

Hartford Township, Van Buren County, Michigan
Ordinance Number 1
the Township Building Code for the Township of Hartford

An ordinance to promote public health, welfare and safety by regulating the construction of buildings and other structures.

Article I: Title. The ordinance shall be known as the Township Building Code for the Township of Hartford in the County of Van Buren and State of Michigan.

Article II: Purpose. The purpose of this ordinance is to promote public health, welfare and safety in the use of buildings and other structures and the construction, repairing, moving and remodeling of buildings and other structures.

Article III. Exception:

- A. This ordinance shall not apply to any building or structure used solely for agricultural purpose on lands consisting of not less than a 10-acre unit and devoted solely to farming and agricultural production and shall not apply to dwelling units housing seasonal agricultural labor.
- B. This ordinance shall not apply to the remodeling of existing structures where the exterior dimensions of structure are not changed and the cost of such remodeling does not exceed \$1,000.00

Article IV. Definition: Building. The word building, as used in this ordinance, shall mean any structure . . .

- A. Used as a dwelling or residence or erected for dwelling or residence purposes;
- B. Any structure used or erected as a business place which persons, other than the owner or regular occupant, are permitted or invited for business;
- C. Any structure used or erected for a place of regular assembly for groups, clubs or organizations.

Article V: Construction, Repairs, Remodeling. The construction of new buildings, remodeling of existing buildings, major repairs to existing buildings, the moving of building from one location to another, electrical wiring, sanitary sewage and waste disposal installation, water wells, and water systems shall be governed by the provisions of the ordinance.

Article VI: Requirement of Permit. No building, structure, electric wiring, electric system, sewage or sanitary installations, water well or water system shall hereafter be erected, installed, moved, altered, remodeled or major repairs made thereto without a permit therefore being first obtained from the Township.

Article VII: Change of Use. Any building or structure within the Township now used or established for a specific use or purpose shall not hereafter be used for or occupied for any other use or purpose without a permit therefore first being obtained from the Township, which permit shall be granted only upon the confirming to, or being made to conform to, the requirements of this ordinance with respect to the new use proposed.

Article VIII: Structural Requirements.

- A. Buildings or structures of a permanent character shall be erected on an adequate foundation of cement, brick, concrete blocks, or equivalent material, extending at least two feet below ground break and with ground floor clearance of not less than 14 inches above ground and with ground space provision for ventilation, provided however, the Township Board may permit other foundation ground floor and ground clearance construction where same will equally meet the purposes of this ordinance, including slab construction
- B. All building shall be constructed of standard materials and strength in design and parts for the purpose of intended use and with adequate and standard provision for heat, lights, water, sanitation, and fire protection measures.
- C. All building roofs shall be constructed of not less than fire resistant materials recommended under standard fire insurance codes and requirements.
- D. Toilet and sanitary facilities, water wells and water systems, for all building shall meet the minimum requirements of State laws and County Board of Health for health and sanitation.
- E. Electrical wiring and connections therefore shall be not less than required in the prevailing minimum standards recognized under state laws relating thereto and the utility organizations rendering or to render the electrical service.

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- F. All dwelling shall be provided with inside flush-type toilet facilities connected to a septic tank and sub surface disposal system in accordance with the Van Buren County Sanitation cod.
- G. ****amended November 8, 1969** to read** . . . The habitable area for all buildings including trailers used as permanent dwellings occupied as living (including sleeping) quarters hereafter erected, constructed or moved into Hartford Township shall not be less than 500 square feet excluding porches, divided into not less than two rooms and one bathroom, providing, however, that this provision shall not be applicable to motels where additional facilities are otherwise provided. Also, trailers used as permanent dwellings shall be on a concrete slab and have a solid attractive skirt extending from the bottom of the trailer to the ground.
- H. No roll roofing or tar paper shall be used for exterior siding purposes.
- I. All chimneys, stove pipes and smoke outlets for stoves and furnaces, shall be constructed in a first class manner of fireproof materials and in accordance with approved codes for chimney construction.

Article IX: Permits. Application for permit required by this Ordinance shall be made in writing and in triplicate to the Township Clerk or Township Inspecting Officer and shall state the name and address of the applicant, the purpose for which the permit is desired, and shall contain a detailed statement of the proposed construction, alteration and use, together with such additional information as the Township shall direct.

The application for a permit shall also contain a statement of the applicant therein, consenting to an inspection of the premises where the permit is to be used at any time while the permit remains in effect. Failure to properly make application for such permit and failure to furnish the information required by this ordinance shall be grounds for refusal of such permit. Any permit issued shall be posted in a conspicuous place on the premises, and shall remain so posted until the performance of the act for which the permit was issued is completed and approved by the designated Township authority.

