

ARTICLE XXVII

ADMINISTRATION AND ENFORCEMENT

SECTION 2700 ENFORCEMENT

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

SECTION 2701 DUTIES OF BUILDING AND ZONING ADMINISTRATOR

The Building and Zoning Administrator 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 and Zoning Administrator 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 Building and Zoning Administrator permitted to make changes to this Ordinance nor to vary the terms of this Ordinance in carrying out his duties as Building and Zoning Administrator.

The Building and Zoning Administrator 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 2702 PLOT PLAN

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

- a. The actual shape, location and dimensions of the lot.
- b. The shape, size and location of all buildings or other structures to be erected, altered, or moved, and of any buildings or other structures already on the lot.
- c. 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.
- d. 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 2703 PERMITS (amended 07/09/2003)

The following shall apply in the issuance of any permit:

- a. **Permits Not To Be Issued:** No building permit or zoning compliance 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.
- b. **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.
- c. **Permits for New Use of Building:** No building or structure, or part thereof, regulated by the Building Code 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.
- d. **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 changes in structural parts, stairways, type of construction, type, class or kind of occupancy, light or ventilation, means of egress and ingress, or other changes affecting or regulated by the City of Grand Blanc, Building Code, Housing Law, or this Ordinance, except for minor repairs or changes not involving any of the aforesaid features. A Zoning Compliance Permit must be obtained for certain buildings or structures, listed below, where a building permit is not required by the Building Code. The permit shall be approved before

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the building or structure is erected, altered, moved or repaired. Such buildings and structures include:

1. Fences
2. Retaining Walls
3. Detached Accessory Structures
4. Swimming Pools

SECTION 2704 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:

- a. **Certificates 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.
- b. **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.
- c. **Certificates of Zoning Ordinance Compliance:** Certificates of Occupancy as required by the City Building Code for new buildings or structures, or parts thereof, or for alterations to or changes of use of existing buildings or structures, shall not automatically constitute Zoning Ordinance approval as required by this ordinance. Compliance with the City of Grand Blanc Zoning Ordinance shall occur within six (6) months after the Building Occupancy Certificate of Compliance has been issued. A Certificate of Zoning Ordinance Approval must be obtained in addition to the Building Occupancy Permit in order to assure compliance with this Zoning Ordinance.
- d. **Certificates for Existing Buildings:** Certificates of occupancy shall be issued for existing buildings, structures, or parts thereof, or existing uses of land if, after inspection, it is found that such buildings, structures, or parts thereof, or such use of land, are in conformity with the provisions of this Ordinance.
- e. **Record of Certificates:** A record of all certificates issued shall be kept on file in the office of the Building and Zoning Administrator, and copies shall be furnished upon request to any person having a proprietary or tenancy interest in the property involved.
- f. **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.

SECTION 2705 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 Building and Zoning Administrator immediately upon the completion of the work authorized by such permit for a final inspection and Certificate of Occupancy.

SECTION 2706 FEES

Fees 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 and Zoning Administrator in advance of issuance. The amount of such fees shall be established by resolution of the City Council.

SECTION 2707 VIOLATIONS

Any person, firm or corporation violating any of the provisions of this Ordinance shall be guilty of a misdemeanor, and upon conviction thereof, shall be subject to a fine of not more than Five Hundred (\$500.00) Dollars and the costs of prosecution, or in default of the payment thereof, shall be punished by imprisonment in the County Jail for a period not to exceed ninety (90) days for each offense, or by both, such fine and imprisonment in the discretion of the court, together with the costs of such prosecution.

SECTION 2708 PUBLIC NUISANCE PER SE

Any building or structure which is erected, altered or converted, or any use of premises or land which is begun or changed subsequent to the time of passage of this Ordinance and in violation of any of the provisions thereof, is hereby declared to be a public nuisance per se, and may be abated by order of any court of competent jurisdiction.

SECTION 2709 FINES, IMPRISONMENT

The owner of any building, structure or premises, or part thereof, where any condition in violation of this Ordinance shall exist or shall be created, and who has assisted knowingly in the commission of such violation shall be guilty of a separate offense, and upon conviction thereof, shall be liable to the fines and imprisonment herein provided.

SECTION 2710 EACH DAY A SEPARATE OFFENSE

A separate offense shall be deemed committed upon each day during or when a violation occurs or continues.

SECTION 2711 RIGHTS AND REMEDIES ARE CUMULATIVE

The rights and remedies provided herein are cumulative and in addition to any other remedies provided by law.