

Common Deficiencies for Residential Use Inspections (Non-Permitted Marijuana Grow Operations)



***Note: Re-inspections will cost an additional \$72 for each inspection type**

Building

- All appliances/fixtures used for grow are removed from premises
- Exterior of dwelling must be in good repair
- All stairs must have a code compliant handrails
- Any closed or open cell spray foam or unprotected foam board must be removed or an approved thermal barrier will have to be installed
- Working smoke detectors must be verified on all floors and near any sleeping rooms
- Working carbon monoxide detectors shall be installed near all bedrooms.
- Visible mold (see below)

Mechanical

- Remove CO2 generating machines
- Cap off unused gas pipes
- Cap and seal open ended duct work
- Provide combustion air to mechanical room
- Secure permits for any unpermitted installations

Plumbing

- Install backflow devices on any threaded faucet or water supplies to fertilizer tanks
- Repair any compromised water supply or drain lines
- Check for compromised water meters

Electrical

- Install proper sized grounding electrode conductor from service panel to within 5 feet of where the water pipe enters the dwelling (#4 copper or #2 aluminum for a 200 amp service, #6 copper for a 100 amp or 150 amp service)
- Properly bond service panel (connect neutral bar to panel)
- Install ground rod(s) with #6 copper grounding electrode conductor
- Properly secure grounding electrode conductor
- Properly identify phase conductors (hot wires)
- Install proper sized service entrance cable
- Properly seal service entrance cable
- Seal all un-used openings in service panel
- Install connectors for service cable / non-metallic sheathed cable (Romex)
- Neutral wires must be terminated separately under a single screw in service panel
- Properly identify service panel directory
- Install 4-wire feeder cable to sub panel
- Isolate neutral conductors from equipment grounding conductors in sub-panel
- Install proper sized breakers for branch circuits
- Provide physical protection for N/M cable (Romex) underneath joists or install through joists
- Secure electrical permit for all non-permitted work

SEE REVERSE SIDE

Code Enforcement

- Outdoor storage
- Trash and debris
- Landscape maintenance
- Junk/unlicensed vehicles
- Gutters, downspouts, roof in disrepair
- Windows/siding in disrepair
- Stagnant water
- Improperly stored fire wood
- Concrete in disrepair
- Illegal accessory structure

Mold Policy

A mold testing report issued by a qualified mold remediation company/contractor is required for any dwelling or attached garage where it is determined that visible mold is present. If the mold testing report establishes that the mold **is not** toxigenic, remediation of the dwelling or attached garage will be allowed to commence upon the application for and issuance of all required permits. If the mold testing report establishes that the mold **is** toxigenic, remediation of the dwelling or attached garage will not be allowed to commence unless remediation is done by a qualified mold remediation company/contractor and a mold removal protocol is provided.

If your dwelling or attached garage has been padlocked due to the presence of visible mold and the mold is found to be toxigenic, a signed contract with a qualified mold remediation company/contractor will be required before we will release and allow entry into the dwelling or attached garage. Following mediation of toxigenic mold, an air quality test showing acceptable levels of mold must be provided before any inspections of the dwelling or attached garage will be conducted.

While the City of Sterling Heights does not recommend any particular company, the following companies are deemed qualified and can address our mold requirements.

Mold Testing Companies

Mold Quest
Matt – (866) 665-3783 OR (734) 693-5293

MJB Services
Dr. Mark J. Banner – (248) 756-6364

Environmental Testing & Consulting (ETC)
Leo Wall – (734) 955-6600

Performance Environmental Services
(248) 926-3800

Environmental Services
Steve Guyot – (734) 649-9681

Mold Remediation Companies

Emergency Restoration
(248) 299-4500

Belfor USA
(800) 856-3333

Structure and Site Inspection Service, LLC
(248) 645-5522

***Note: A building permit secured by a licensed contractor is required for any mold remediation**