

**VILLAGE OF EDWARDSBURG  
CASS COUNTY, MICHIGAN  
SMOKE ALARM ORDINANCE  
NUMBER 126**

AN ORDINANCE TO AMEND ORDINANCE NUMBER 126 ENTITLED:

"AN ORDINANCE TO REQUIRE PROPERLY OPERATING AND LOCATED SMOKE DETECTORS IN ALL DWELLINGS OFFERED FOR LET OR HIRE; TO PLACE THE RESPONSIBILITY ON LANDLORDS FOR INSTALLING AND MAINTAINING SMOKE DETECTORS IN ALL RENTAL DWELLING UNITS; TO REQUIRE ANNUAL INSPECTIONS AND TESTING TO DETERMINE IF THE SMOKE DETECTORS ARE FUNCTIONING PROPERLY AND ARE PROPERLY LOCATED; AND TO PROVIDE FOR ENFORCEMENT OF THIS ORDINANCE AND PENALTIES FOR VIOLATIONS THEREOF."

THE VILLAGE OF EDWARDSBURG ORDAINS:

**SECTION 2. SMOKE DETECTORS REQUIRED** is hereby amended to read as follows:

All dwelling(s) located in the Village of Edwardsburg, Cass County, Michigan, whether the same shall be a house, an apartment, a room, or any other type of residency, which are offered for let or hire shall at all times be equipped with properly functioning and properly located smoke detectors or alarms. All owners of land in the Village of Edwardsburg, Cass County, Michigan who rent or lease any residence or dwelling shall be responsible for installing and maintaining such smoke detectors or alarms in good working order and in proper locations within the rental residence or dwelling. A minimum of one approved single-station or multiple-station smoke detector shall be installed in each guestroom, suite or sleeping area in buildings of Use Groups R-1 and in dwelling units in the immediate vicinity of the bedrooms in buildings of Use Groups R-3. In buildings of Use Group R-3, smoke detectors shall be required on every story of the dwelling unit, including basements. In dwelling units with split levels, a smoke detector installed in the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level. If there is an intervening door between the adjacent levels, a smoke detector shall be installed on both levels.

**SECTION 3. INSPECTIONS AND TESTING**

Landlords or their property designated agents shall personally inspect the smoke detectors or alarms at intervals of not less than twelve (12) months in order (1) to identify missing detectors, detectors with impeded smoke entry, dirty detectors, and detectors no longer properly located because of occupancy or structure changes, (2) to assure that each smoke detector or alarm is operative and produces the intended response by causing the detector to initiate an alarm at the installed location with smoke or other aerosol acceptable to the manufacture in order to demonstrate that smoke can enter the chamber and initiate an alarm. The performance and results of such inspections and testings shall be reported in writing by the landlords or their agents to the Village's Building Official. On or before January 31 of each year all landlords are required to submit completed compliance forms (available at the village office) for each rental property and dwelling as described in Section 2.

MOTION TO ADOPT ORDINANCE

Motion made by George Monaghan and supported by George Pabreza  
that the foregoing Amending Ordinance be adopted.

Yes 5

No 0

Absent 1

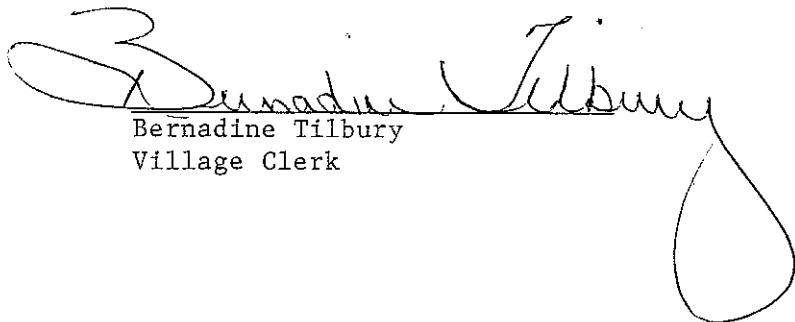
Amending Ordinance declared adopted at a regular meeting of the Edwardsburg  
Village Council on April 28, 1997. To become effective immediately upon  
the first publication of this Amending Ordinance.

CERTIFICATION

I hereby certify that the foregoing is a true copy of an Amending Ordinance  
duly adopted by the Village of Edwardsburg, Cass County, Michigan on  
April 28, 1997. And a notice of adoption to be published in the Edwardsburg  
Argus, on May 1, 1997.



Albert L. Strukel  
Village President



Bernadine Tilbury  
Village Clerk