Article X: Revocation or Suspension of Permit. Any permit issued under this ordinance may be suspended or revoked for violation of the provisions of this Ordinance during the life of the permit by notice posted in a conspicuous place on the premises. In the even of revocation or suspensions under this provision, such construction, alteration or use shall cease until application is made and permit obtained pursuant of Article IX hereof.

Article XI: Use Provisions. The use of any premises, structure or facility without a permit for which a permit is required under this Ordinance is hereby declared to be a public nuisance and is expressly prohibited. Each calendar day of such prohibited use shall constitute a separate and distinct violation of this ordinance.

Article XII: Fees. The fees to be charged for the issuance of permits and for inspection in conjunction therewith shall be fixed by the Township Board and shall be subject to change as the Board shall direct.

Article XIII: Inspection Officer – Duties and Compensation.

- A. The Township Board shall appoint an Inspection Officer who shall be the enforcing officer, and said Board may appoint such additional inspection officers as they shall, from time to time, deem essential to the enforcement hereof.
- B. It shall be the duty of the enforcing officer to enforce the various provisions of this ordinance, make inspections and issue permit, and to report to the Township Board all violations of this ordinance. Such officer shall have the power to suspend any permits heretofore granted for any violation of this ordinance by the holder of such permit.
- C. The compensation to be paid the inspecting officer shall be determined by the Township Board.

Article XIV: Delegation of Authority. The Township Board may delegate authority to the Township Clerk, or any inspecting officer under this ordinance, to issue permits under the provisions of this ordinance.

Article XV: Board of Appeals – Appeals. There is hereby created a Board of Appeals consisting of not less then three (3) members to be appointed by the Township Board. The terms of office and compensation of such members shall be determined by the Township Board. Upon refusal of the Inspecting Officer or other designated officers to issue a permit or upon suspension or revocation of an existing permit, the applicant or permittee shall

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be entitled to a Hearing before the Township Board of Appeals, whose duty shall be to hear such appeals and make final determination with respect thereto within 30 days from the date application for appeal is made. Such applications shall be in writing and shall be filed with the Township Clerk within 20 days from the date of such refusal to grant a permit or from the date of revocation or suspension.

Article XVI: Penalty. ~~Any person violating any of the provisions of this ordinance shall, upon conviction thereof in a Court of Competent Jurisdiction, be punished by a fine not to exceed \$100.00 together with costs of prosecution and in addition thereto shall be liable to imprisonment for a period not exceeding 90 days, or by both such fine, costs and imprisonment in the discretion of the Court.~~ *Amended June 17, 2013 with Ordinance No 38a

- A. Any person or entity responsible for a violation of this Ordinance, whether as an occupant, owner (by deed or land contract), lessee, licensee, agent, contractor, servant, employee, or otherwise, shall be liable as a principal. Each day that a violation exists shall constitute a separate offense.
- B. Any person, firm, association, partnership, corporation or governmental entity who violates any of the provisions of this Ordinance shall be deemed to be responsible for a municipal civil infraction as defined by Michigan Statute which shall be punishable by a civil fine determined in accordance with the following schedule:

	Minimum Fine	Maximum Fine
1 st Offense within 3-year period*	\$ 75.00	\$500.00
2 nd Offense within 3-year period*	\$150.00	\$500.00
3 rd Offense within 3-year period*	\$300.00	\$500.00
4 th or More offense within 3-year period*	\$500.00	\$500.00

*Determined on the basis of the date of commission of the offense(s).

Additionally, the violator shall pay costs which may include all expenses, direct and indirect, to which Hartford Township has been put in connection with the municipal civil infraction. In no case, however, shall costs of less than \$9.00 or more than \$500.00 be ordered. In addition, the Township shall have the right to proceed in any court of competent Jurisdiction for the purpose of obtaining an injunction, restraining order, or other appropriate remedy to compel compliance with this Ordinance. Each day that a violation exists shall constitute a separate offense.

Article XVII: Other Remedies. In addition to the penalty provisions of this Ordinance, the Township shall have such other additional remedies for the enforcement of this ordinance and the prevention of violations thereof that may be provided by the Laws of the State of Michigan.

Article XVIII: Repeal. Any township ordinance or parts of ordinance, in conflict herewith are hereby repealed.

Article XIX: Effective Date of Ordinance. This Ordinance shall become effective on August 14, 1967.