

CITY OF GROSSE POINTE WOODS, MICHIGAN
20025 Mack Plaza Dr.
Planning Commission Meeting
Tuesday, April 26, 2016
7:30 p.m.

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PLEDGE OF ALLEGIANCE**
4. **ACCEPTANCE OF AGENDA**
5. **RECOGNITION OF COUNCIL REPRESENTATIVE/S**
6. **APPROVAL OF MINUTES:**
Planning Commission – 02/23/16
7. **APPEAL OF DETERMINATION, Property Maintenance Code, Chapter 8, Article III, Section 8-68(a): 1859 Huntington, Grosse Pointe Woods**
 - A. Letter of Appeal – 04/12/16 (J. Wilson)
Petitioner's Photos (1 thru 15)
 - B. 2016 Property Maintenance Violations List
 - C. Memo – Building Official Tutag – 04/19/16
 - (1) IPMC Code Section 304.1 - Exterior Structure - General
 - (2) IPMC Code Section 302.3 - Sidewalks & Driveways
 - (3) IPMC Code Section 403.2 – Bathrooms & Toilet Rooms
 - (4) Photos (A thru N) – 04/20/16
8. **BUILDING OFFICIAL'S MONTHLY REPORT:**
Building Department Report – February & March 2016
9. **COUNCIL REPORTS:**
February – Reiter
March – Rozycki
April – Stapleton
10. **INFORMATION ONLY: COUNCIL REPRESENTATIVE FOR NEXT MEETING:**
May – Vaughn
11. **NEW BUSINESS:**
2020 Plan (Hamborsky/Vitale/Fuller/Gilezan)
12. **PUBLIC COMMENT:**
13. **ADJOURNMENT:**

PLANNING COMMISSION
02/23/16 – 1

MINUTES OF THE PLANNING COMMISSION OF THE CITY OF GROSSE POINTE WOODS HELD ON TUESDAY, FEBRUARY 23, 2016, IN THE COUNCIL-COURT ROOM OF THE MUNICIPAL BUILDING, 20025 MACK AVENUE, GROSSE POINTE WOODS, MICHIGAN.

The meeting was called to order at 7:34 p.m. by Chair Vitale.

Roll Call: Chair Vitale
Fuller, Gilezan, Hamborsky, Reiter, Rozycki, Vaughn

Absent: Profeta, Stapleton

Also Present: Building Official Tutag
Deputy City Clerk Gerhart

Motion by Vaughn, seconded by Gilezan, that Commission Members Profeta and Stapleton be excused from tonight's meeting.

MOTION CARRIED by the following vote:

YES: Fuller, Gilezan, Hamborsky, Reiter, Rozycki, Vitale, Vaughn
NO: None
ABSENT: Profeta, Stapleton

Motion by Rozycki, seconded by Fuller, that all items on tonight's agenda be received, placed on file, and taken in order of appearance.

MOTION CARRIED by the following vote:

YES: Fuller, Gilezan, Hamborsky, Reiter, Rozycki, Vitale, Vaughn
NO: None
ABSENT: Profeta, Stapleton

The Chair recognized Council Member Ketels who was in attendance at tonight's meeting.

Motion by Rozycki, seconded by Vaughn, regarding **Approval of Minutes**, that the Planning Commission minutes dated November 24, 2015, be approved as submitted.

MOTION CARRIED by the following vote:

YES: Fuller, Gilezan, Hamborsky, Reiter, Rozycki, Vitale, Vaughn
NO: None
ABSENT: Profeta, Stapleton

PLANNING COMMISSION
02/23/16 – 2

The next item on the agenda was **Appointments – Election of Chair and Vice Chair/Secretary.**

Motion by Vaughn, seconded by Rozycki, that Vice-Chair Stapleton be elected to the position of Chair.

MOTION CARRIED by the following vote:

YES: Fuller, Gilezan, Hamborsky, Reiter, Rozycki, Vitale, Vaughn
NO: None
ABSENT: Profeta, Stapleton

Motion by Vaughn, seconded by Gilezan, that Commission Member Fuller be elected to the position of Vice Chair/Secretary.

MOTION CARRIED by the following vote:

YES: Fuller, Gilezan, Hamborsky, Reiter, Rozycki, Vitale, Vaughn
NO: None
ABSENT: Profeta, Stapleton

Motion by Gilezan, seconded by Fuller, that the Planning Commission approve and adopt the **Rules of Order and Procedure**, as submitted.

MOTION CARRIED by the following vote:

YES: Fuller, Gilezan, Hamborsky, Reiter, Rozycki, Vitale, Vaughn
NO: None
ABSENT: Profeta, Stapleton

The next item on the agenda was **GPW Planning Commission Annual Report 2015.** Building Official Tutag provided an overview of the draft report; changes will be made to the budget report. The commission members were asked to review the annual report and provide Building Official Tutag with any changes, corrections or inclusions. The Commission noted that Commission Member Gilezan name was not listed as a member of 2020 subcommittee.

Motion by Gilezan, seconded by Vaughn, to adopt the **GPW Planning Commission Annual Report 2015** and that it be referred to the City Council.

MOTION CARRIED by the following vote:

YES: Fuller, Gilezan, Hamborsky, Reiter, Rozycki, Vitale, Vaughn
NO: None
ABSENT: Profeta, Stapleton

PLANNING COMMISSION
02/23/16 – 3

The next item on the agenda was **Discussion – Budget for Fiscal Year 2016/17**. The chair provided an overview of the budget and how it was the same as the prior fiscal year.

Motion by Rozicki, seconded by Fuller, to approve the proposed **Budget for Fiscal Year 2016/17**, as submitted.

MOTION CARRIED by the following vote:

YES: Fuller, Gilezan, Hamborsky, Reiter, Rozycki, Vitale, Vaughn

NO: None

ABSENT: Profeta, Stapleton

The next item on the agenda was **Review of Three Sign Application: Med Post Urgent Care, 20599 Mack Avenue**. Building Official Tutag provided an overview of the application, noting that the ordinance limits the message units on a property to 10 units, only allows two signs per building, and also limits the size to 12 square feet; therefore, the request was denied. Discussion ensued regarding the aesthetics and necessity of the proposal. Stephen Marley, on behalf of Med Post Urgent Care, was present to answer questions.

Motion by Hamborsky, seconded by Fuller, regarding Sign Applications: Med Post Urgent Care, 20599 Mack Avenue, that the Planning Commission, recommend to the City Council that the requested sign variance be approved as the proposed signs would be in the best interest of the City and not against the spirit and intent of the sign chapter based on the following reasons:

1. The signs and variances are necessary to provide a reasonable scale to the signs based upon the size and scope of the overall development that is unique as it encompasses an entire city block on Mack Avenue;
2. Four trees in the right of way along Mack Avenue will partially obstruct the wall signs during the summer months;
3. Similar variances have been granted to CVS and Kroger on Mack Avenue under comparable circumstances; and
4. The signs, and this development, are in the best interest of the city.

MOTION CARRIED by the following vote:

YES: Fuller, Gilezan, Hamborsky, Reiter, Rozycki, Vitale, Vaughn

NO: None

ABSENT: Profeta, Stapleton

Motion by Rozycki, seconded by Vaughn, that the Planning Commission immediately certify the previous motion.

MOTION CARRIED by the following vote:

YES: Fuller, Gilezan, Hamborsky, Reiter, Rozycki, Vitale, Vaughn

NO: None

ABSENT: Profeta, Stapleton

PLANNING COMMISSION

02/23/16 – 4

The next item on the agenda was the **Building Official's Monthly Report – November/December 2015 & January 2016**. Mr. Tutag reported the following:

- He has checked into the status of the proposed bike path in the community and no action will be taken;
- He will look into the speed limit along Mack and report to the Commission next month;
- The progress in the Briarcliff project is progressing nicely;
- A lot of residential remodeling work is being done in the City;
- A new home will be built at 128 Sunningdale.

Regarding the **Council Reports**:

- Member Reiter reported that Chapter 50 Zoning, Section 50-526, Accessory Buildings had it's first reading. Also he reported that Commission Members Fuller, Hamborsky, and Stapleton were reappointed to the Commission with terms expiring 12/31/18.
- Council Member Ketels reported that he will be transferring to the Beautification Commission and will be replaced by Council Member Bryant.

Commission Member Reiter will attend the Council Meetings in February.

Under **New Business**, the following **Subcommittee Report** was provided:

2020 Plan – Commission Members Hamborsky, Vitale, Fuller and Gilezan reported that additional work has taken place. The subcommittee is looking to include bike racks into the streetscape for the final 2020 plan.

Under public comment, the following individual was heard:

- Commission Member Vaughn thanked the City for the Commissioner Appreciation reception.
- The Building Official provided an overview of the Churchill's project and that progress is being made, and the structural engineer has been working with the developer.
- Commission Member Gilezan extended his thanks to Chair Vitale for his work as chair over the previous year.

Motion by Rozycki, seconded by Vaughn, that the Planning Commission Meeting be adjourned at 8:14 p.m. PASSED UNANIMOUSLY.

Respectfully submitted,

Steve Gerhart
Deputy City Clerk

Jennifer Wilson

1859 Huntington Blvd • Grosse Pointe Woods, MI 48236 • Phone: 248-321-7010
E-Mail: Jennifer.wilson@stjohn.org

April 12, 2016

City of Grosse Pointe Woods
20025 Mack Plaza
Grosse Pointe Woods, MI 48236

Planning Commission:

I would like to respectfully appeal the determination made by the safety inspection at my place of residence: 1859 Huntington Blvd. Grosse Pointe Woods, MI 48236. This inspection was performed on March 30, 2016 and I received notification of the determination on April 4, 2016.

According to section 8-69(1)d2 of the Code of Ordinances: *concrete porches shall be inspected for evidence of structural or other significant cracks, excessive settlement, spalling or tipping affecting safety. Any porch found to have any of such conditions shall be required to be repaired by tuck-pointing, replacement or rebuilding.*

I request that you consider revising two determinations in reference to this ordinance. First, I object to the replacement of the front porch step, as I believe it is not in concordance with the above stated requirement. There was a defect in the front porch that was repaired with cement. There are no cracks in the front step after this repair. There is no crack or tipping that affects safety on the front step. Secondly, while the back porch step does require replacement, the back cement porch does not contain a significant defect that affects safety. I request that the commission consider revising the requirement of replacing the front cement step and back porch crack.

