

Property Maintenance Code Updates

August 2023



Changes to the Property Maintenance Code were enacted by the City Commission on June 13, 2023.

The purpose of this meeting is to learn about the requirements and how they will be implemented.

This Meeting is...

...a chance to learn about the changes and how they will be implemented

...a chance to have your questions answered

This Meeting is Not...

...a time to advocate for repeal of the changes

Please consider...

...making time for everyone to have their questions answered



Effective January 1, 2024

- A. International Property Maintenance Code (IPMC) will be updated from 2012 to 2021 version
- B. Amendments to the Property Maintenance Code - Section 8.504
- C. Chapter 12 – Lead-Based Paint requirements go into effect



Update International Property Maintenance Code (IPMC) from 2012 to 2021 version

Notable changes between these versions of the IPMC include the following.

- **Non-potable water reuse systems** (rain barrels) are addressed.
- **Portable space heaters** are not sufficient to meet heating requirements.
- **Carbon monoxide alarms** are required.



Update International Property Maintenance Code (IPMC) from 2012 to 2021 version

You can view the 2021 IPMC online

codes.iccsafe.org/content/IPMC2021P1



Amendments to Property Maintenance Code Section 8.504

1. Prohibit **work on condemned properties** between 10pm and 7am so they remain vacated.
2. **Omit various sections** of IPMC that duplicate existing local ordinances:
 - Weeds, motor vehicles (Nuisance code)
 - House numbers and various other fire safety issues (Fire Prevention, Home Safety codes)
 - Lead-based paint moved to new Chapter 12
 - Interior commercial requirements



Amendments to Property Maintenance Code Section 8.504

3. Permit **2-year rental Certificate** of Compliance (CoC) for single-family rental.
4. Require rentals receiving a six-year CoC to have **previous four or six-year CoC**.
5. Allow the **transfer** of a CoC within **365 days** (previously 90 days).
6. Update **Mechanical System Inspection** language and align the renewal period with the CoC.



Amendments to Property Maintenance Code Section 8.504

7. All **vacant commercial buildings** will be required to be registered.
8. **Chapter 135 omitted**. Commercial buildings will be inspected using Chapter 140, the Property Maintenance Code.
9. Addition of **Chapter 12** for lead-based paint enforcement.



Questions and Answers

IPMC & Local Amendments



Reducing Childhood Lead-Based Paint Exposure

Lead Free Kids Grand Rapids Advisory Committee Final Report

Presented to the City Commission during Committee of the Whole on February 25, 2020

Amend the City's housing code to require the following in the rental certification process:

- Lead-based paint testing in homes built before 1978
- Remediation of lead-based paint hazards identified



High Level of
Health
Protection



Financial
Impact

Equity



Proposed Approach

- Local dust sampling standard
- Target interior hazards and lead dust
- Use third party lead inspectors (like mechanical safety inspection program)
- Part of existing Residential Rental Certification program



Chapter 12 – Lead-Based Paint

1201 Definitions.

- 7) LEAD-BASED PAINT ENFORCEMENT THRESHOLD: The lead-based paint enforcement threshold refers to a measure of deteriorated paint inside a dwelling unit not to exceed:
- a) 2 square feet in any one interior room or space, or
 - b) 10 percent of the total surface area on an interior component type with a small surface area (such as windowsills, baseboards, or trim). *Additional detail stating which window components are considered inside a dwelling unit.*



Chapter 12 – Lead-Based Paint

1203 Lead violations.

Existing

- 1203.1 Deteriorated lead-based paint violation
- 1203.2 Bare soil violation
- 1203.3 Loose paint particles, removal required

New

- 1203.4 Lead-dust violation
- 1203.5 Lead-dust sampling violation



Chapter 12 – Lead-Based Paint

1204 Inspections for lead violations.

Section 1204.1 Inspections for lead violations for Certificate of Compliance (includes lead dust activities).

- (1) Pass visual assessment? Conduct “lead-dust screening” to local standards.
- (2) Fail visual assessment? Orders issued. Must be repaired by RRP-certified labor and must provide an RRP dust clearance to the City (RRP dust clearance procedure governed by State and federal rules).

