

ARTICLE XII  
ADMINISTRATION AND ENFORCEMENT

SECTION 1201. ENFORCEMENT:

The provisions of this Ordinance shall be administered by the Building Inspector/Zoning Administrator or such other officials as may be designated by the Township Board.

SECTION 1202. DUTIES OF THE BUILDING INSPECTOR/ZONING ADMINISTRATOR:

The Building Inspector/Zoning Administrator or such other Officials as may be designated by the Township Board, shall have the power to grant zoning compliance and occupancy permits, to make inspections of buildings or premises necessary to carry out his duties in the enforcement of this Ordinance. It shall be unlawful for the Building Inspector/Zoning Administrator to approve any excavation or construction until he has inspected such plans in detail and found them to conform to this Ordinance.

Under no circumstances is the Building Inspector/Zoning Administrator permitted to make changes in this Ordinance nor to vary the terms of this Ordinance in carrying out his duties as Building Inspector/Zoning Administrator.

The Building Inspector/Zoning Administrator shall not refuse to issue a permit when conditions imposed by this Ordinance are complied with by the applicant despite violations of contracts, such as covenants or private agreements, which may occur upon the granting of said permit.

SECTION 1203. ALL SINGLE AND TWO-FAMILY DETACHED DWELLING UNITS AND FARM BUILDINGS SITE PLAN REQUIREMENTS:

All applications for building permits and zoning compliance permits shall be accompanied by plans and specifications, including a site plan, in triplicate, drawn to scale showing the following:

- A. The actual shape, location and dimensions of the lot.
- B. The shape, size and location of all buildings or other structures to be erected, altered, or moved and of any building or other structures already on the lot.
- C. The existing and intended use of the lot and of all such structures upon it, including, in residential areas, the number of dwelling units the building is intended to accommodate.
- D. Such other information concerning the lot or adjoining lots as may be essential for determining whether the provisions of this Ordinance are being observed.

This section shall apply only to those uses exempted from the provisions of Section 913, "Site Plan Approval Requirements".

For all other uses, no permits shall be issued until the Site Plan has been approved in accordance with Section 913.

SECTION 1204. PERMITS:

The following shall apply in the issuance of any permit:

A. **Permits Not to be Issued:** No building permit shall be issued for the erection, alteration or use of any building or structure, or part thereof, or for the use of any land, which is not in accordance with all provisions of this and other Ordinances.

B. **Permits Required:** No building or structure, or part thereof, shall be hereinafter erected, altered, moved or repaired unless a building permit shall have been first issued for such work. The terms "altered" and "repaired" shall include any changes in structural parts, stairways, type of construction; type, class or kind of occupancy; light or ventilation; means of egress and ingress; or other changes affecting or regulated by the Township Building Code, Housing Law of Michigan or this Ordinance, except for minor repairs or changes not involving any of the aforesaid features.

Construction plans for water mains, sanitary sewers, paving, storm drainage facilities and site grading, approved by the Township Engineer, shall also accompany an application for a building permit, where necessary.

## SECTION 1205. CERTIFICATES:

No land, building or part thereof shall hereinafter be occupied by, or for, any use unless and until a bond is posted as required by Building Permit Bond Ordinance #29 and a certificate of occupancy shall have been issued for such use. The following shall apply in the issuance of any certificates:

A. **Certificate for New Use of Land:** No land heretofore vacant shall hereafter be used, or an existing use of land be hereafter changed to a use of a different class or type, unless a certificate of occupancy is first obtained for the new or different use.

B. **Certificate for New Use of Building:** No building or structure, or part thereof, shall be changed to or occupied by a use of a different class or type unless a certificate of occupancy is first obtained for the new or different use.

C. **Certificates Not to be Issued:** No certificate of occupancy shall be issued for any building, structure or part thereof, or for the use of any land which is not in accordance with all the provisions of this Ordinance.

D. **Certificates Required:** No building or structure, or parts thereof, which is hereafter erected or altered shall be occupied or used, or the same caused to be done, unless and until a certificate of occupancy shall have been issued for such building or structure.

E. **Certificates Including Zoning:** Certificates of occupancy, as required by the Township Code for new buildings or structures, or parts thereof, or for alterations to or changes of use of buildings or structures, shall also constitute certificates of occupancy as required by this Ordinance.