I request that you consider revising the determination that the driveway from the house to rear patio and from front porch to garage be replaced. The condition of the driveway has remained unchanged since the prior inspection when I purchased the property in 2012. The cement repairs that were done at that time were again performed. I request that the commission consider these repairs to be adequate, as they were deemed in 2012. In addition, there are areas of the cement that have been mandated for repair/replacement by the inspector that have no cracks or unevenness at all. Particularly, the driveway from the house to the rear patio, located on the west side of the house, has minimal defect. I ask the commission to consider the condition of this cement to be satisfactory in its current condition.

The ventilation pipe system is unchanged from date of purchase in 2012. Please clarify if the code has changed regarding the length of the vent piping from the downstairs bathroom through the attic. In addition, no vent pipe was ever installed in the vent from the downstairs half-bathroom to the outside (the condition of which was awarded a certificate of occupancy in 2012). I purchased the home with the current ventilation piping. I ask the commission to consider the current ventilation system to be adequate.

Sincerely,

Jennifer Wilson



7A
RECEIVED

APR 18 2016
CITY OF GROSSE PTE. WOODS
BUILDING DEPT

4-18-16
cc: City Clerk
LM
w/ch #113

230 of 2,884

Add a Title

IMG_2804.JPG

May 31, 2013 7:27 PM

Apple iPhone 4S

No lens information

3264 x 2448 3.7 MB

ISO 64

4mm

f/2.4

1/60

Add a Description

Add a Keyword

+ Add Faces

Grosse Pointe Woods, Michigan, United States

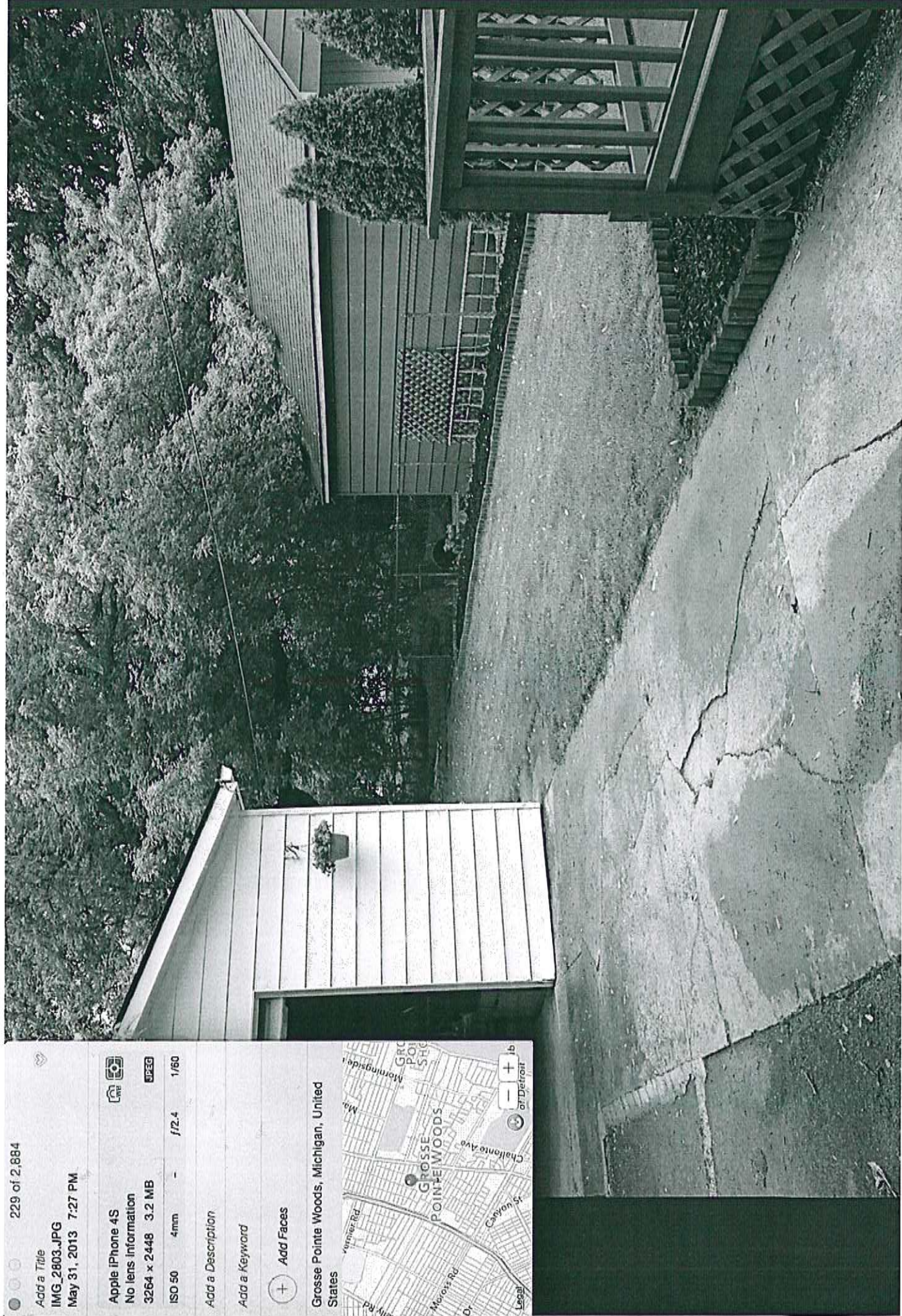


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APR 18 2016
CITY OF GROSSE PTE. WOODS
BUILDING DEPT

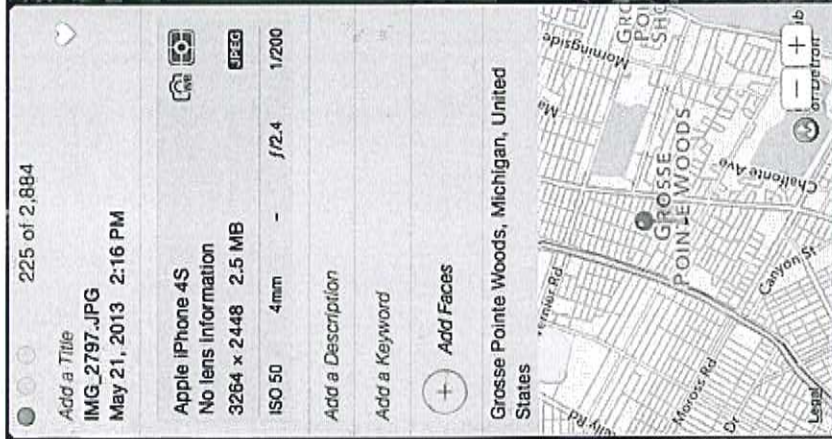
PAST

2.

PAST



2557



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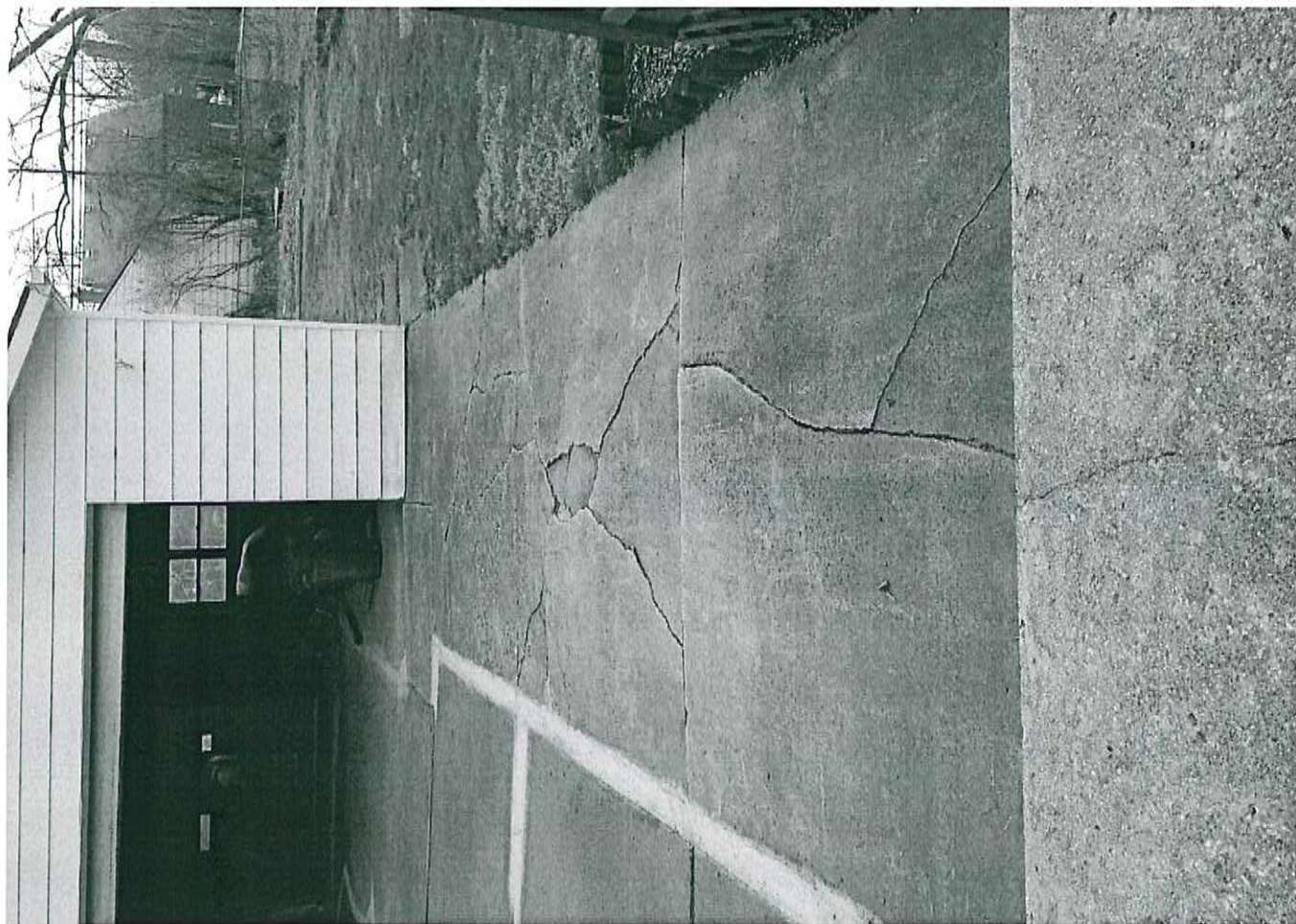
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present



7.

