

Section 719.180 – Permits

- A. It shall be unlawful for any person to commence excavation for the construction of any building or structure, structural changes, or repairs in any existing building or structure, or moving of an existing building, without obtaining a Zoning Compliance Permit and a Building Permit from the Building Inspector.
- B. No permit shall be issued for construction, alteration, or remodeling of any building or structure until an application has been submitted under the provisions of this Chapter, showing that the construction proposed complies with this Chapter's requirements and the Building Code.
- C. No plumbing, electrical, drainage, or other permit shall be issued until the Building Inspector has determined that the plans and designated use indicate that the structure and premises, if constructed as planned and proposed, will conform to the provisions of this Chapter.
- D. "Alteration" or "repair" of an existing building or structure shall not include any changes in structural members, stairways, primary construction type, kind or class of occupancy, light or ventilation, means of egress and ingress, or any other changes affecting or regulated by the Building Code, the Housing Law of the State of Michigan, of this Chapter, except for minor repairs or alterations not involving any of the provisions described above.
- E. A Zoning Compliance Permit shall also be obtained for the new use of land, whether presently vacant or a change in said use is proposed.
- F. A Zoning Compliance Permit shall also be obtained for any change in use of an existing building or structure to a different class or type.
- G. The Building Inspector may issue a permit for the temporary placement of a travel trailer or similar recreational vehicle, licensable under the Michigan Motor Vehicle Code, for use as temporary living quarters during the actual construction of a single-family dwelling, subject to the following:
 - 1. The initial permit period shall not exceed six (6) months and shall be concurrent with a valid building permit. No more than two (2) extensions, not to exceed three (3) months each, may be granted where substantial progress toward completion of the permanent dwelling is being demonstrated.

2. The maximum length of any trailer or similar unit permitted hereunder shall be thirty-five (35) feet.
 3. A cash performance guarantee shall be deposited, in an amount established by resolution of the Township Board, to ensure the removal of the trailer unit upon expiration of the temporary permit.
- H. In the event of a total loss of a dwelling due to fire, tornado, or similar natural disaster, the Building Inspector may approve the temporary placement of a mobile home on the owner's property for use as a residence while the dwelling is being rebuilt or replaced, subject to the following:
1. A building permit for repair or replacement of the permanent residence must be obtained before placement of the temporary unit.
 2. The initial permit period for the temporary residence shall not exceed six (6) months, and not more than two (2) extensions of three (3) months the Building Inspector may grant each.
 3. A cash performance guarantee shall be deposited, in an amount established by resolution of the Township Board, to ensure removal of the temporary dwelling unit upon the expiration of the temporary permit.
- I. Wetlands Permit for All Land Uses. "The owner of land affected by wetlands intending to use the same for any purpose authorized by this Chapter shall furnish the Township Building Department with a wetlands permit issued by the Michigan Department of Natural Resources according to Act 203, Public Acts of 1979, as amended, as a precondition for said use."
- J. Expiration of Building Permit
1. If the work described in any building permit has not begun within six (6) months from the date of issuance thereof, said permit shall expire, except as otherwise provided herein; the Building Inspector shall cancel it, and written notice thereof shall be given to the persons affected at the address provided on the permit application.
 2. Once begun, if the work described in any building permit has not been completed within one (1) year from the date of issuance thereof, said permit shall expire unless it is renewed. The Building Inspector may reissue the permit for a second period of one (1) year at half the original permit fee. The renewal permit will expire at the end of one (1) year, allowing for a total of

two (2) years for the final construction of the work described in the original permit.

3. At the end of two (2) years from the date of issuance of the original building permit, the reissued permit shall expire, and the Building Inspector will notify the permit holder in writing of said expiration at the address provided on the permit application. No further work may be undertaken, and all monies (financial guarantees, performance bonds, plan review fees, and permit fees) shall be forfeited. A new application, permit, and fees shall be required to undertake additional work after this period.