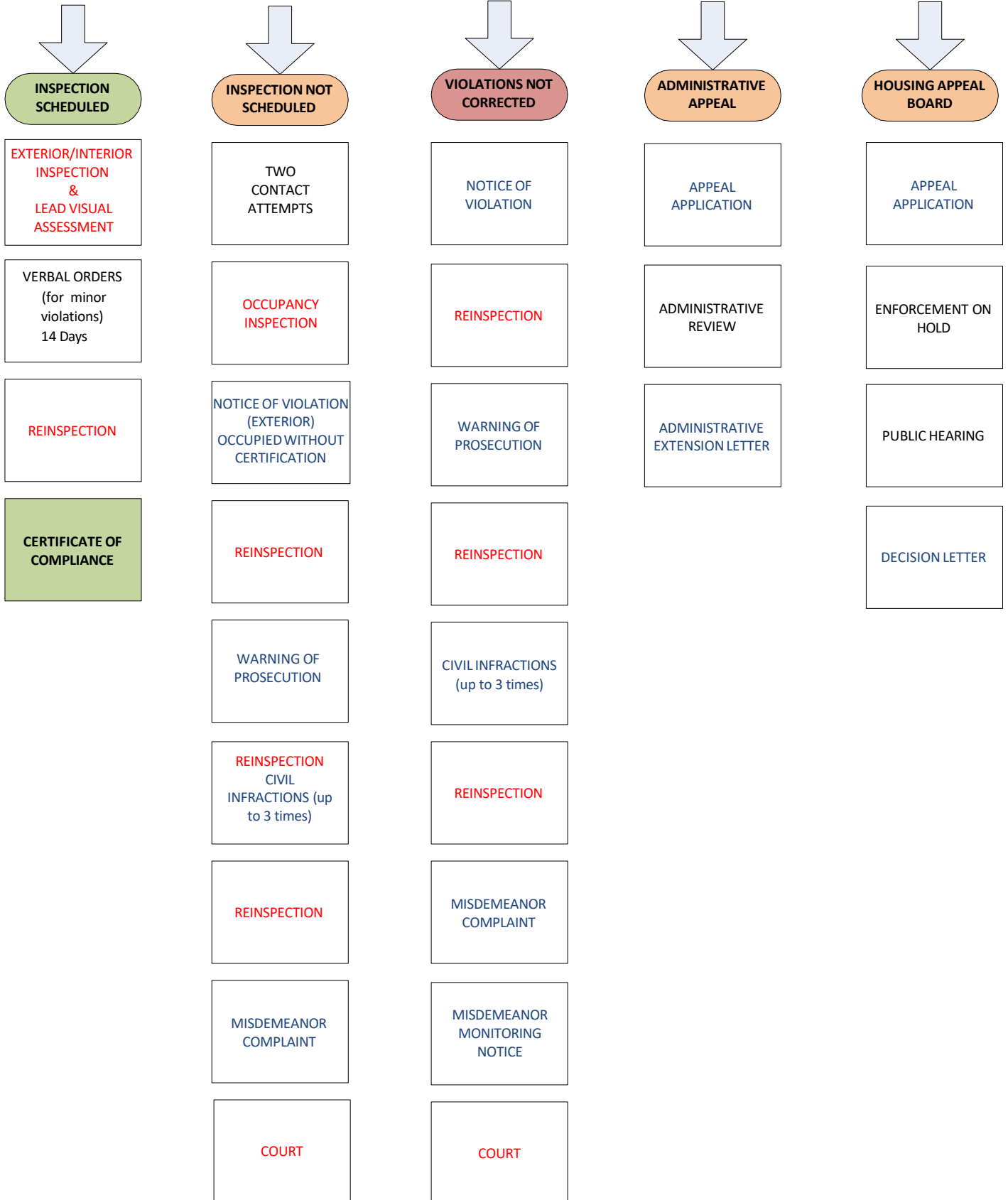
BLIGHT MONITORING

Title VIII, Chapter 140 Grand Rapids Property Maintenance Code

Rental Property Certification

- Comprehensive pro-active interior and exterior inspection of rental properties
- Beginning January 1, 2024, inspection will include an interior lead visual assessment and require lead-dust sampling (see included journey map)
- Rental Registration required

COURTESY NOTICE





Did the Home Pass Visual Inspection for Deteriorated Paint?