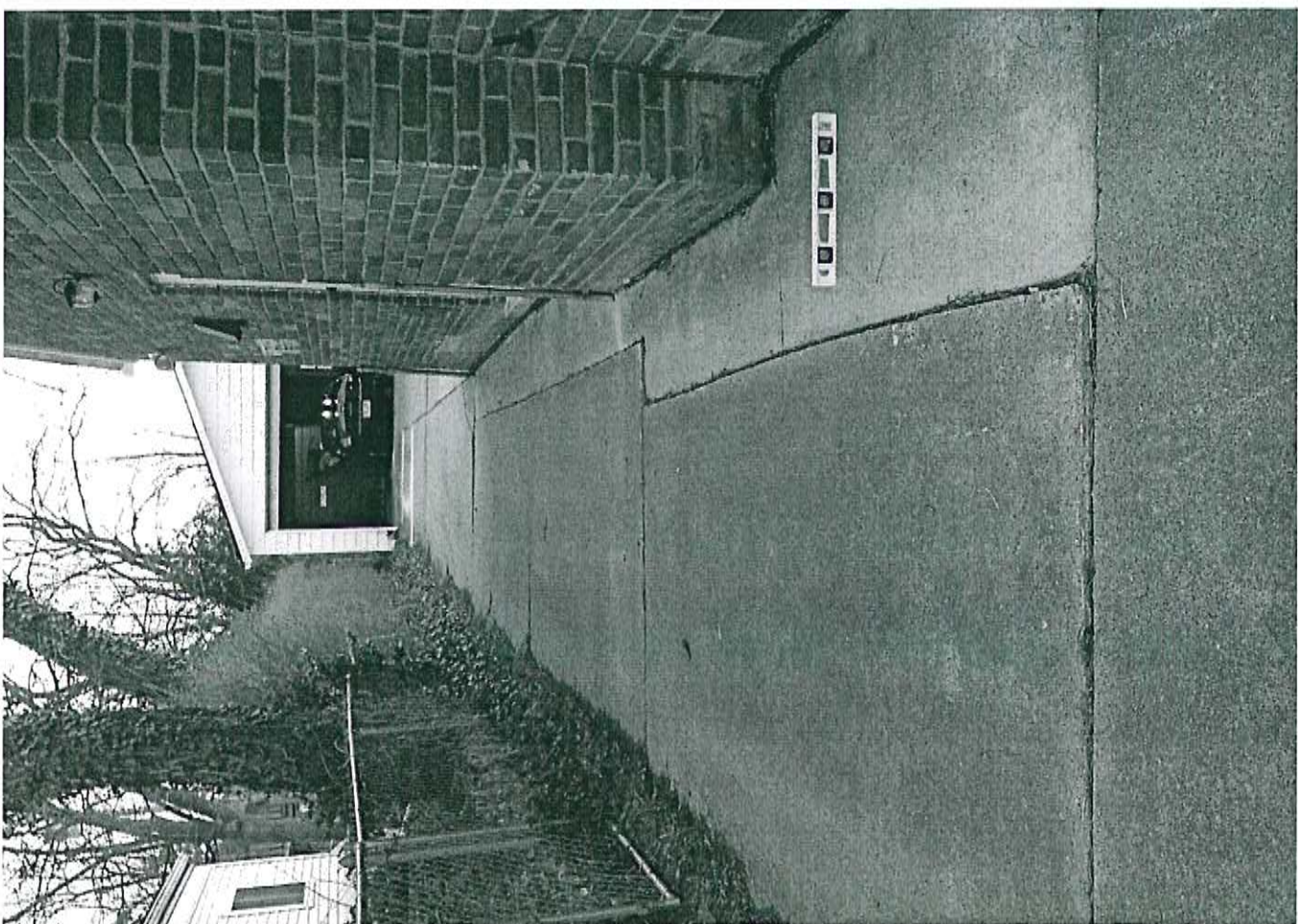
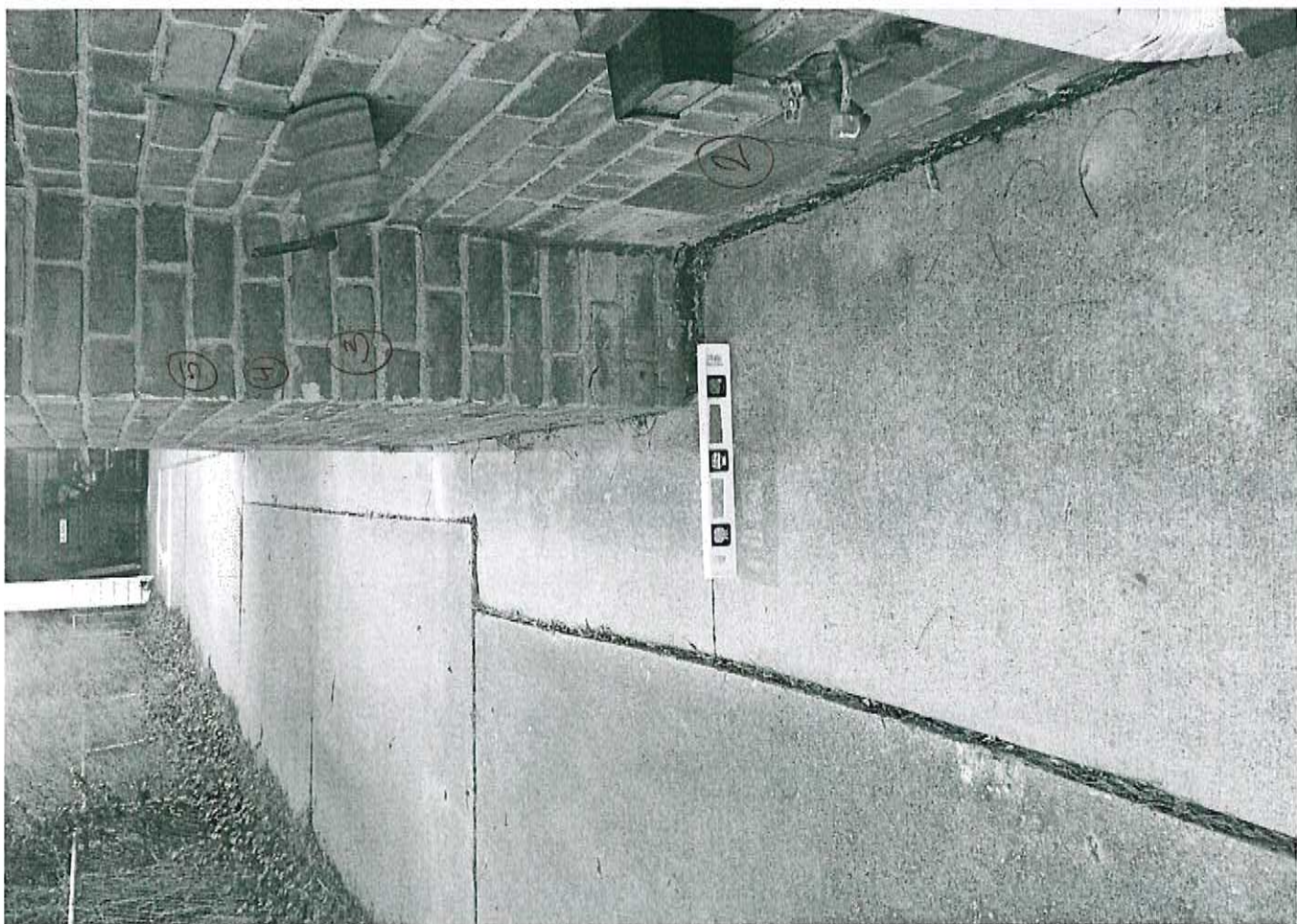


