



Property Maintenance Division Inspections, Maintenance Requirements and Responsibilities

What is a Vacant Building?

A Vacant building is a structure that is unoccupied for more than thirty (30) days, unsecured or secured by other than normal means, illegally occupied, or poses an imminent danger to the health and safety of the surrounding residents, properties or the general public.

REGISTRATION

1. Must complete online Vacant Property Registration: <https://aca-prod.accela.com/Detroit>
2. For help with registering for eLAPS: <https://detroitmi.gov/BSEED/elaps>

Incomplete registration forms will not be accepted

Sec. 8-15-113. - Minimum requirements for vacant buildings and structures.

In addition to the other applicable requirements set forth in this division, each vacant building or structure shall remain in compliance with the following requirements during the time that the building or structure is vacant:

- 1) All grass and weeds on the premises, including grass and weeds that abut sidewalks, gutters and alleys, shall not be permitted to grow more than eight inches in height;
- 2) All dead or broken trees, tree limbs or shrubbery shall be cut and removed from the premises;
- 3) The interior walkway leading to the main entry door, and any public sidewalk adjoining the lot, shall be cleared and remain free of snow;
- 4) Debris, garbage, litter, rubbish, or any solid waste that creates a health, safety or fire hazard, including, but not limited to, any mail or flyers which have been delivered to the building or structure, shall not be permitted to accumulate on any portion of the exterior lot of the building or structure;
- 5) Foundations, basements, cellars, and crawl spaces shall be maintained in sound and watertight condition, shall be adequate to support the building or structure, and shall protect against the entry of rodents or other animals;
- 6) Exterior walls shall be free of holes, breaks, loose or rotting boards or timbers, and any other condition, which might allow rain or dampness to enter the interior portions of the walls or the interior spaces, and shall protect against the entry of rodents or other animals;
- 7) Peeling paint shall be removed from all exterior surfaces of any building or structure;
- 8) Exterior windows and doors shall be maintained in sound condition and good repair. Windows and doors shall fit tightly within their frames and the frames shall be constructed and maintained in relation to the adjacent wall construction so as to prevent rain or dampness from entering the building or structure. Any window that is broken, cracked or missing glass or glazing shall be replaced and maintained in good repair, or the opening for the building or structure shall otherwise be adequately secured pursuant to this section;
- 9) All exit areas shall have continuous exterior lighting from dusk to dawn, provided, that the normal intensity of lighting shall be not less than two foot candles per square foot on the floor surfaces, within an eight-foot radius around said exit and shall shine away from adjacent properties. This requirement may be met by the use of battery-powered or solar-powered lighting where such lighting meets the performance standards set by this subsection;
- 10) As applicable, all openings of a building or structure shall be closed and secured using secure doors, glazed windows, commercial-quality steel security panels, or filled with like-kind material as the surrounding wall to prevent entry by unauthorized persons and, except as authorized by Subsection (11) of this section, the use of plywood is prohibited. All barricades shall be secured to the building or structure in such a manner that entry to the building or structure through the barricade is not possible, unless the barricade has a lock device and is designed to be opened and closed to allow for authorized or legal access to the building or structure;
- 11) Openings that are less than one square foot in area and higher than eight feet above the ground may be boarded with plywood, provided, that the plywood is made weathertight and finished with varnish, or paint of a similar color to the exterior wall, and cut to the inside dimension of the exterior of the opening, and otherwise secured in the manner prescribed by the Buildings, Safety Engineering, and Environmental Department; and
- 12) At least one entrance to the building or structure shall be accessible from the exterior and secured with a door that is locked to allow access only to authorized persons. A minimum of two exit doors shall be available to exit from the interior of the building or structure, with at least one exit door available per 150 linear feet or horizontal travel at ground-floor level.