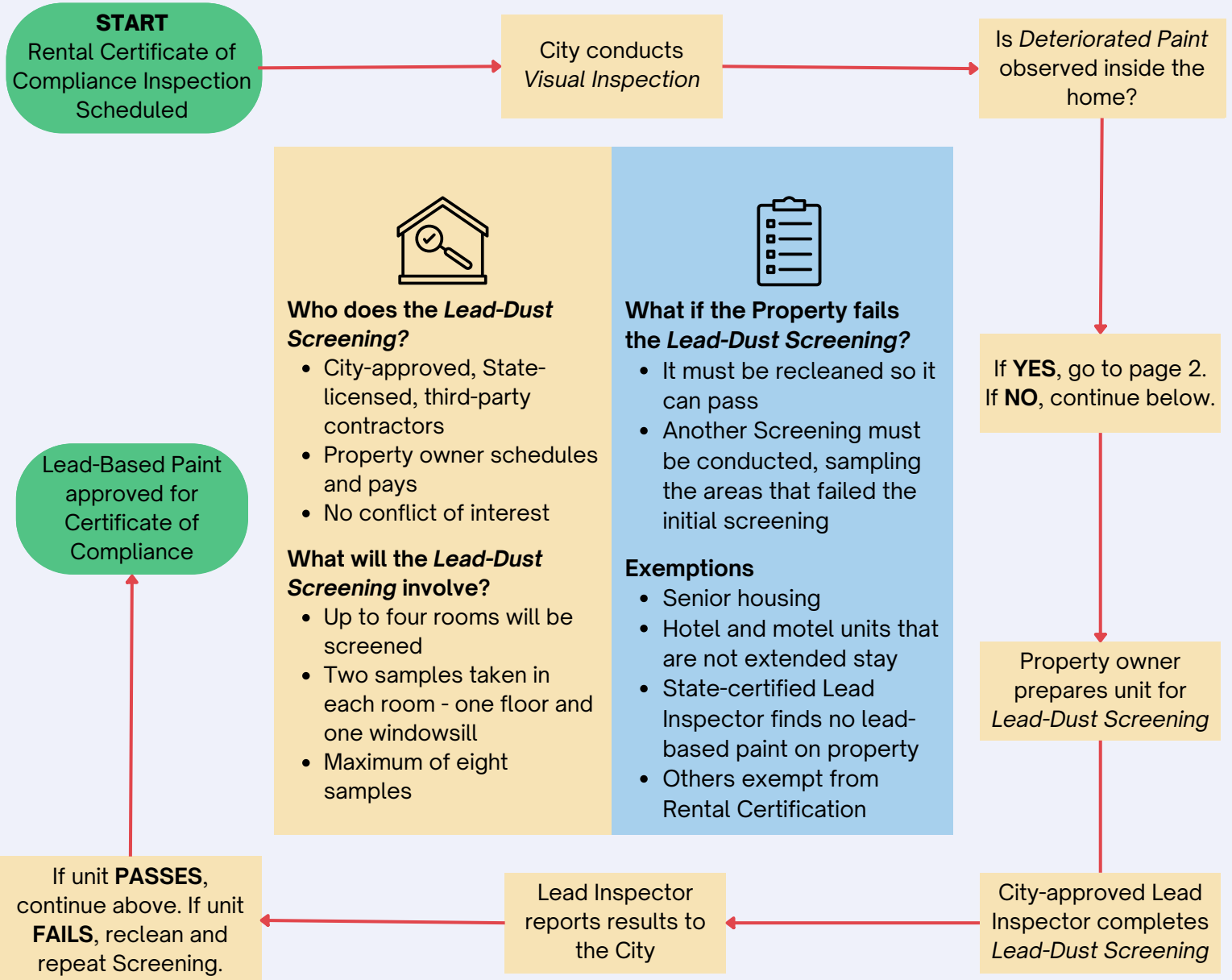
Beginning January 1, 2024, pre-1978 rental housing will be subject to new rules concerning lead-based paint. The new rules require that homes without deteriorated paint pass a *Lead-Dust Screening* as a condition of rental certification. That process is detailed below. Homes cited with interior paint violations will also need to be inspected for the presence of lead-dust following repairs and that process must follow State and federal rules (see reverse side of this document).


