

8:500. - Definitions.

The following shall apply in the interpretation and enforcement of this chapter:

- (1) *Abandoned dwelling*: A vacant dwelling which is not maintained in a safe or secure condition.
- (2) *Agent*: Any person who has charge, care, or control, of a building, or part thereof, in which dwelling units or rooming units are let.
- (3) *Attic*: The space between the ceiling beams or joists of the top story and the roof rafters.
- (4) *Basement*: A portion of a building located partly underground, but having less than half its clear floor-to-ceiling height below the average grade of the adjoining ground.
- (5) *Bathroom*: A room which affords privacy to a person within said room and is equipped with a toilet having an approved anti-syphon ball cock, a lavatory basin, and a bathtub or shower.
- (6) *Building official*: The director of the Building Department or his/her authorized representative. The Building Department is the enforcing agency for purposes of applying the provisions of the State Housing Law, Act 167, Public Acts 1917 as amended and this Code.
- (7) *Cellar*: A portion of a building located partly or wholly underground, and having half or more than half of its clear floor-to-ceiling height below the average grade of the adjoining ground.
- (8) *Date of inspection report*: The date the inspection report is typed or prepared for mailing.
- (9) *Dwelling*: Any building which is wholly or partly used or is intended to be used as habitable space by human occupant.
 - (a) Single-family dwelling is a dwelling unit occupied as a single housekeeping unit by only 1 family or functional family (as defined in [Chapter 55](#)), plus not more than 3 roomers or boarders.
 - (b) Two-family dwelling is a dwelling containing 2 dwelling units, each unit occupied as a single housekeeping unit by 1 family or functional family (as defined in [Chapter 55](#)) plus not more than 3 roomers or boarders.
 - (c) Terrace family (townhouse) dwelling is a dwelling in a building containing 3 or more dwelling units arranged side by side and/or above and below, separated from each other by a fire separation assembly, and having separate means of exit and entrance from the other units.
 - (d) Multiple-dwelling is a dwelling occupied otherwise than as a single-family, 2-family, or terrace family dwelling.
 - (e) Rooming dwelling is a multiple dwelling other than a hotel or dormitory, where for compensation and by arrangement for definite periods, lodging is provided for more than 3 roomers. The term rooming dwelling includes, but is not limited to, rooming houses, tourist homes, sororities and fraternities.

- (10) *Dwelling unit*: Any room or contiguous group of rooms located within a building and forming a single habitable unit with eating, living, and sleeping areas, a kitchen, and a bathroom for 1 family (see Chapter 55).
- (11) *Efficiency*: A dwelling unit where the common living area and sleeping area is combined, (the area may be comprised of 2 contiguous rooms meeting the minimum habitable room area specified in subsection 8:503(1)(b)) and that has a bathroom and kitchen area (see section 8:503(2)).
- (12) *Emergency escape window*: An exterior window which provides a means of escape or rescue in an emergency.
- (13) *Exit*: A path to the exterior of the building, separated from other areas of the building as required by this Code. This may include doors, stairways and corridors.
- (14) *Habitable room area*: Enclosed floor space used or intended to be used for living, sleeping, cooking, or eating purposes, excluding:
 - (a) Bathrooms, toilet compartments, laundries, pantries, foyers, or communicating corridors, closets, and storage spaces.
 - (b) Areas where the room has less than a 7-foot minimum horizontal dimension (except kitchens). However, areas at least 3 feet in horizontal dimension may be included in habitable area if at least 60% of the room is at least 7 feet in horizontal dimension and the required area is increased by 10%. However, if the minimum dimension does not exceed 5 feet, no more than 15 square feet of that area may be included in floor area computations.
- (15) *Heated room*: A room which is provided with a positive heat supply capable of maintaining an air temperature in accordance with section 8:506.
- (16) *Hotel*: A multiple dwelling in which persons are lodged for a fee and in which there are more than 50 sleeping rooms, a public dining room and a general kitchen.
- (17) *Housekeeping unit*: A dwelling unit organized as a single entity, in which the members of the household share common kitchen facilities, and have access to all parts of the unit.
- (18) *Housing Board of Appeals*: The board established under Public Act 167 of 1917 (as amended), and under section 1:201 of the Ann Arbor City Code.
- (19) *Infestation*: The presence of insects, rodents, or other pests which constitute a hazard to the health or safety of the public or of the occupants of any dwelling, building, or premises.
- (20) *Kitchen*: A room, or portion of a room, used for the preparation of food.
- (21) *Occupant*: Any person with legal possession of a dwelling unit.
- (22) *Owner*: Any person who, alone or with others, has legal or equitable title.
- (23)

Owner-occupied dwelling: A dwelling occupied by its owner, or by members of his/her family, on a non-rental basis, or leased by said owner to a tenant or successive tenants for a period not exceeding, and not intended to exceed, 2 years, during which period, the owner does not reside in Ann Arbor.

- (24) *Plumbing:* All piping, fixtures, and facilities, including appliances, that carry, use, or discharge water, sewage or waste water.
- (25) *Public hall:* A hallway, corridor or passageway not within the exclusive control of 1 family dwelling unit.
- (26) *Rooming unit:* A room or group of rooms other than in a single, 2-, or terrace family dwelling, forming a single habitable unit used or intended to be used, for living and sleeping, but which does not contain cooking or eating facilities.
- (27) *Stairway:* One or more flights of stairs, and the necessary landings and platforms connecting them, to form a continuous and uninterrupted passage from 1 floor or level to another. For purposes of this chapter, a flight of stairs shall have at least 4 risers.
- (28) *Time computation:* All days are calendar days unless otherwise specified.
- (29) *Vacant dwelling:* A dwelling, which is unoccupied for a period exceeding 180 calendar days.
- (30) *Variance:* A certification of acceptability under the intent of this chapter.
- (31) *Waiver (cleaning):* Any waiver of right concerning cleanliness, or sanitation.

(Ord. No. 66-87, § 1, 12-21-87; Ord. No. 25-89, § 1, 5-15-89; Ord. No. 28-90, § 1, 6-4-90; Ord. No. 54-92, § 1, 8-17-92)

8:517. - Registry of owners and premises.

- (1) *Registry maintained by Building Department.* A registry of owners and premises shall be maintained by the Building Department.
- (2) *Registration of owners.* The owners of all rental dwelling units and abandoned dwellings, shall register their names, date of birth, both the street address and the mailing address of the business, the location of the dwellings and the number of dwelling units or rooming units to be offered to let prior to leasing. If a dwelling registered as an occupied dwelling becomes abandoned or vacant, it shall be re-registered as abandoned or vacant. Owners of properties which are rented, yet are owner-occupied per the definition in section 8:500(23) shall also register their properties to be offered for let prior to leasing.
- (3) *Registration of agent.* If the premises are managed or operated by an agent, the agent's name, date of birth and both the street address and mailing address of the business shall be placed with the name of the owner in the registry.
- (4) *Residence requirement.* The owner, representative, or the agent who was to receive notices and process under this chapter, shall reside or have an office within 25 miles of Ann Arbor.

(5) *Corporation owned property.* If the owner is a corporation, the name and address of its registered agent shall be listed.

(6) *Registration of changes.* Any change in address of owner or agent, and any change in number of units offered, shall be noted in the registry by said owner or agent.

(Ord. No. 66-87, § 1, 12-21-87; Ord. No. 28-90, § 10, 6-4-90; Ord. No. 54-92, § 8, 8-17-92; Ord. No. 19-19, § 3, 6-17-19)