Section 1204.2 Inspections for lead violations upon complaint (excludes lead dust activities).



Chapter 12 – Lead-Based Paint

1206 Standards for lead safety inspection and report.

(Pass Visual Assessment – Local Lead-Dust Screening procedure)

- Qualified personnel (State certification).
- Required activities...
 - Dust samples shall be taken from both a windowsill and a floor.
 - Four rooms.
- Report requirements - 90 days prior to expiration of cert, or one year if coordinated with a federal or state-funded lead abatement project.



Chapter 12 – Lead-Based Paint

1206 Standards for lead safety inspection and report.

Fail Visual Assessment - Paint violations cited. RRP dust clearance required.

Qualified personnel - state-certified lead inspector, risk assessor, or clearance technician.

- Required activities - Clearance per State/federal rules.
- Report must be submitted to City by third party.
- RRP dust clearance standards.



Chapter 12 – Lead-Based Paint

1206 Standards for lead safety inspection and report.

Additional Items

- Wipe test valid for the period of the current Certificate of Compliance unless a subsequent inspection identifies a violation.
- No quid pro quo or conflict of interest allowed.
- Department may audit, reject reports, and/or bar firms from conducting activities.



Chapter 12 – Lead-Based Paint

1208 Exemptions.

- Does not include owner-occupied single-family.
- Does not include senior housing that has Fair Housing Act exemption.
- Hotels and motels that are not extended stay.
- Does not include special uses also exempt from cert program.
- As stated in § 1200, buildings built after January 1, 1978, are exempt.
- As stated in § 1205 (1), lead-based paint inspector or risk assessor certifies that property does not to contain any lead-based paint.



Chapter 12 – Lead-Based Paint

1209 Occupant protection.

- Occupants not permitted to enter the worksite during abatement or RRP activities.
- Occupants relocated when no safe daily access to sleeping areas, bathroom, and kitchen facilities for more than 8 hours.
- Worksite shall be secured and occupants' belongings protected from contamination both during work and relocation.



Chapter 12 – Lead-Based Paint

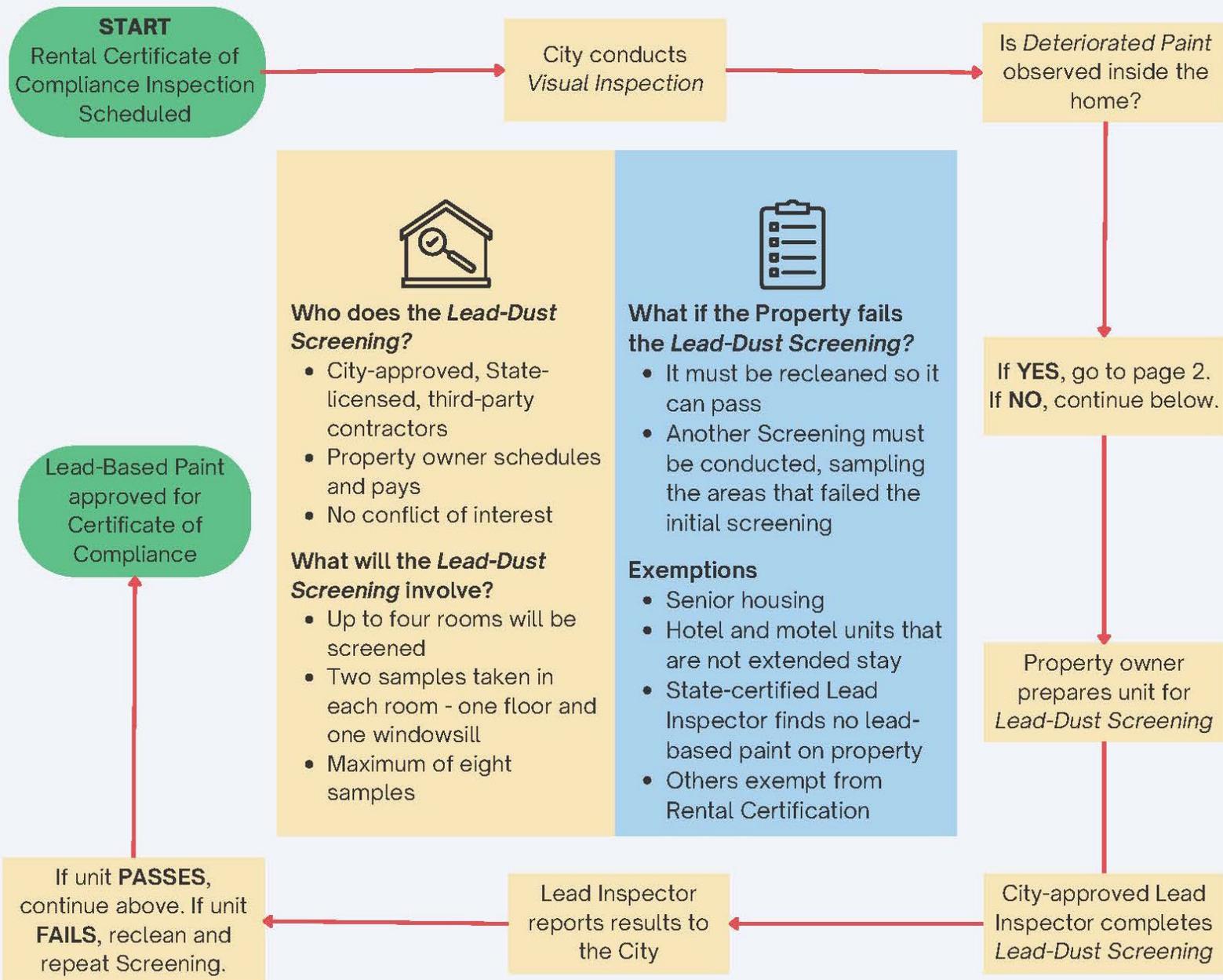
1210 Coordination with local public health.

