



Village of Wolverine Lake
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Wolverine Lake, MI 48390
Ph: 248-624-1710

HOME AND RENTAL SAFETY

Keeping Your Home Safe and Secure

There are a number of simple, inexpensive things you can do as a resident of our Village, regardless of whether you own or rent to keep families safe.

For those people who rent a home or an apartment, you should be conferring with your landlord on a regular basis, particularly if you have some building issues that you feel need to be addressed. Sometimes it's not easy for a tenant to get a hold of a landlord and sometimes your questions or concerns may fall on deaf ears. But keep in mind that the Village enforces a Property Maintenance Code along with a Fire Code to ensure that **all** residents are safe. If your landlord is uncooperative, you should contact Village Hall at 248 624 1710. Our Ordinance Officer and the Fire Marshal will review your situation and work directly with your landlord to remedy any cases where adherence to our codes is lacking.

Property Owners, please read thoroughly and consider updating as soon as possible.

Smoke Detector Location Recommendations:

- It is recommended to have all of your smoke detectors hard wired along with battery back up. If you are using battery operated devices make certain that you replace the batteries on a regular basis.
- Sometimes it is difficult to hard wire certain areas of your home. Technology has improved and wireless smoke detectors are now available. They have radio frequency with inter-connect ability and are acceptable by the National Electric Code. Using these devices can save on expensive electrical wiring and allow you to place in areas that are difficult to access.
- Smoke detectors should be located on every level of your home, including finished attics basements and crawl spaces. Also, inside every bedroom, especially if people sleep with the door partly or completely closed.
- In the hall near every sleeping area. If your home has multiple sleeping areas, install a unit in each. If a hall is more than 40 feet long (12 meters), install a unit at each end.
- Another location recommended is at the top of the first-to-second floor stairway, and at the bottom of the basement stairway.

***If you are renovating or are building an addition it will be mandatory to hard wire your detectors in all Code required locations throughout your home.

Carbon Monoxide Detector Location Recommendations:

At a minimum place a carbon monoxide device in the vicinity of the bedrooms. Optimum would be on every floor in the vicinity of bedrooms, in an area adjacent to an attached garage and in an area adjacent to any fuel-burning appliances such as your furnace.

***If you are renovating or are building an addition it will be mandatory to add Carbon Monoxide Detectors in all Code required locations throughout your home.

Furnace/Boiler/Fireplace Recommendations:

Mechanical equipment (furnaces, boilers) and fireplaces are subject to aging, wear and deterioration, periodic inspection and servicing is required to maintain performance and to verify continued safe operation.

Furnace Filters, Smoke Detector and Carbon Monoxide Detectors Batteries:

At a minimum, set a yearly date such as; the day you turn your clocks back for the FALL daylight savings time change. On this day change your smoke detector and carbon monoxide detector batteries along with the replacement of your furnace filter. It is recommended to inspect and replace more frequently than on an annual basis.

Fire Extinguishers:

Check expiration dates regularly and know how to use them safely. Place all-purpose fire extinguishers in key locations in your home—the kitchen, bedroom, basement and garage.

Address Numbers:

Village Ordinance reads that you must have address numbers clearly placed onto your home with a contrasting background, no less than 4 inches high and ½ inch wide. Precious moments can be lost in emergency situations if we can't find you. That is why the Commerce Twp. Fire Department is offering reflective address markers in addition to your house numbers that you can place onto your mailbox for that added protection. Visit the Commerce Fire Hall, 2401 Glengary Road in Commerce Twp. to order your marker. For more information call 248-560-0051 to speak to the on-duty fireman.

Ingress Egress Windows:

Basements with habitable space should have an Egress Window installed. Any new renovation to a basement it will be mandatory to have an egress window, including one in each bedroom. It is very important to remember that without an egress window in your lower level you could be trapped if a fire starts on the main level or in the stairwell area of the home.

Ground Fault (GFI) Bathroom Outlets:

Water and Electricity do not mix and can cause electric shock. An injury could occur by simply dropping a hairdryer into a sink. All plugs at a minimum of 3 feet from any source of water should have GFI outlets to protect your family.

Exposed wires:

If you have raw exposed wires (wires that are showing the metal inside), caused from being sliced or ends left exposed, the wires could be live. If so, they could cause a fire and should be tended to immediately.

Water Testing:

All Well Water should be tested periodically for Bacteria and Nitrates. Test results should come back as Not Detected for Total Coliform and Nitrates Less than 10. Everyone should avoid water consumption if the results show any amount of Coliform detection. Children under the age of (2) two should avoid consumption if the Nitrate level is 10 or above. Blue Baby Syndrome could be the result of consuming high levels of Nitrates. Please note: Nitrates fluctuate, therefore, if you have small children a good rule of thumb is to test your water at least one time a year. **Testing bottles are available at the Village Hall \$6.00 for Bacteria and \$5.00 for the Nitrate test.** Your samples can be dropped off Tuesday

Water Continued.....

mornings at the City of Wixom before 10:00 am or at the Oakland County Health Dept. in Pontiac, Monday through Thursday before 3:00 pm.

If you have any well water repair, it is highly recommended to test your water immediately before consumption.

If you are on a Community Well, the Village of Wolverine Lake tests your water for Bacteria on a monthly basis and Nitrates yearly. Test results are always available at Village Hall.

Septic Tank Maintenance:

To avoid back ups and for the protection of your septic field operation, have your tank emptied every 2-3 years for an average family of (4) four.