PRESENT

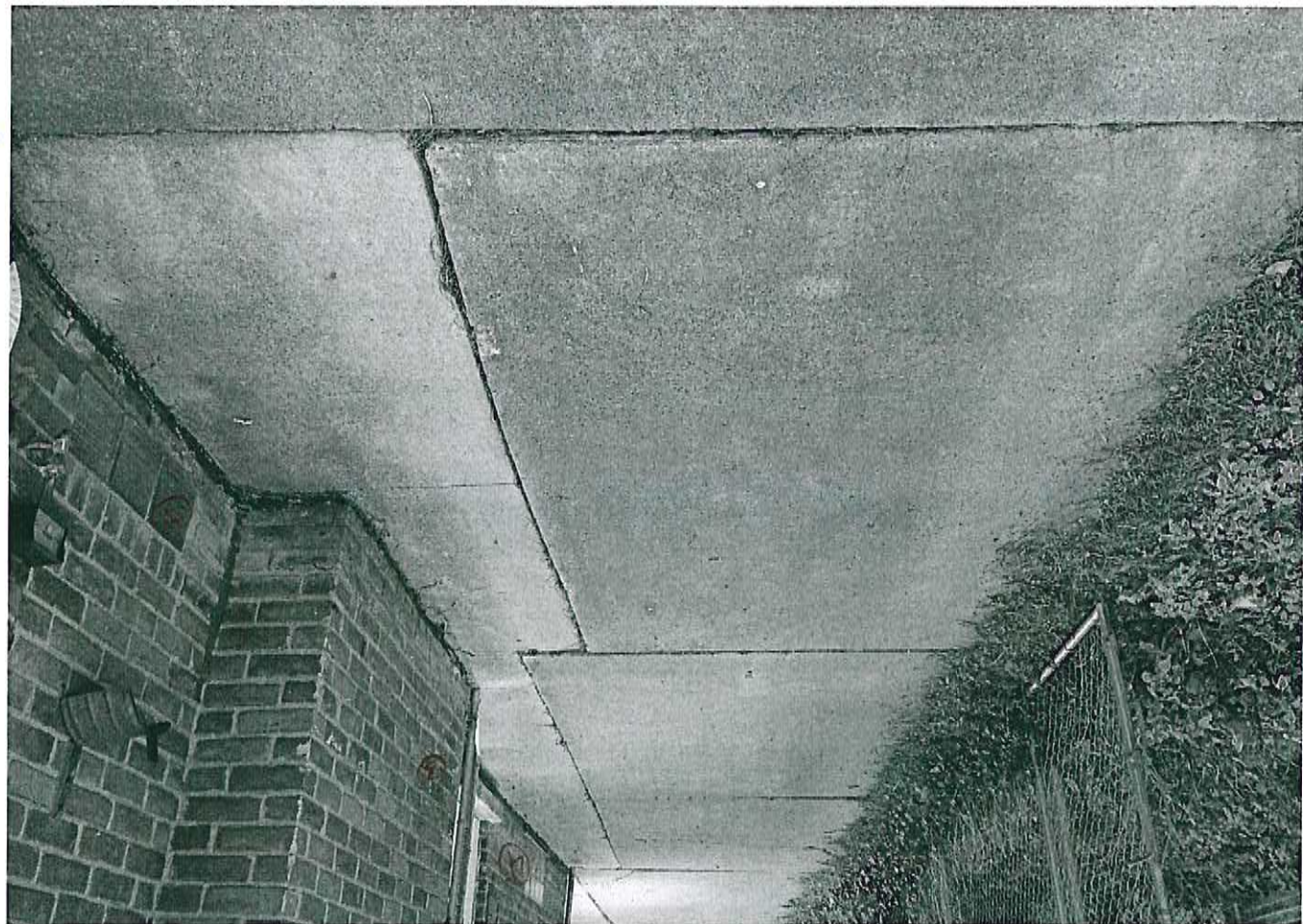
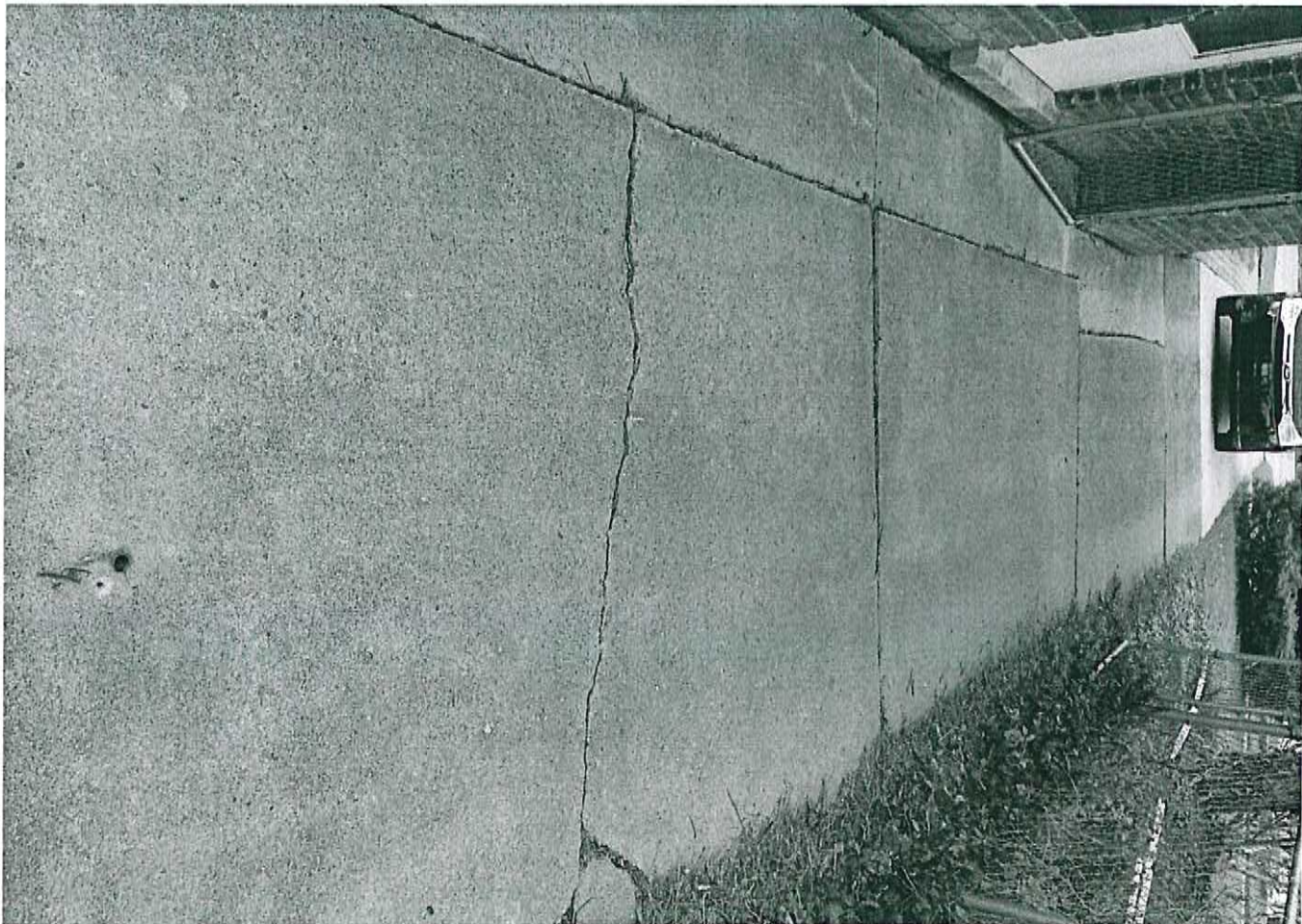


11/25/2000

2.



PRESENT



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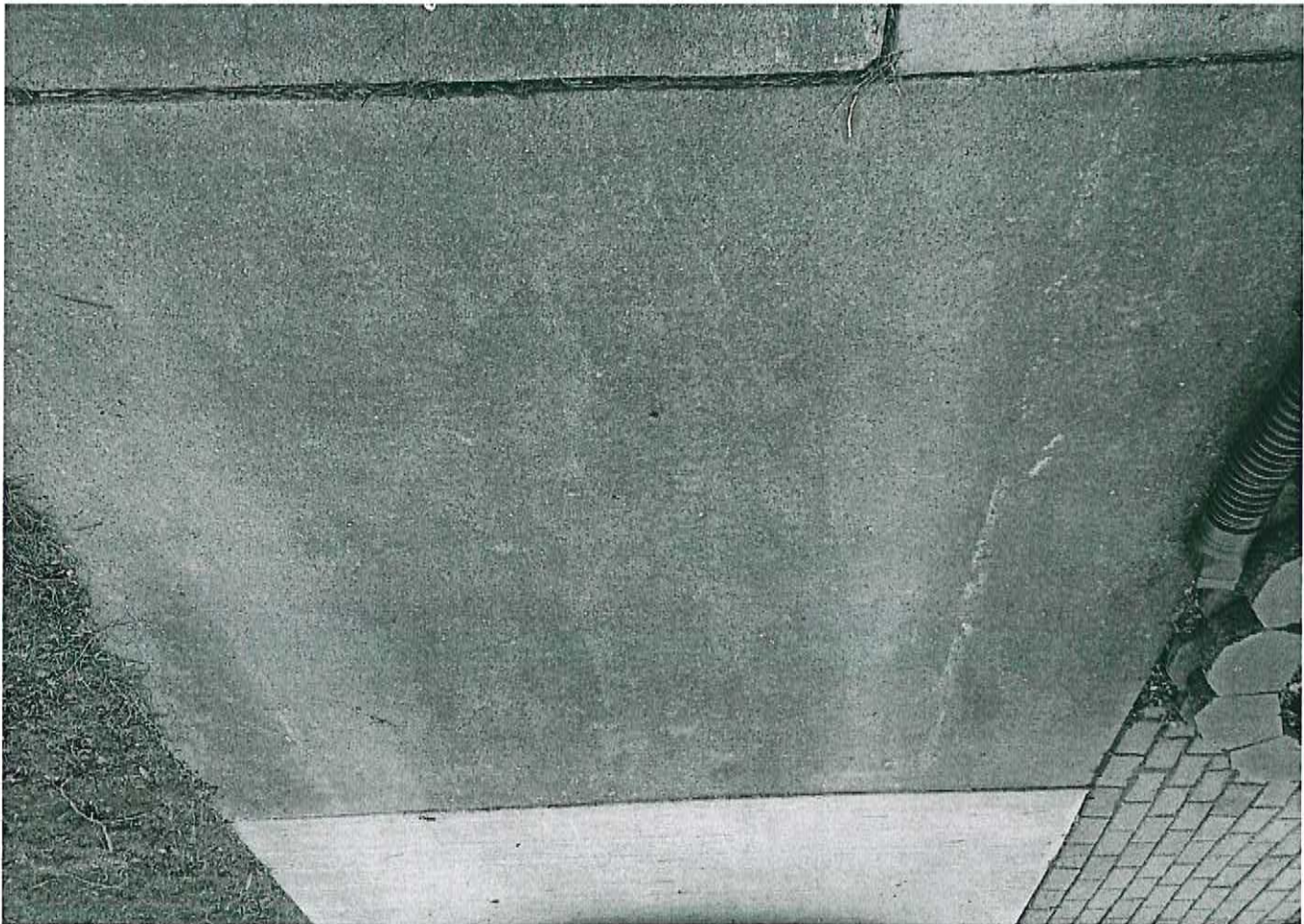
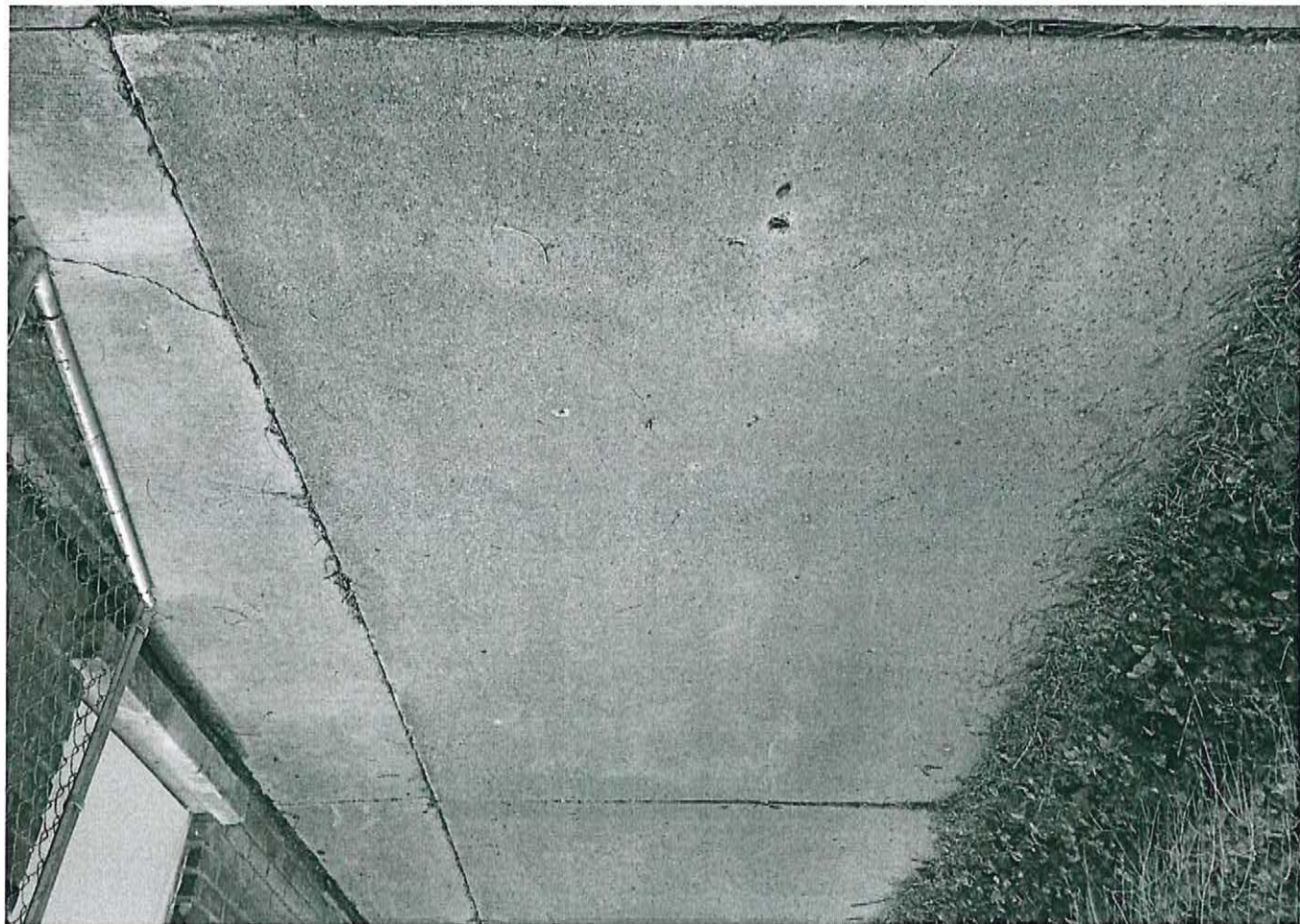