Reasonable assistance to government agencies addressing child lead exposure.

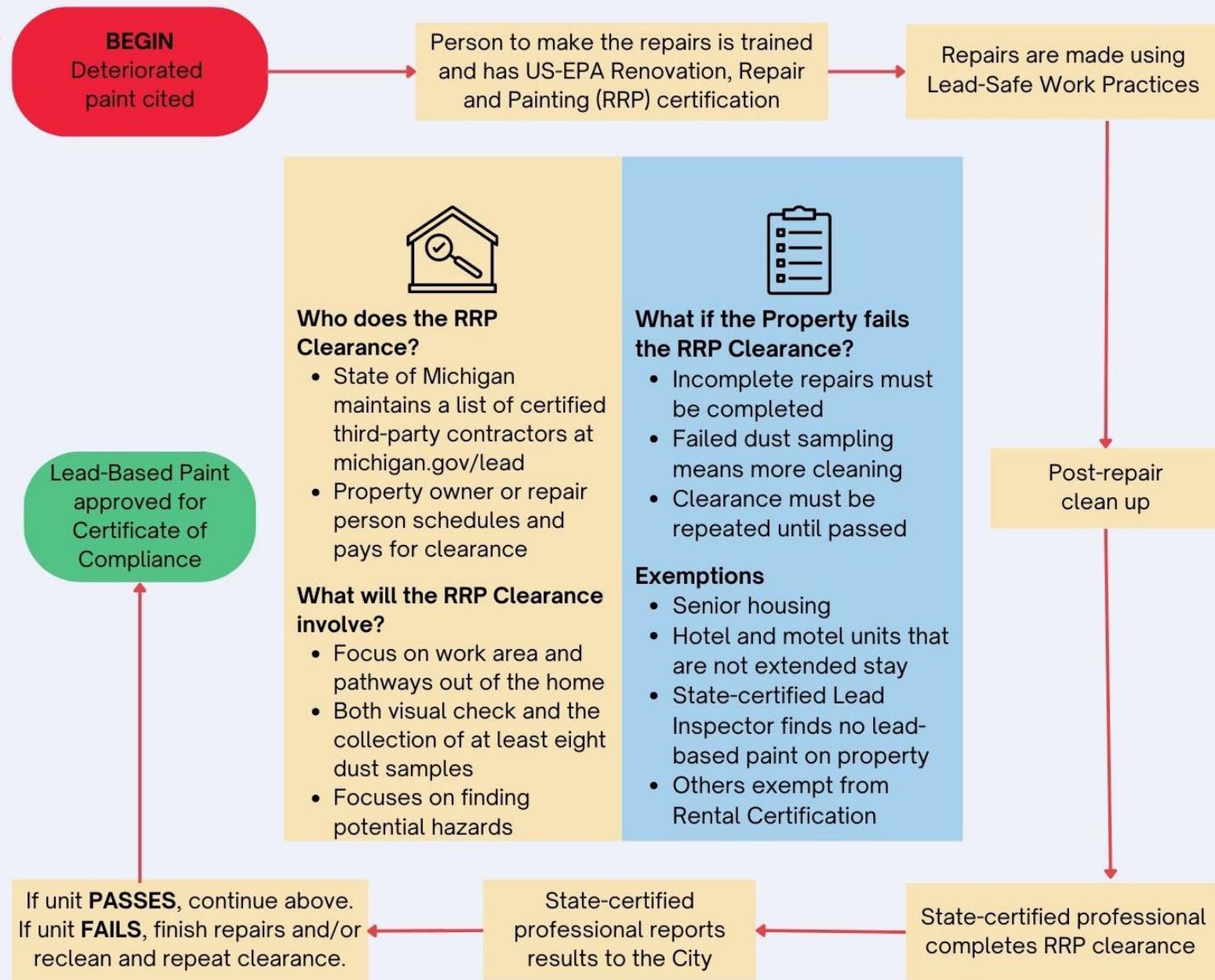
- 1) CoC may be suspended if government entity provides proof of a violation.
 - a) Evidence for suspension must be received within 30 days and shall be a copy of a lead risk assessment or other lead evaluation report prepared by State-certified personnel.
 - b) CoC not reinstated until subsequent clearance has been documented.
- 2) New or renewed CoC may be denied for property under orders to abate lead hazards from a government agency.



