

ARTICLE R 41

SECTION R 41.01 BUILDING DEPARTMENT, PERMITS, FEES AND PENALTIES

AN ORDINANCE TO CREATE THE BUILDING DEPARTMENT OF THE TOWNSHIP OF FRUITLAND, ESTABLISHING THE PROVISION FOR A BUILDING INSPECTOR AND STAFF, RULES AND REGULATIONS GOVERNING THE CONDUCT OF THE DEPARTMENT, FEES AND VIOLATIONS.

THE TOWNSHIP OF FRUITLAND ORDAINS:

SECTION R 41.02 BUILDING DEPARTMENT

- A. The Department of Building of the Township of Fruitland is hereby created. It shall be in charge of a Building Inspector who shall be appointed by and responsible to, the Township Board and who shall receive such salary or compensation as said Board shall fix and determine.
- B. Said Building Inspector shall be enforcing officer of this Ordinance and shall give bond in the sum of ten thousand dollars (\$10,000) to said Township, signed by a surety company authorized to do business with the State of Michigan conditioned that he will faithfully discharge the duties that are now or may herein after be imposed on him and all liability that shall accrue by reason of his office. Said bond shall be approved by the Township Board and the cost thereof shall be borne by the Township. Said Building Inspector shall issue or cause to be issued all permits or notices, keeping a record of all such proceedings, and shall pass on all questions arising under this Ordinance and the laws and the Ordinance in force in the Township of Fruitland relating to the subject matter contained in this Ordinance, and in the case of dissatisfaction because of his decision the question in dispute may be referred to the Board of Appeals as herein after provided.
- C. The Township Board may appoint additional Inspectors to the Building Department as it may consider necessary from time to time to better fulfill the purposes of this Ordinance. They shall be responsible to the Board through the Building Inspector.
- D. The terms of office of each appointed Inspector shall not exceed a period of one year beginning each April 1st and shall be renewed with thirty (30) days notice each year at the discretion of the Township Board. The compensation shall be fixed by the Township Board. Duties shall be as determined by this Ordinance or as by direction of the Township Board. Duties shall include ex-officio membership, without vote, on the Township Board.
- E. Nothing in this Ordinance shall be considered in a manner to prevent the Township Board from entering into a contract with a qualified person to perform specific inspections tasks for which he or she is so qualified and for which an appropriate bond has been furnished.

SECTION R 41.03 WORK PERMITS

- A. Any person or persons that wish to erect, alter or change in any way any building or other structure within the township, except for construction involving only minor repairs and alterations of a total appraised value not to exceed six hundred (\$600) that does not conflict with this ordinance, shall first apply at the office of the Building Inspector for a permit to do the work desired by completing such forms, making such certifications, filing such data, plans and specifications in duplicate as are reasonably required for the purpose of obtaining a clear understanding that the work contemplated will be complete in compliance with all requirements of this Ordinance and other applicable law. After receiving such forms, certifications, data, plans and specifications, the Department shall retain and file copies in the office of the Building Inspector who shall take such time as necessary to examine the same, not to exceed three (3) working days, and if he finds that the work contemplated is in compliance with this Ordinance and other applicable law, he may issue a work permit therefor. All work permits and inspection cards provided for in this ordinance shall be kept on or at the structure or work site so that they may be inspected by the proper officers of the Township; and such work permits shall be null and void if actual work is not begun on the premises within ninety (90) days from the date of issuance of the work permit.

B. **REPEALER**

All ordinances inconsistent with the provisions of this ordinance are hereby repealed.

C. **EFFECTIVE DATE**

This ordinance shall take effect thirty (30) days after publication. This ordinance was duly adopted on May 15, 2000 at a regular meeting of the Fruitland Township Board.

SECTION R 41.04 VIOLATIONS OF ORDINANCE

If the Building Inspector finds that any person, firm or corporation violates, disobeys, omits, neglects, or refuses to comply with any of the provisions of this ordinance, or aids or abets another person in violation of this ordinance, shall be responsible for a civil infraction and subject to fines as published by the Township from time to time. Each day's continued violation shall constitute a separate and distinct offense. The violation will be considered to begin to exist when the Building Inspector finds evidence of non-compliance, at which time he will revoke any work permits that have been issued and/or notify the owner, agent, or contractor, in writing by registered mail at the address of record, that such violation of the ordinance is considered to exist. At this time, any and all activity considered to be in violation of this ordinance must be stopped and any condition in violation of the ordinance must be corrected.

SECTION R 41.05 REPAIRS

Repairs, the appraised value of which shall not exceed one thousand dollars (\$1,000) to lawful buildings or structures may be made without obtaining a work permit or paying any fee therefor provided such repairs shall not conflict with any restriction or requirements of this Ordinance. Any structure or building to be repaired must be in conformity or made to conform during the repair with the building, electrical, plumbing and fire codes, as provided in this Ordinance, or as amended.

SECTION R 41.06 SURVEY REQUIREMENTS

In the case of new construction, no permits shall be issued to any person or persons where the lot or property line or lines are unknown. A registered survey or plat will be required with lot lines clearly related to identifiable landmarks and to the new construction. The owner shall where the lot or property lines are unknown in an identifiable manner and the new construction truly located have same surveyed at owner's expense.

SECTION R 41.07 FEES

Building permit fees will be established by the Township Board or as provided for in the Township Building Code of current adoption. Building permits fees to stay at the 1988 schedule.*

SECTION R 41.08 MOVING A BUILDING

Any person desiring to move a building to a location within the Township limits shall file a written application with the Building Inspector therefor who, if the work is feasible, may issue a permit therefor which shall become valid when the proper bond of two thousand dollars (\$2,000) has been filed with the Township Board and approved by it. The permit shall state the streets or alleys along which removal shall be made. No building shall be moved into the Township of Fruitland or from one zoning district into another unless such building complies or is made to comply with the said zoning district requirements and the building, electrical, plumbing and fire codes as set forth elsewhere. The owner or contractor moving such building shall obtain all additional governmental permits as may be required, cause written notice thereof be given the telephone and power companies and others whose property may be affected by such removal and make all necessary arrangements for such removal with such parties. The fee shall be based on the estimated cost of the moving according to the building permit fee schedule.

ADOPTED: October 21, 1991

Published: October 28, 1991

Effective Date: January 2, 1992

*Changes made 10/21/91

Amended: April 18, 2005 to amend numbering, article and section identification

Published: April 24, 2005

Effective: May 01, 2005

Amended: July 16, 2012

Published: August 12, 2012

Effective: September 11, 2012

Amended: February 18, 2025

Published: February 25, 2025

Effective: March 27, 2025