Lead-Based Paint and Lead-Dust Screening



Code Compliance

www.grcity.us/codes
(616) 456-3672
codes@grcity.us






Who does the *Lead-Dust Screening*?

- City-approved, State-licensed, third-party contractors
- Property owner schedules and pays
- No conflict of interest

What will the *Lead-Dust Screening* involve?

- Up to four rooms will be screened
- Two samples taken in each room - one floor and one windowsill
- Maximum of eight samples



What if the Property fails the *Lead-Dust Screening*?

- It must be recleaned so it can pass
- Another Screening must be conducted, sampling the areas that failed the initial screening

Exemptions

- Senior housing
- Hotel and motel units that are not extended stay
- State-certified Lead Inspector finds no lead-based paint on property
- Others exempt from Rental Certification



Lead-Based Paint and Lead-Dust Screening

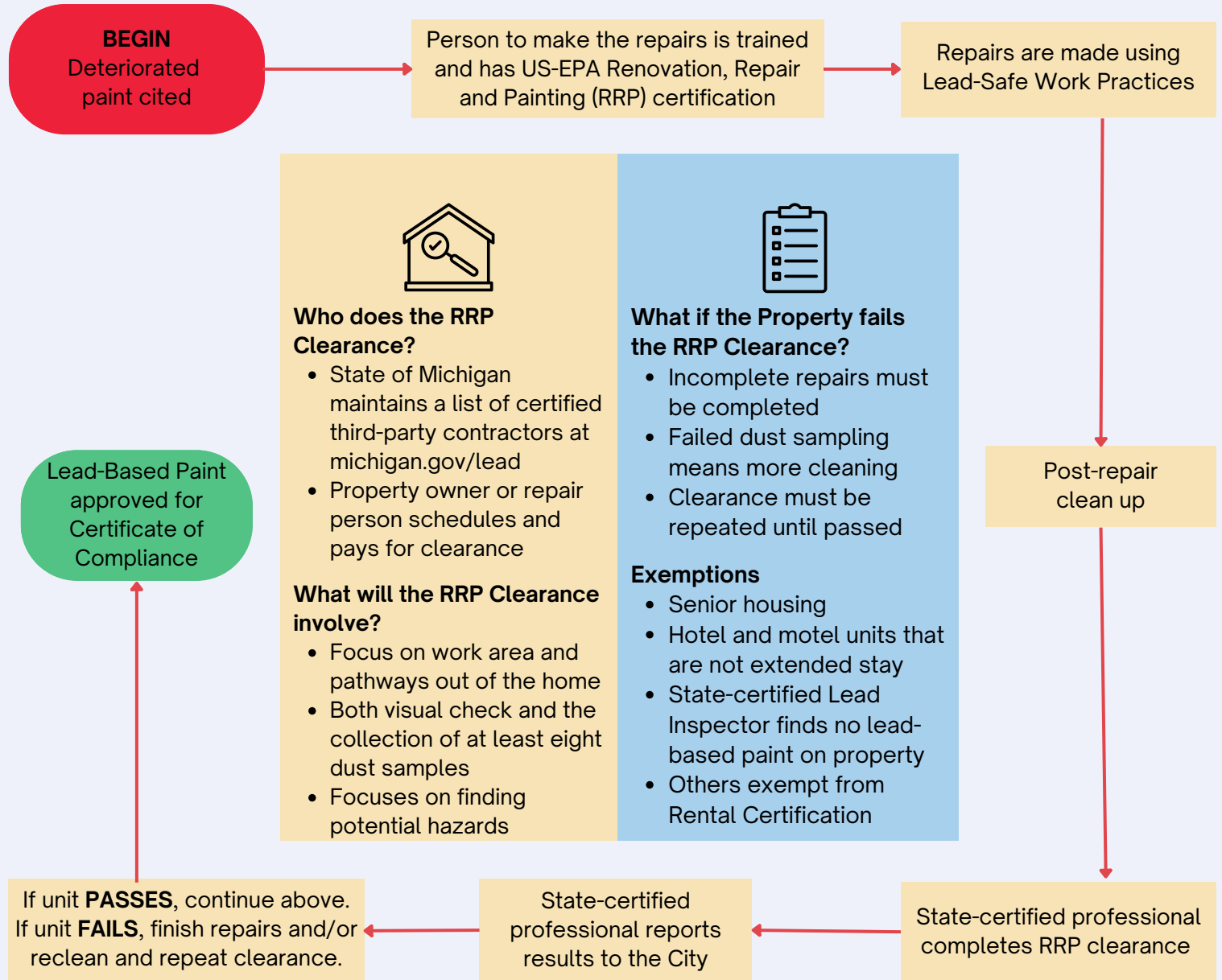


Code Compliance

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(616) 456-3672
codes@grcity.us

Did the Home Fail Visual Inspection for Deteriorated Paint?

Beginning January 1, 2024, pre-1978 rental housing will be subject to new rules concerning lead-based paint. The new rules require that homes cited for deteriorated paint pass RRP dust clearance sampling completed by a State-certified professional. That process is detailed below. Homes without interior paint violations will also need to be inspected for the presence of lead-dust under local rules (see reverse side of this document).