Did the Home Pass Visual Inspection for Deteriorated Paint?

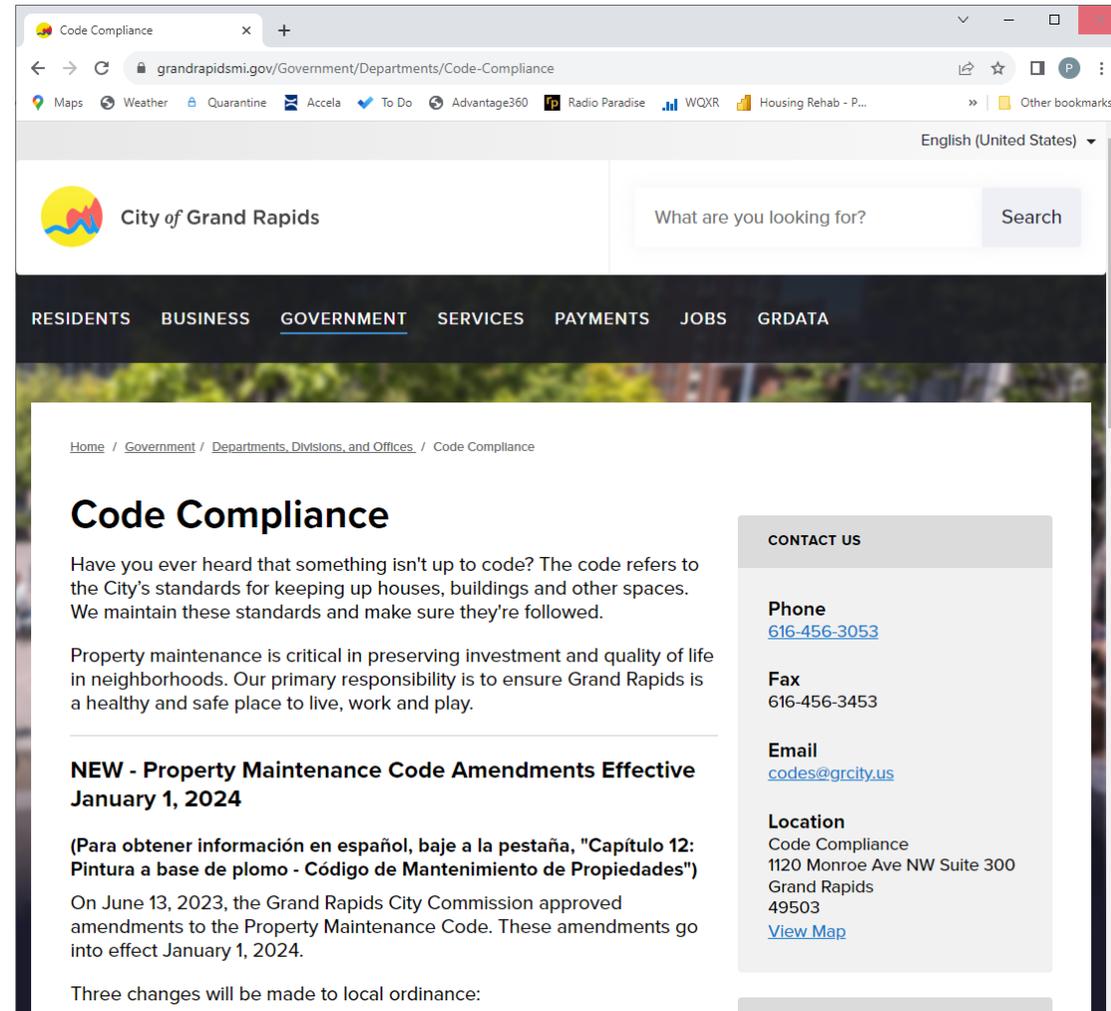


Did the Home Fail Visual Inspection for Deteriorated Paint?



