

ARTICLE VIII – ADMINISTRATION AND ENFORCEMENT

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SECTION 800: ENFORCEMENT:

The provisions of this Ordinance shall be administered and enforced by the Building Inspector, or his deputies, or such other official or officials as may be designated by the Township Board.

SECTION 801: DUTIES OF BUILDING INSPECTOR:

The Building Inspector 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 to approve any plans or issue any permits or certificates of occupancy for any excavation or construction until he has inspected such plans in detail and found them to conform with this Ordinance.

The Building Inspector shall record all nonconforming uses existing at the effective date of this Ordinance.

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

The Building Inspector 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 802: PLOT PLAN:

The Building Inspector shall require that all applications for building permits shall be accompanied by plans and specifications including a plot plan, in triplicate, drawn to scale, showing the following:

1. The actual shape, location, and dimensions of the lot.
2. The shape, size, and location of all buildings and other structures to be erected, altered, or moved and of any building or other structures already on the lot.
3. 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.
4. Such other information concerning the lot or adjoining lots as may be essential for determining whether the provisions of this Ordinance are being observed.

SECTION 803: PERMITS:

The following shall apply in the issuance of any permits:

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1. Permits Not to be Issued

No building permit shall be issued for the erection, alteration or use of any land, which is not in accordance with all provisions of this Ordinance.

2. Permits 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.

3. Permits for New Use of Buildings

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.

4. Permits Required

No building or structure, or part thereof, shall be hereafter erected, altered, moved unless a building permit shall have been first issued for such work. The terms "altered" shall include any changes in structural parts, stairways, type of construction, type, class or kind of occupancy, light or ventilation, means of ingress and egress, or other changes affecting or regulated by the Township of Grant Building Code, or this Ordinance, except for minor repairs or changes not involving any of the aforesaid features. (Amended by Ordinance No. 31, Adopted Dec. 12, 1993)

SECTION 804: CERTIFICATES:

No land, building, or part thereof, shall be occupied by or for any use unless, and until a Certificate of Occupancy shall have been issued for such use. The following shall apply in the issuance of any certificate:

1. Certificated Not to be Issued

No certificates 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.

2. 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 and structure.

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3. Certificates Including Zoning

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

4. Renewal of Certificates

A record of all certificates issued shall be kept on file in the office of the Building Inspector and copies shall be furnished upon request to any person having a proprietary or tenancy interest in the property involved.

5. Certificates of 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 of the dwelling when shown on the plot plan and when completed at the same time as such dwellings.

6. Application for Certificates

Application for certificates of occupancy shall be made in writing to the Building Inspector on forms furnished by the Building Inspector 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 part thereof, or the use of land is in accordance with the provisions of this Ordinance.

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

SECTION 805: FINAL INSPECTION:

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

SECTION 806: FEES

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