

RILEY TOWNSHIP - ST. CLAIR COUNTY

ARTICLE XII
ADMINISTRATION AND ENFORCEMENT

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.

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- 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.