4



RESIDENT

PRESENT



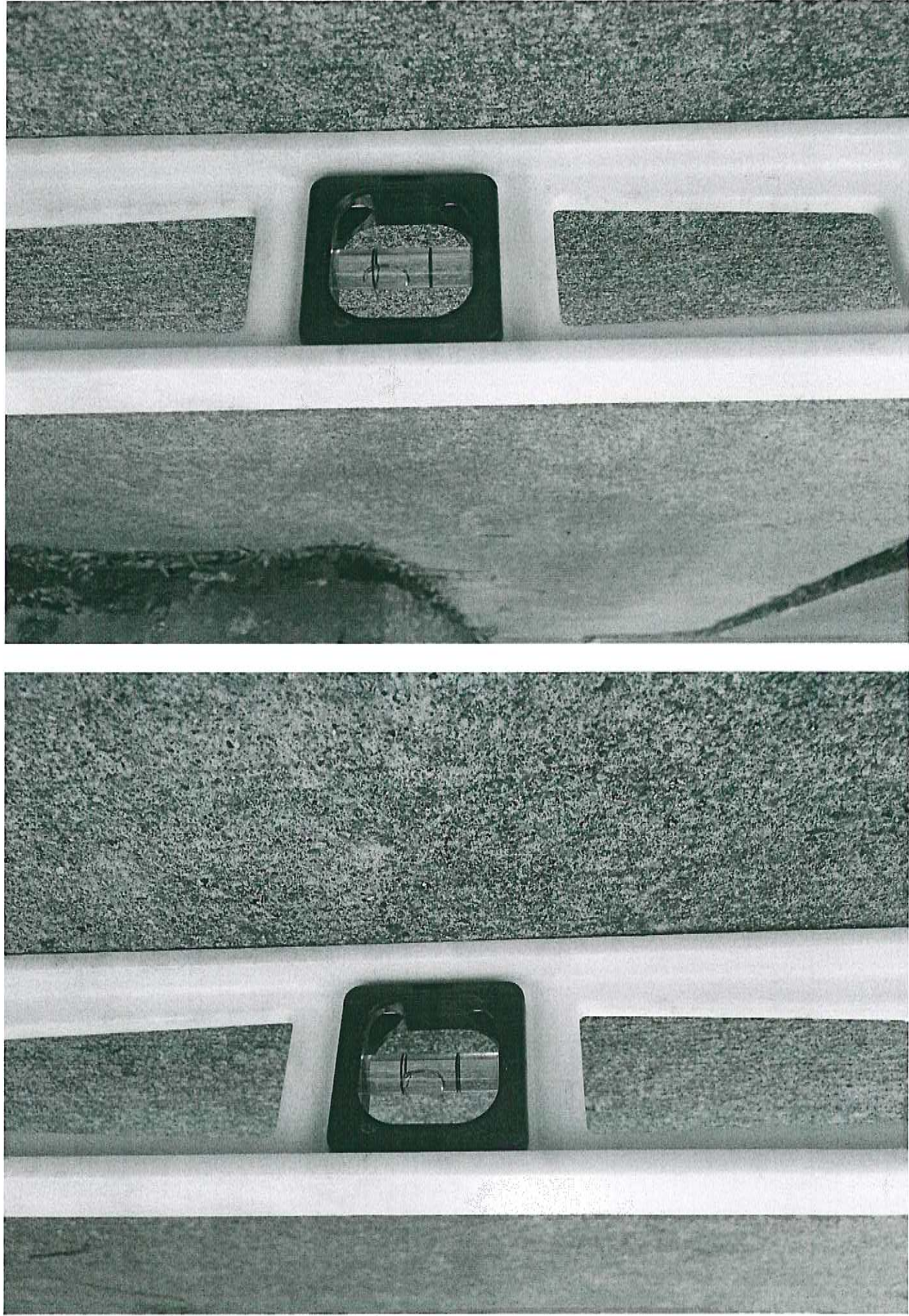
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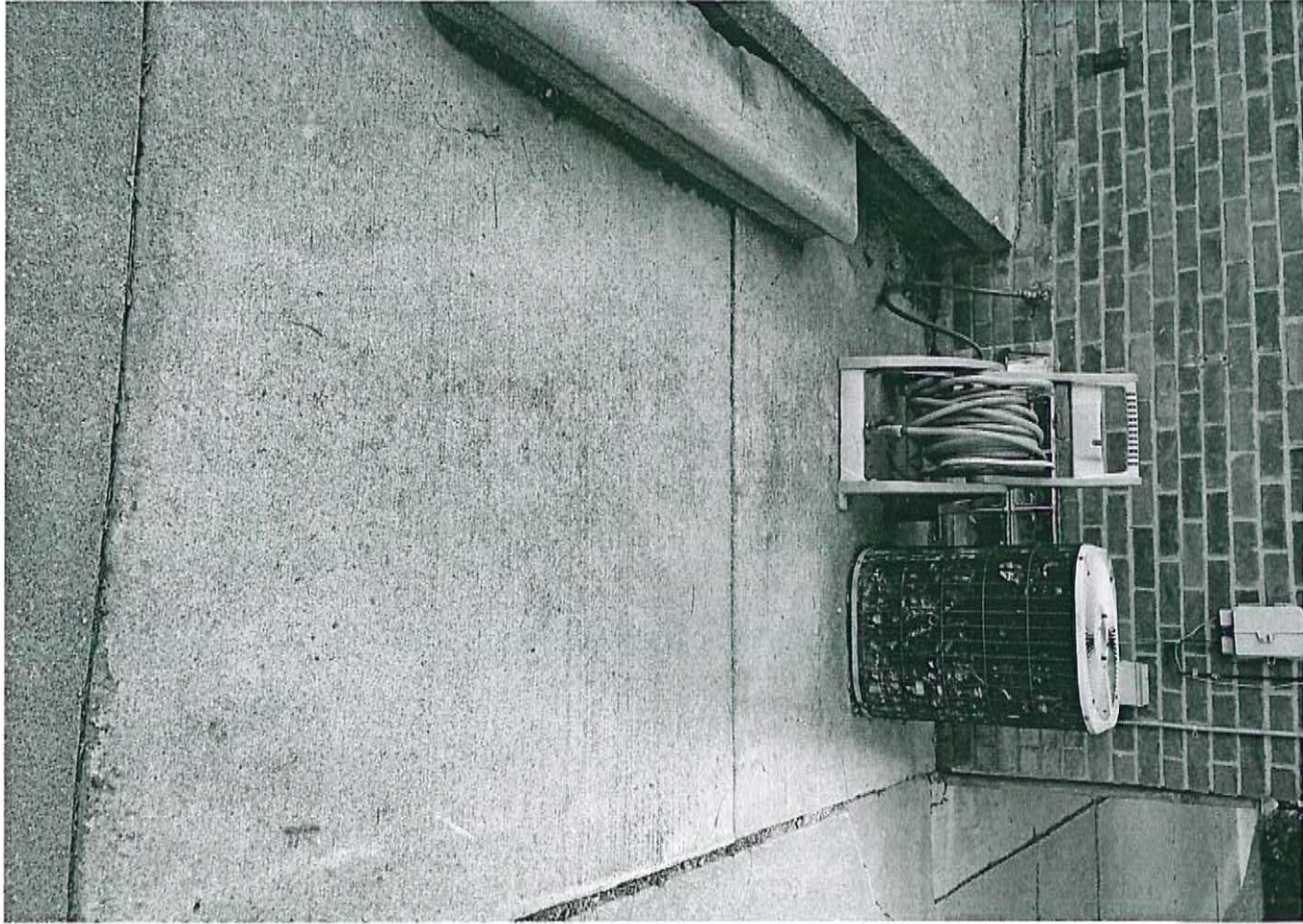
12.

