

ARTICLE 42
Building Permits

§ 170-42.1. Permits.

- A. A building permit or compliance permit shall only be issued for the erection, alteration, repair, modification or use of any structure or part thereof which complies with the provisions of this chapter and other applicable Township requirements.
- B. A compliance permit must be obtained for certain structures or uses which are not subject to a building permit. The compliance permit signifies that the intended use or structure complies with the provisions of this chapter and other applicable Township requirements.
- C. The terms altered or repaired shall include any structural changes, stairways, type of construction, type, class or kind of occupancy, light or ventilation, means of egress or ingress or any other changes affecting or regulated by the Building Code, Housing Law of Michigan (MCL 125.401 et seq.) or this chapter.
- D. The building official shall make the final determination regarding applicability of a building permit or compliance permit, based on the information submitted by the applicant and subject to applicable legislation and Township standards.
- E. A compliance permit must be obtained for certain structures as generally identified below. Issuance of a compliance permit shall not waive any provision of this chapter, other Township requirements or requirements of other permit agencies. A compliance permit is not required for a repair or replacement of items that have been previously approved for a compliance permit. Compliance permits include, but are not limited to, the following.
 - (1) One story detached accessory structures in nonresidential zoning districts having a floor area of 120 square feet or less.
 - (2) One story detached accessory structures in residential zoning districts having a floor area of 200 square feet or less.
 - (3) Fences with a height between 36” and seven (7) feet.
 - (4) Retaining walls less than four (4) feet in height, measured from the bottom of the footing to the top of the wall.
 - (5) Concrete, brick pavers or other similar hardscape surfaces, less than 30” above grade.

- (6) Tents greater than 200 square feet, when utilized for nonresidential uses.
- (7) Construction and sales trailers.

§ 170-42.2. Change in use.

A building or compliance permit is required for any change in the use of land, type of use or occupancy of any structure or for a change to the amount of parking required by this chapter. For changes in use, additional improvements may be required to bring the site into compliance with current standards.

§ 170-42.3. Building Requirements

- A. Any structure shall be subject to the Township requirements for submission of architectural plans, code compliance, inspection and inspection fees.
- B. A building permit for a structure located within a proposed condominium project shall not be issued until a master deed has been reviewed and approved by the Township and the Township has received a recorded copy from the applicant. Prior to recording the master deed, the Township may issue permits for site grading. No permit issued, or work undertaken, prior to recording of the master deed shall grant any rights or any expectancy interest in the approval of the master deed.

§ 170-42.4. Application requirements.

The following information is required.

- A. Plans shall indicate the location, nature and extent of the proposed work.
- B. Plans shall provide sufficient detail to demonstrate compliance with the building code and other relevant ordinances and regulations.

§ 170-42.5. Final inspection.

The holder of a building or compliance permit shall request an inspection upon completion of the work. Any damages occurring during construction shall be restored to their original condition. Upon successful completion, a certificate of occupancy or other applicable approval will be granted.

§ 170-42.6. Certificates of occupancy.

Structures, or part thereof, shall not be occupied or used until a certificate of occupancy is issued.

- A. Accessory structures and uses may be included in the certificate of occupancy for the principle use, provided they are included with the permit, shown on the construction documents and completed at the same time as the principle use.
- B. A temporary certificate of occupancy may be issued in advance of a final certificate of occupancy in situations where certain building or site improvements are not complete, provided the portion of the building or site complies with the provisions of this chapter, the building code and does not pose a threat to public health, safety or welfare. The building official may establish a time limit for the temporary certificate of occupancy. Failure to obtain a final certificate of occupancy within the specified time shall constitute a violation.
- C. A final certificate of occupancy shall be issued upon compliance with the provisions of this chapter and other applicable regulations. If a final certificate of occupancy is denied, written notification will be provided to the applicant within five (5) days.
- D. A certificate of occupancy shall remain in effect until the use of the structure or land changes.

§ 170-42.7. Stop-work orders.

- A. Upon notice from the building official that any use is being conducted or that any work is being pursued contrary to the provisions of this chapter, such work or use shall be stopped immediately. The stop-work order shall be issued in writing and given to the owner of the subject property, to the owner's agent, to the person doing the work or posted on the subject property. The stop-work order shall state the conditions, if any, under which work or the use will be permitted to resume.
- B. Any person who continues to work in or about the structure, land or use after a stop-work order is issued shall be in violation of this chapter, except for such work necessary to remove a violation or correct an unsafe condition.