Lead-Based Paint Resources

1. Visit grcity.us/codes to learn about:
 - FREE Lead Safety RRP classes
 - FREE “Succeed with Lead” Training Sessions

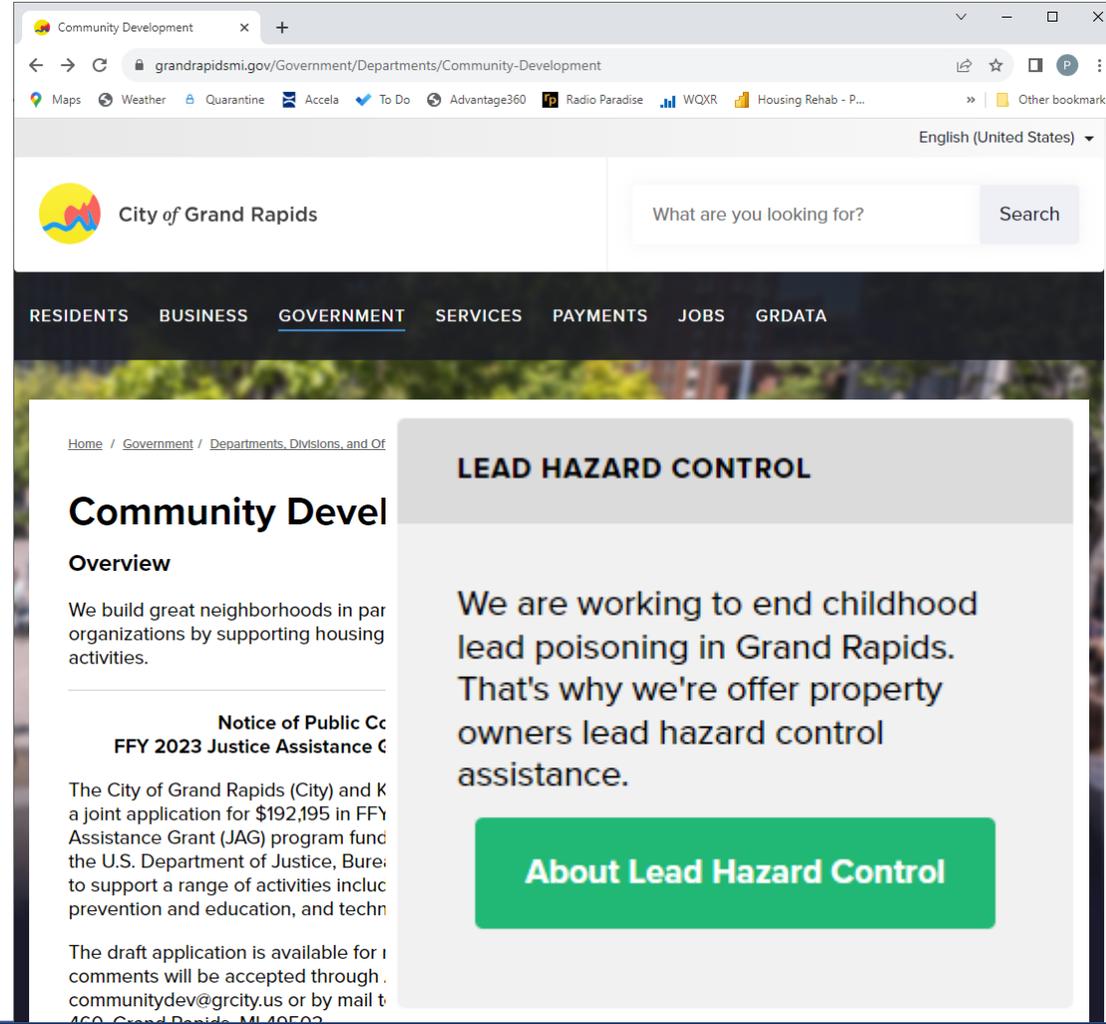


The screenshot shows a web browser displaying the City of Grand Rapids website. The page title is "Code Compliance" and the URL is "grandrapidsmi.gov/Government/Departments/Code-Compliance". The page features a navigation menu with categories: RESIDENTS, BUSINESS, GOVERNMENT, SERVICES, PAYMENTS, JOBS, and GRDATA. The main content area includes a breadcrumb trail: Home / Government / Departments, Divisions, and Offices / Code Compliance. The heading "Code Compliance" is followed by a paragraph: "Have you ever heard that something isn't up to code? The code refers to the City's standards for keeping up houses, buildings and other spaces. We maintain these standards and make sure they're followed." Below this is another paragraph: "Property maintenance is critical in preserving investment and quality of life in neighborhoods. Our primary responsibility is to ensure Grand Rapids is a healthy and safe place to live, work and play." A section titled "NEW - Property Maintenance Code Amendments Effective January 1, 2024" includes a sub-heading in Spanish: "(Para obtener información en español, baje a la pestaña, 'Capítulo 12: Pintura a base de plomo - Código de Mantenimiento de Propiedades')". The text states: "On June 13, 2023, the Grand Rapids City Commission approved amendments to the Property Maintenance Code. These amendments go into effect January 1, 2024." A final line reads: "Three changes will be made to local ordinance:". On the right side, there is a "CONTACT US" sidebar with the following information: Phone: 616-456-3053; Fax: 616-456-3453; Email: codes@grcity.us; Location: Code Compliance, 1120 Monroe Ave NW Suite 300, Grand Rapids, MI 49503, with a "View Map" link.



Lead-Based Paint Resources

1. Visit grcity.us/codes to learn about:
 - FREE Lead Safety RRP classes
 - FREE Steps to Lead-Safe Housing Training Sessions
2. City of Grand Rapids Lead Hazard Control program: www.grcd.info or (616) 456-3030