Title VIII, Chapter 140 Grand Rapids Property Maintenance Code

Blight Monitoring

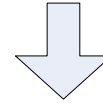
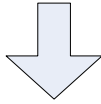
- Vacant, boarded or condemned
- Exterior violations
- Criminal activity/arson
- Ongoing nuisance violations
- Requires ongoing monitoring

Housing Demolition

- Demolition of houses/garages/ accessory buildings
- Dangerous structures

NOTICE OF MONITORING
VACANT BUILDING

NOTICE TO REPAIR OR DEMOLISH



REPAIRS UNDERWAY

NO PROGRESS

PRIVATE
DEMOLITION

CITY WORK ORDER

BLIGHT
MONITORING
INSPECTION
(EVERY 30 DAYS)
NO FEE

BLIGHT
MONITORING
INSPECTION
(EVERY 30 DAYS)
INCLUDES FEE

DEMOLITION
PERMIT

ASBESTOS TESTING

COMPLIANCE

DEMOLITION
COMPLETED

RECORDING WITH
COUNTY

DEMOLITION BIDS

DEMOLITION
PERMIT

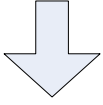
NOTICE OF INTENT
TO DEMOLISH

DEMOLITION
COMPLETED

Commercial Property Complaint

- Exterior maintenance of commercial properties

NOTICE OF COMPLAINT
(skip NOC for hazards)
21 Days

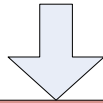


EXTERIOR INSPECTION

VERBAL ORDERS
(for minor violations)

REINSPECTION

COMPLIANCE



VIOLATIONS NOT CORRECTED

NOTICE OF VIOLATION

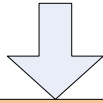
REINSPECTION

WARNING OF PROSECUTION

REINSPECTION

MISDEMEANOR COMPLAINT/
MONITORING

COURT

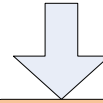


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