PRESENT



PRESENT

13.



5

4



FRONT STEP

14.



BACK PORCH / STEP

51



FRONT STEP REPAIR

2016 List

7B

GROSSE POINTE WOODS BUILDING DEPARTMENT

313-343-2426

SALE/RENTAL VIOLATIONS LIST

ADDRESS:	1859 HUNTINGTON
NAME/APPLICANT:	WILSON JENNIFER
PERMIT/CERTIFICATE #:	PS160078
INSPECTOR:	PODESZWIK
DATE OF INSPECTION:	3-30-2016
CORRECT & CALL FOR REINSPECTION BY:	6-30-2016

NOTE: MUST COMPLY WITH GROSSE POINTE WOODS ORDINANCE #8-61 – NO OCCUPANCY ALLOWED UNTIL A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED

		<u>BUILDING</u>
X	B-3	Tuck point brickwork on masonry- <i>front porch & rear patio as needed. Also, replace rear & front steps & tuck point steps at porches-& tuck point rear & front porch as needed</i>
X	B-4A(P)	<i>From front porch to garage (PERMIT REQUIRED)</i> cement is broken/sunken (1/2" max differential levels) and must be repaired/replaced.
X	B-6	Install smoke alarms on each floor & basement (must be within 10' of bedroom doors). All to be complete and operational- <i>replace basement unit</i>
X	B-15	Remove Debris: <i>behind garage</i>
X	B-24(P)	<i>Replace driveway from house to rear patio & garage (PERMIT REQUIRED)</i>
		<u>ELECTRICAL</u>
X	E-4	Remove all extension cords- <i>throughout basement doors & garage as needed</i>
X	E-23	Lamps of all clothes closet fixtures to be totally enclosed. Incandescent fixtures with open or partially enclosed lamps and pendant fixtures or lamp holders SHALL NOT BE PERMITTED- <i>2nd floor</i>
X	E-24	<i>Basement bath to vent to exterior</i> <i>1/2 BATH SEE ATTACHED NOTE (4-13-16)</i>
X	E-25	<i>Replace front & rear yard GFCI</i>
		<u>PLUMBING</u>
X	P-2	Install code type (no ridges - smooth interior) dryer exhaust vent pipe.

X	P-3	Properly install & shorten vent for 1 st floor bathroom
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Note: This notice does not constitute any Representation or Warranty as to the condition of the dwelling or other structures on said premises described herein (or any aspect of such condition) and interested persons are advised and encouraged to make their own inspection of the premises in order to determine the condition thereof. Copies of this inspection report are available to interested parties at the office of the Division of Safety Inspection. Reference GPW Ordinance, Sections 8-68(a) Appeal of determination to Planning Commission and #8-69(b) Appeal of determination to City Council. Appeal required within 10 days of his notice.

PER JENNIFER
GT SAID OK
W/FILTERED FAN
FOR BSMUT 1/2
BATH

DISCUSSED TYPE WITH
ALEX JAP 4-13-16

7c

**CITY OF GROSSE POINTE WOODS
BUILDING DEPARTMENT
MEMORANDUM**

DATE: April 19, 2016
TO: Planning Commission
FROM: Gene Tutag, Building Official *GT*
SUBJECT: Appeal of Determination - Article III Property Maintenance Code, Section 8-68
1859 Huntington, Grosse Pointe Woods

Ms. Jennifer Wilson, owner of 1859 Huntington, is appealing three violations that were issued on March 30, 2016. The inspection occurred at the request of the owner as the home will be placed on the market for sale, as required by Section 8-61 of the City Code.

The violations that are under appeal are as follows:

1. The tuck pointing of the front and rear porches and replacement of a rear porch step.
Section 304.1 2006 IPMC (International Property Maintenance Code)
2. The replacement of the deteriorated concrete driveway. *Section 302.3 2006 IPMC*
3. The ventilation of a bathroom into an attic space. *Section 403.2 2006 IMPC*
(copies of IPMC Codes attached)

Sec. 8-61. - Certificate of occupancy required.

It shall be unlawful for any person to hereafter occupy or continue to occupy, or for any owner or agent thereof, to permit the occupation or continued occupation of any dwelling, commercial building, or structure or part thereof for any purpose which dwelling or building becomes vacant or undergoes a change of occupants unless a certificate of occupancy has been issued by the division of safety inspection with respect to such dwelling or commercial building or structure and such certificate has not expired. A certificate of occupancy issued by the division of safety inspection for a structure or part thereof which is used for commercial purposes shall remain in effect for a four-year period from the date of issuance of such certificate. A certificate of occupancy issued by the division of safety inspection for all other dwellings or structures or parts thereof not covered by sections 8-208—8-218 shall expire upon the first change in occupancy occurring more than two years after the date of the application or reapplication of the certificate of occupancy. The certificate of occupancy shall also bear this legend in capital letters of boldface type: "This certificate does not constitute any representation or warranty as to the condition of the premises, buildings or structures described herein (or any aspect of such condition): interested persons are advised and encouraged to make their own inspection of the premises in order to determine the condition thereof." (Code 1997, § 10-238; Ord. No. 747, § 1, 5-15-2000; Ord. No. 798, 9-13-2004)

The 2006 International Property Maintenance Code was adopted by the City.

Section #8-54. - Adoption.

A certain document, a copy of which is on file in the office of the city clerk, being marked and designated as the International Property Maintenance Code, 2006 edition, as published by the International Code Council, is adopted as the property maintenance code of the city for the control of buildings and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of such code are hereby referred to, adopted and made a part hereof, as if fully set out in this article, with the additions, insertions, deletions and changes, if any, prescribed in this article. Violation of a provision of this code shall be considered a municipal civil infraction. (Code 1997, § 10-231; Ord. No. 747, § 1, 5-15-2000)

Appeals are addressed in the following Section of the City Code.

Sec. 8-68. - Appeal of determination.

- (a) *Appeal of determination to planning commission.* Any person who feels aggrieved by any notice of defect or with any determination made by the division of safety inspection under the provisions of this article shall have the right to appeal such notice of defect or determination by filing a notice of appeal to the planning commission, along with an appeal hearing fee as currently established or as hereafter adopted by resolution of the city council from time to time, payable to the city. Such notice of appeal shall be in the form of a letter to be filed with the city clerk within ten days from the date of the notice, violation or determination being appealed and shall state the petitioner's reasons for such appeal. Upon receipt of notice of appeal, the planning commission shall conduct a hearing at its next regular meeting. The petitioner and a representative of the division of safety inspection may present such information at appeal. The planning commission shall, by majority vote of the commissioners in attendance, determine whether the notice of defect or determination made by the division of safety inspection shall be modified, vacated or remain as issued.
- (b) *Appeal of determination to city council.* Any person, who feels aggrieved by a decision of the planning commission shall have the right to appeal such decision to the city council by filing a notice of appeal to such city council, along with an appeal hearing fee in the amount as currently established or as hereafter adopted by resolution of the city council from time to time, payable to the city. Such notice of appeal shall be in the form of a letter to be filed with the city clerk within ten days from the date of the notice, violation of determination being appealed and shall state the petitioner's reasons for such appeal.

Upon receipt of notice of appeal, the city council shall conduct a hearing at its next regular meeting. The petitioner and a representative of the division of safety inspection may present such information at appeal. The city council shall, by majority vote of the commissioners in attendance, determine whether the notice of defect or determination made by the division of safety inspection shall be modified, vacated or remain as issued. (Code 1997, § 10-245; Ord. No. 747, § 1, 5-15-2000)

The Building Department is not supportive of any modification to our determination.

1. The tuck pointing of the front and rear porches and replacement of a rear porch step. *Section 304.1 2006 IPMC*. The code official was correct in citing the tuck pointing and step replacement as the safety of the occupants is at risk if this is left unrepaired.
2. The replacement of the deteriorated concrete driveway. *Section 302.3 2006 IPMC*. The code official was correct in citing the deteriorated concrete driveway as the walking surfaces have deteriorated to a condition that presents a hazard to pedestrians and must be replaced to eliminate the hazard, reducing the potential for accidents or injuries.
3. The ventilation of a bathroom into an attic space. *Section 403.2 2006 IMPC*. The code official is correct in requiring the bathroom vent not to terminate in the attic space of the dwelling which would allow moisture to condensate on the building structure and lead to mold and deterioration of the structure.

As the attached photographs clearly show, the violations cited impact the health, safety and welfare of the occupants of the dwelling. The violations, if not corrected, also affect the value of the property and neighborhood.

Attachments

2005 IPMC Sections 304.1, 302.3, 403.2

Photos (A thru N) dtd 04/20/16

SECTION 303 SWIMMING POOLS, SPAS AND HOT TUBS

303.1 Swimming pools. Swimming pools shall be maintained in a clean and sanitary condition, and in good repair.

- ❖ Swimming pools, if neglected, can become a health hazard, resulting in insect-attracting stagnant water.

303.2 Enclosures. Private swimming pools, hot tubs and spas, containing water more than 24 inches (610 mm) in depth shall be completely surrounded by a fence or barrier at least 48 inches (1219 mm) in height above the finished ground level measured on the side of the barrier away from the pool. Gates and doors in such barriers shall be self-closing and self-latching. Where the self-latching device is less than 54 inches (1372 mm) above the bottom of the gate, the release mechanism shall be located on the pool side of the gate. Self-closing and self-latching gates shall be maintained such that the gate will positively close and latch when released from an open position of 6 inches (152 mm) from the gatepost. No existing pool enclosure shall be removed, replaced or changed in a manner that reduces its effectiveness as a safety barrier.

Exception: Spas or hot tubs with a safety cover that complies with ASTM F 1346 shall be exempt from the provisions of this section.

- ❖ This performance-based criteria was specifically added to address pool-related problems where a child could possibly drown by gaining entry into a pool through a gate that failed to close and latch properly. Gates that may have deteriorated over time through age, wear and exposure to the elements are now addressed so that they will continue to provide the intended level of protection. The exception to this section allows for safety covers that comply with ASTM F 1346. This exception is consistent with current provisions in the IBC and the *International Residential Code®* (IRC®).