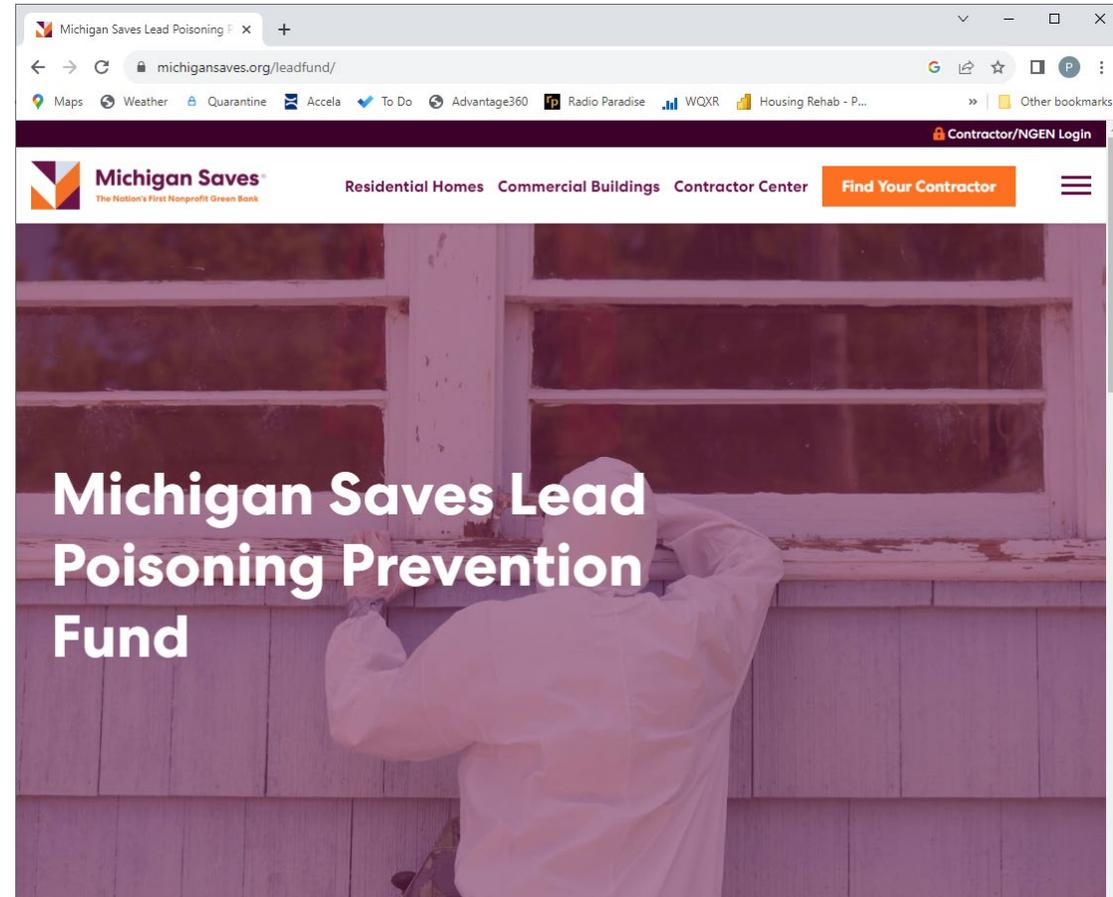


The screenshot shows a web browser window displaying the City of Grand Rapids website. The page is titled "Community Development" and features a navigation menu with categories: RESIDENTS, BUSINESS, GOVERNMENT, SERVICES, PAYMENTS, JOBS, and GRDATA. The main content area is titled "LEAD HAZARD CONTROL" and includes an overview section with the text: "We build great neighborhoods in partnership with community organizations by supporting housing activities." Below this, there is a section titled "Notice of Public Comment" regarding the "FFY 2023 Justice Assistance Grant". The text states: "The City of Grand Rapids (City) and Kalamazoo County are submitting a joint application for \$192,195 in FFY 2023 Justice Assistance Grant (JAG) program funds from the U.S. Department of Justice, Bureau of Prisons, to support a range of activities including lead prevention and education, and technical assistance." A green button labeled "About Lead Hazard Control" is visible in the bottom right corner of the page.



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2. City of Grand Rapids **Lead Hazard Control** program: www.grcd.info or (616) 456-3030
3. Michigan Saves low-interest loans for lead repairs. See michigansaves.org/leadfund.



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4. Rental Property Owners Association rpoaonline.org.

WHERE REAL ESTATE INVESTORS & LANDLORDS GO FOR SUCCESS



Questions and Answers: Lead-Based Paint



For More Information

Visit grcity.us/codes

For **code enforcement questions**, contact codes@grcity.us or (616) 456-3053 option #2

For **lead-based paint questions**, contact Paul Haan at phaan@grcity.us or (616) 456-3672

For assistance with addressing lead-based paint hazards on your properties, contact the **Housing Rehabilitation Office** at (616) 456-3030