F. **Certificates for Existing Buildings:** Certificates of occupancy shall be issued for existing buildings, structures or parts thereof, or existing uses of land if, after inspection, it is found that such buildings, structures or parts thereof, or such use of land, are in conformity with the provisions of this Ordinance.

G. **Records of Certificates:** A record of all certificates issued shall be kept on file in the office of the Building Inspector/ Zoning Administrator, and copies shall be furnished upon request to any person having a proprietary or tenancy interest in the property involved.

H. **Certificates for Dwelling Accessory Buildings:** Buildings or structures accessory to dwellings shall not require separate certificates of occupancy, but may be included in the certificate of occupancy for the dwelling when shown on the plot plan and when completed at the same time as such dwellings.

1205 A-H

I. **Application for Certificates:** Application for certificates of occupancy shall be made

in writing to the Building Inspector/ Zoning Administrator on forms furnished by him, and such certificates shall be issued within five (5) days after receipt of such application if it is found that the building or structure, or parts thereof, or the use of land is in accordance with the provisions of this Ordinance.

If such certificate is refused for cause, the applicant thereof shall be notified of such refusal and cause thereof, within the aforesaid five (5) day period.

The holder of every building permit for the construction, erection, alteration, repair or moving of any building, structure or part thereof, shall notify the Building Inspector/Zoning Administrator immediately upon the completion of the work authorized by such permit, for a final inspection.

SECTION 1207. FEES:

Fees for inspection and issuance of permits or certificates or copies thereof required or issued under the provisions of this Ordinance may be collected by the Building Inspector/Zoning Administrator in advance of issuance. The amount of such fees shall be established by resolution of the Township Board and shall cover the cost of inspection and supervision resulting from enforcement of this Ordinance.

SECTION 1208. INTERPRETATION:

In the interpretation and application, the provisions of this Ordinance shall be held to be minimum requirements adopted for the promotion of the public health, morals, safety, comfort, convenience or general welfare. It is not intended by this Ordinance to repeal, abrogate, annul or in any way to impair or interfere with any existing provision of law or ordinance other than the above described Zoning Ordinance, or with any rules, regulations or permits previously adopted or issued or which shall be adopted or issued pursuant to the law relating to the use of buildings or premises; provided, however, that where this Ordinance imposes a greater restriction than is required by existing ordinance or by rules, regulations or permits, the provisions of this Ordinance shall control.

1206-1208

**SECTION 1209: TEMPORARY MOBILE HOME OR CONSTRUCTION OFFICE:**

The Building Inspector may issue a permit for the temporary placement of a mobile home as a temporary residence, subject to the following:

A. In the event of loss of use of a dwelling due to fire, tornado, or similar natural disaster, the Building Inspector may approve the temporary placement of a mobile home on the owner's property for use as a residence while the dwelling is being rebuilt or replaced, subject to the following:

1. A building permit for repair or replacement of the permanent residence must be applied for within three (3) months of the placement of the temporary unit.

Approved 9/9/02; Published 9/18/02; Effective 10/18/02

2. The initial permit period for the temporary residence shall not exceed twelve (12) months and not more than one (1) extension of three (3) months may be granted by the Building Inspector.

Approved 9/9/02; Published 9/18/02; Effective 10/18/02

3. A cash bond shall be deposited with the Township Clerk, in an amount established by resolution of the Township Board, to insure removal of the mobile unit upon expiration of the temporary permit. Failure to complete construction of the permanent structure, within the time limits specified in the building permit and this section, shall be sufficient grounds for the Township Board to declare the cash bond as forfeited and use the proceeds for legal and removal fees as necessary. (9/24/97)

B. Said temporary trailer must be removed prior to the Final Inspection and issuance of the Final Certificate of Occupancy. (9/24/97)

C. Mobile home cannot exceed five (5) years in age.

Approved 9/9/02; Published 9/18/02; Effective 10/18/02

D. Construction office trailers are allowed but not limited to construction of schools and commercial or industrial buildings.

Approved 9/9/02; Published 9/18/02; Effective 10/18/02

## **SECTION 1209**