ASTM F 1346, *Standard Performance Standard Specification for Safety Covers and Labeling Requirements for All Covers for Swimming Pools, Spas and Hot Tubs*, contains requirements including a means of fastening the safety cover to the hot tub or spa, such as key locks, combination locks or similar devices that will keep the cover in place; testing to demonstrate that the cover can support a minimum required weight; limitations on openings in the cover and minimum installation requirements.

SECTION 304 EXTERIOR STRUCTURE

304.1 General. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

- ❖ The exterior of structures must perform four primary functions:
 - It must be in good repair. There should be no evidence of deterioration, or damaged or loose elements.

- It must be structurally sound. There should not be any loose or collapsing pieces. Stairways, porches, balconies and similar structural elements must safely perform their intended functions.
- It must be kept in a sanitary condition. There shall be no accumulation of litter or debris on porches and other parts of the exterior structure.
- It must be capable of preventing the elements (rain, snow and wind) and rodents from entering the interior areas.

304.2 Protective treatment. All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints as well as those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

- ❖ Other sections of the code require items such as walls, doors, windows and architectural trim to be maintained in good repair and condition. This section makes it clear that if paint or other protective covering or treatment is used to provide protection from the elements, it cannot be peeling, flaking or chipped. Additionally, buildings with deteriorated paint or with masonry joints and siding in disrepair or not weather tight will eventually decay and exert a blighting influence on the community.

[F] 304.3 Premises identification. Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches (102 mm) high with a minimum stroke width of 0.5 inch (12.7 mm).

- ❖ Buildings that have been assigned a street number must have the number visibly displayed in Arabic figures (i.e., 1, 2, 3, etc.) or spelled out in alphabet letters at least 4 inches (102 mm) in height and each stroke must be 1/2-inch wide (12.7 mm) (see Figure 304.3). Easily legible numbers are essential for rapid response of emergency personnel.

304.4 Structural members. All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.

- ❖ Building components that must support other building components are considered to be structural. Structural members must be kept sound and capable of supporting all of the dead and live loads imposed upon them. Dead loads are the loads created by the structure it-

another person to occupy premises which are not in a sanitary and safe condition and which do not comply with the requirements of this chapter. Occupants of a dwelling unit, rooming unit or housekeeping unit are responsible for keeping in a clean, sanitary and safe condition that part of the dwelling unit, rooming unit, housekeeping unit or premises which they occupy and control.

❖ The owner is responsible for complying with the requirements of Chapter 3, except when the code places the responsibility on the occupants to keep their portion of the premises in a safe and sanitary condition.

Simply stated, owners must provide a safe and sanitary property and premises when they let it for occupancy. Occupants must continue to keep it safe and sanitary while they occupy, control or use the property and premises.

301.3 Vacant structures and land. All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

❖ Both vacant structures and vacant land present special concerns to communities. Because no one is living on these premises, they are often ignored by the owners. Consequently, this section establishes the code official's authority to order the cleanup of vacant lands and the securing of vacant structures that might present an attractive nuisance.

When the owner fails to secure a vacant structure, Section 108.2 provides the code official with the authority to arrange for securing such buildings. Additionally, Section 110 authorizes the code official to pursue demolition of any structure that is deemed unreasonable to repair. When a structure is reasonable to repair, the code official is authorized to require the necessary repairs.

SECTION 302 EXTERIOR PROPERTY AREAS

302.1 Sanitation. All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.

❖ This section establishes a simple, straightforward requirement that exterior areas shall be clean and free from rubbish and garbage (see the definitions in Chapter 2). The code official may find that enforcement of this section is frequently neither straightforward nor simple.

Each jurisdiction has neighborhoods within the overall community that have distinct characteristics. Deteriorated, low-cost housing may dominate in one area, while another has expensive, well-maintained housing units. Sanitation standards should be enforced uniformly and consistently.

302.2 Grading and drainage. All premises shall be graded and maintained to prevent the erosion of soil and to prevent the

accumulation of stagnant water thereon, or within any structure located thereon.

Exception: Approved retention areas and reservoirs.

❖ Improperly graded property areas create health and safety hazards. Stagnant water provides a home for many nuisance insects, especially the mosquito. Stagnant water next to a structure can cause mold growth, which can lead to the decay of wooden members. Ponded water is an attractive nuisance for children and has contributed to numerous drowning deaths.

Stagnant water is foul or stale water. Regrading the premises may be necessary to prevent stagnant water. If regrading is not practical, some type of water-diversion system must be installed. Other solutions include replacing nonabsorbent soil with absorbent soil, installing underground drain tile or building an underground leaching pit.

Soil erosion can be a nuisance if material is being deposited in drainage systems or on adjacent properties, and is an indication of improper grading. Planting and maintaining an acceptable ground cover generally prevents erosion.

As indicated by the exception, water retention areas or reservoirs are permitted by the code even though they may contain stagnant water; however, the code official must approve their use.

302.3 Sidewalks and driveways. All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.

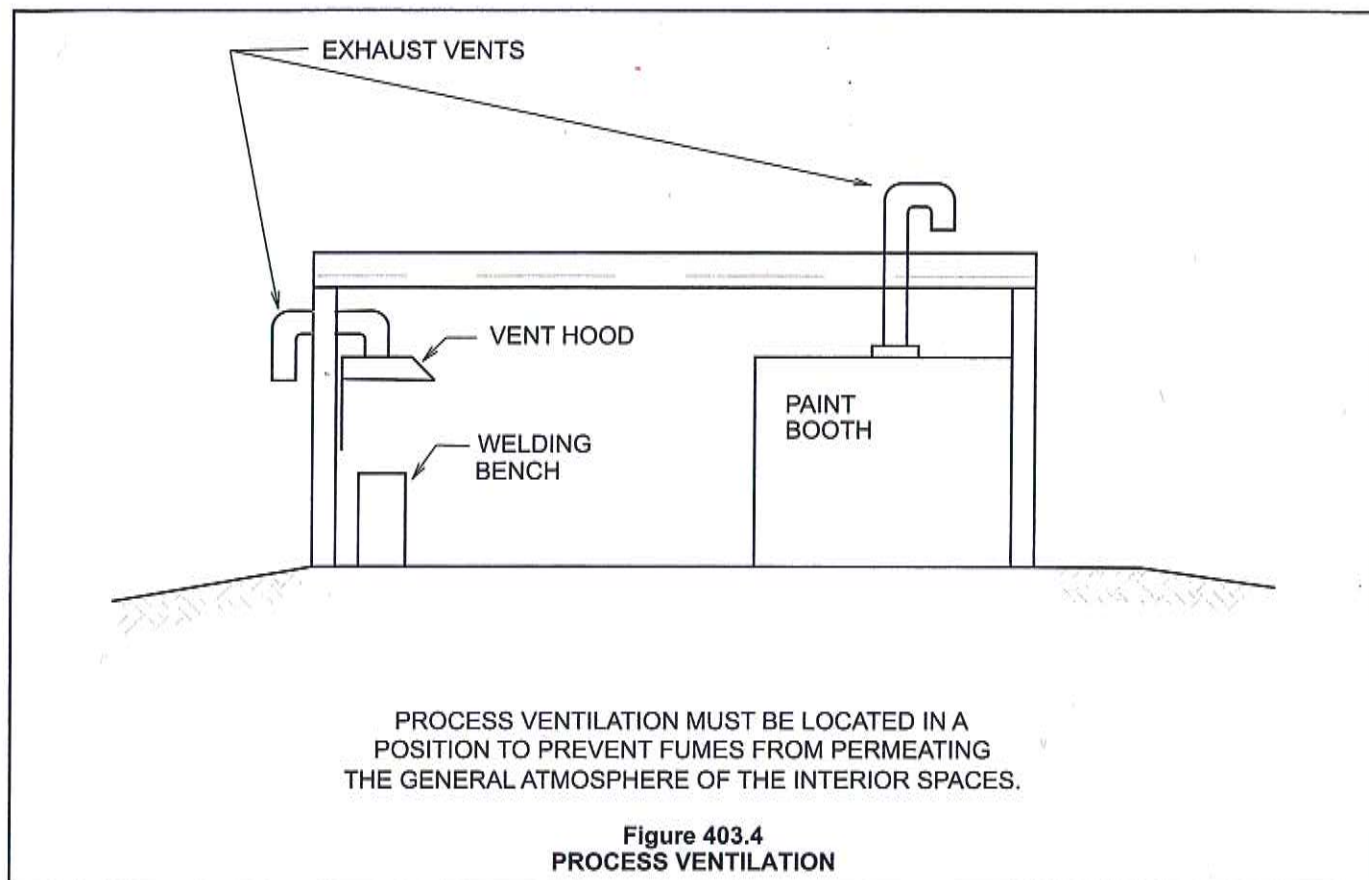
❖ The code official is authorized to require that all sidewalks, walkways, stairs, driveways, parking spaces, etc., are usable and kept in proper repair. Walking surfaces that have deteriorated to a condition that presents a hazard to pedestrians must be repaired or replaced to eliminate the hazard and thus reduce the potential for accidents or injuries.

302.4 Weeds. All premises and exterior property shall be maintained free from weeds or plant growth in excess of (jurisdiction to insert height in inches). All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property.

❖ Criteria establishing maximum heights for grass and weeds are necessary to reduce rodent shelters and pollen dust problems.

This section provides a mechanism for removal of



The exception allows for rooms to "share" required ventilation openings, as long as there are substantial interior openings between the rooms. The example given in the commentary to Section 402.1 is applicable here (see commentary, Section 402.1).

403.2 Bathrooms and toilet rooms. Every bathroom and toilet room shall comply with the ventilation requirements for habitable spaces as required by Section 403.1, except that a window shall not be required in such spaces equipped with a mechanical ventilation system. Air exhausted by a mechanical ventilation system from a bathroom or toilet room shall discharge to the outdoors and shall not be recirculated.

- ❖ All bathrooms and toilet rooms must have windows that conform to the requirements of Section 402.1 for natural light and Section 403.1 for natural ventilation. If a window is not provided or not large enough to comply with the light and ventilation requirements of these two sections, then an approved mechanical vent may be used.

