

## ARTICLE XII

### ADMINISTRATION AND ENFORCEMENT

#### SECTION 12.10    ENFORCEMENT:

The provisions of this Ordinance shall be administered and enforced by the Township Building Inspector or by such deputies of his department as the Township Building Inspector may delegate to enforce the provisions of this Ordinance.

#### SECTION 12.20    DUTIES OF TOWNSHIP BUILDING INSPECTOR:

The Township 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 Township 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.

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

The Township 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 12.30    PERMITS:

The following shall apply in the issuance of any permit:

- 12.30.1. 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 Ordinance.
- 12.30.2. 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.
- 12.30.3. 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.
- 12.30.4. Permits Required: No building or structure, or part thereof, shall be hereafter 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 changed in structural parts, stairways, type of construction, type, class or kind of occupancy, light or ventilation, means of egress and ingress, to other changes effecting or regulated by Raisin Charter Township, Building Code, Housing Law, or this Ordinance, except for minor repairs or changes not involving any of the aforesaid features.

SECTION 12.40     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:

- 12.40.1. Certificates not to be Issued: No Certificates of Occupancy shall be issued for any building structure or part thereof, or from the use of any land which is not in accordance with all the provisions of this Ordinance.
- 12.40.2. 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 or structure.
- 12.40.3. Certificates Including Zoning: Certificates of Occupancy as required by the Township Building Code for new buildings or structures, or parts thereof, or for alternations to or changes of use of existing buildings or structures, shall also constitute certificates of occupancy as required by this Ordinance.
- 12.40.4. Record of Certificates: A record of all certificates issued shall be kept on file in the office of the Township Building Inspector, and copies shall be furnished upon request to any person having a proprietary or tenancy interest in the property involved.
- 12.40.5. 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.
- 12.40.6. Application for Certificates: Application for certificates of occupancy shall be made in writing to the Township Building Inspector on forms furnished by that department, 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 12.50     FINAL INSPECTION:

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

SECTION 12.60     FEES:

The Township Board may from time to time establish, by resolution, fees that shall cover the cost of review, recommendation, inspection and supervision resulting from the enforcement of this Ordinance. Such fee shall be collected for the following:

- 12.60.1. Rezoning requests
- 12.60.2. Site plan review requests

12.60.3. Planned residential developments

12.60.4. Board of Appeals

12.60.5. Issuance of building permits and certificates of occupancy

12.60.6 Conditional uses

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