Mechanical ventilation in dwelling unit bathrooms and toilet rooms must exhaust all of the moisture-laden air to the exterior. The vent must not terminate in any attic or other closed space (see Figure 403.2), which would allow moisture to condense on the building structure and lead to deterioration of the structure.

403.3 Cooking facilities. Unless approved through the certificate of occupancy, cooking shall not be permitted in any room-

ing unit or dormitory unit, and a cooking facility or appliance shall not be permitted to be present in the rooming unit or dormitory unit.

Exceptions:

1. Where specifically approved in writing by the code official.
 2. Devices such as coffee pots and microwave ovens shall not be considered cooking appliances.
- ❖ Unless approval has been granted through a certificate of occupancy, cooking is prohibited in dormitory or rooming units (see the definition of "Rooming unit" in Chapter 2). Cooking equipment is prohibited in these types of rooms, since cooking in sleeping areas may create fire and health hazards, as well as odor and moisture problems.
- Exception 1 provides for the allowance of cooking in a rooming unit or a dormitory unit based on written approval as granted by the code official. Such an allowance should take into consideration the types of food to be cooked and the heat source and conditions under which the cooking will be done. Requiring approval in writing verifies that there will be a traceable, verifiable record of the conditions of approval. Such a record is useful in enforcing the conditions of the approval. Exception 2 allows the use of coffee pots and microwave ovens in rooming units and dormitory units. These types of appliances are typically used for short

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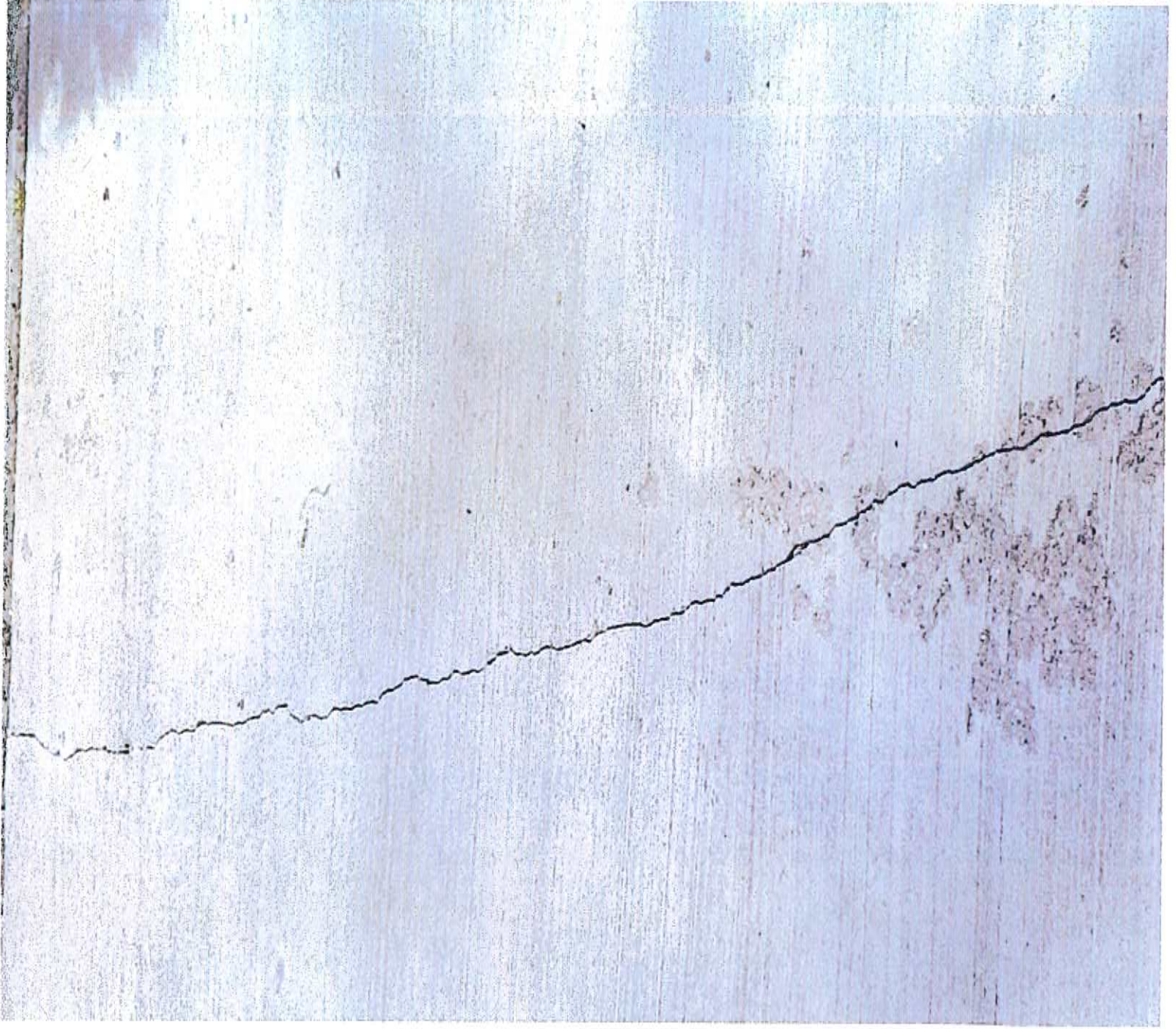


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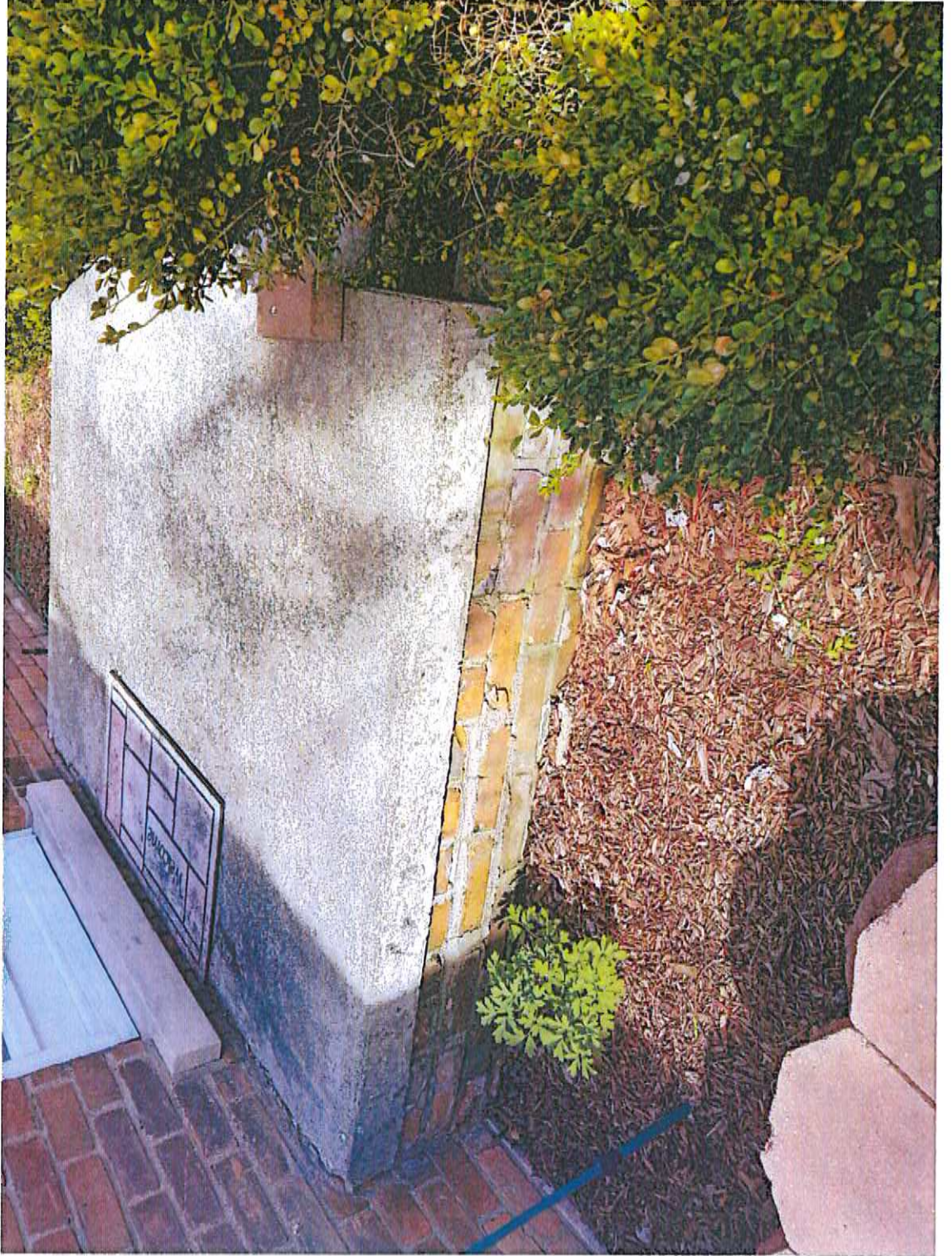


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**City of Grosse Pointe Woods
BUILDING DEPARTMENT
Monthly Financial Report – FEBRUARY 2016**

Permits Issued: 113
Rental Certificates: 22 Total: \$ 20,940

CODE ENFORCEMENT

Abandoned/Foreclosure Compl. Notices Issued:	0
# of Complaints Investigated by Code Enforcement:	12
Closed Due to Compliance:	6
Open for Longer Compliance Time:	6
Citations Issued:	1
Early Trash Notices:	11
Code Violation Notices to Residents:	26
Tall Grass Notices Issued:	0
Stop Work notices to Contractors (working w/o permit):	8
Outside Storage:	2

NEW BUSINESS

None

**City of Grosse Pointe Woods
BUILDING DEPARTMENT
Monthly Financial Report – MARCH 2016**

Permits Issued: 152
Rental Certificates: 15 Total: \$ 24,058

CODE ENFORCEMENT

Abandoned/Foreclosure Compl. Notices Issued:	0
# of Complaints Investigated by Code Enforcement:	13
Closed Due to Compliance:	7
Open for Longer Compliance Time:	6
Citations Issued:	6
Early Trash Notices:	15
Code Violation Notices to Residents:	54
Tall Grass Notices Issued:	0
Stop Work notices to Contractors (working w/o permit):	12
Outside Storage:	1

NEW BUSINESS

Asian Art Spa, 21043 Mack Avenue