

NEWLY ADOPTED BUILDING CODE FOR THE TOWNSHIP OF FARMINGTON

(Continued from Page 4C)

- plumbing fixtures:
1. A kitchen sink properly located to facilitate food preparation and dishwashing.
 2. A water closet located either in the bathroom or in a separate toilet compartment.
 3. A bathtub or shower located in a bathroom or other conveniently ventilated space.

Each of the plumbing fixtures shall be permanently installed and connected to the plumbing system.

WATER SUPPLY

Safe Water Supply Required

Every living unit shall have available a supply of safe water obtained from (1) a public or municipal water supply if available, (2) a drilled, driven or dug well.

Private Water Supply

When a private water supply is required, the type, location and construction of the well shall be in accordance with recommendations of the Michigan Department of Health as outlined in Engineering Bulletin No. 14, 1949 Edition entitled "Ground Water Supplies For Homes and

Small Institutions, SEWAGE DISPOSAL, Public Sewer System

Connection shall be made to a public sewer system when available. The sewer line extending from the dwelling to the sewer in the street or alley shall be at least 4 inches in diameter and have a fall of at least 1/8 inch per foot. Such sewer shall be constructed of impervious materials and have watertight joints. The installation of the house sewer and its connection to the public sewer shall not be covered until inspected and approved by the Building Inspector.

Private Sewer System

When a private sewage disposal system is required the type, size and construction of all septic tanks, the disposal fields or seepage pits shall be in accordance with Township Ordinance.

Discharge of Sewer Systems

The house sewer or septic tank outlet shall not directly discharge into an open ditch, drain or stream nor into any closed drain which eventually empties into an open ditch, drain or stream. No storm water from roofs or catch

basins designed to carry surface water from public or private property shall be discharged into a sewer system designed to carry sanitary sewage only, unless a specific approval is given by the Township Board.

RAT AND VERMIN-PROOFING

Barrier Walls.

Beneath the exterior walls of every building or enclosure there shall be a barrier wall, which is not supported on a continuous masonry wall, there shall be a tight masonry or concrete wall at least 4 inches thick of brick, concrete or concrete blocks; or 2 inches thick of reinforced concrete placed securely fastened together. Every such wall shall extend from point at least 2 feet below the finished grade up to a point at least 6 inches above the finished grade.

Openings Screened

Any openings placed in exterior walls of dwellings beneath the first floor level such as those used for ventilation, shall be completely "closed off" with non-corrosive metal mesh or other material of substantial grade. All such grilles shall have openings not more than 1/4 inch in size.

SIZE AND NUMBER OF ROOMS

Room Requirements

Every dwelling structure shall have not less than two habitable rooms and one bathroom.

Sleeping Room

One room shall be designed for sleeping use and shall have a floor area of not less than 120 square feet. Where more than one bedroom is provided one bedroom shall have not less than 100 square feet and all other bedrooms shall have not less than 81 square feet of floor area.

Living Room

One room shall be designed for living use. When it is used only as a living room and space is provided elsewhere for cooking and eating, this room shall have not less than 150 square feet of floor area. Where this room provides the only eating space in the structure it shall be increased by not less than 40 square feet of floor area. Where this room provides the only space for living, cooking and eating, it shall have a floor area of not less than 220 square feet.

Bathroom

The bathroom shall be of adequate size and properly planned to accommodate the plumbing fixtures specified in this ordinance.

DOORS

Each door opening which provides entrance to a bedroom or bathroom or toilet compartment shall be provided with a door.

BASEMENT ROOMS

In dwellings hereafter erected no habitable room shall be located in a basement, unless such rooms shall have 1/2 of its height from floor to ceiling above the ground elevation (finished surface) in the proximity of the windows of the room. All habitable rooms in basements shall have sufficient light and ventilation as required for rooms of similar use above grade and shall be sufficiently well drained to remain dry.

ARTICLE V

ADMINISTRATION

BUILDING PERMITS

Before proceeding with the erection, alteration or removal of any residential building, a permit shall first be obtained by the owner or his agent from the Building Inspector. The application shall be made in writing and upon printed forms furnished by the Building Inspector. To determine satisfactory compliance with requirements the application shall be accompanied by 2 complete sets of plans and specifications conforming to the requirements of "Plans and Specifications" of this Code. When plans and specifications shall be found to conform with the provisions of this Code, the Building Inspector shall issue a permit, and when a private water supply or sewage disposal system is necessary he shall notify in writing the local health officer. One copy of the plans and specifications shall remain on file with the records of the Building Inspector, the other set to be stamped and kept at the construction site for reference until completion of the building.

PLANS AND SPECIFICATIONS

Site Map

Drawings shall include a site map drawn to scale, adequately dimensioned, clearly showing the exact location of all structures existing or to be constructed. When a private water supply or sewage disposal system is necessary, the site map shall show the location of proposed well, septic tank and disposal field in addition to existing wells, septic tanks, sewer lines, drains, sewage disposal fields, seepage pits, privies and cesspools within 100 feet of the dwelling.

Yards

Front, side, and rear yards shall be clearly indicated.

Building Plans

These drawings shall include (1) floor plans of all habitable floors and the basement or foundation plan; (2) a sectional drawing which shall clearly indicate sizes of footings, thickness of basement wall and all floor slabs.

FEES

For each building permit issued, the following fees shall be paid to the Township Treasurer who shall place the same in a

separate fund to be known as the "Township Building Code Fund," which fund shall only be used for the administration of this Code, as directed by the Township Board. No permit shall be valid until the required fee has been paid.

Minimum 100 square feet for all buildings including attached garage. Minimum charge \$7.50.

Additional and accessory buildings to main building \$4.00.

In the event a building permit is not issued the fee so paid shall be returned to the payer thereof.

INSPECTION

Building Inspector

This Code shall be administered by the Building Inspector and such Assistant Inspectors as may from time to time be designated by the Township Board. In the duties of the Building Inspector or any Assistant Inspector may be combined with any other officer or employee of the Township.

Qualifications of

Building Inspector

He shall be eligible for appointment as Building Inspector such person shall be generally informed on the principles and practices of good building construction, and on good practice in fire prevention, and on the proper installation of plumbing, heating and electric wiring of residential buildings. He shall be in good health and physically capable of making the necessary examinations and inspections of residential buildings in the course of construction. He is personally interested in the construction of any building subject to the provisions of this Code, the Township Board shall designate him as Building Inspector to examine the plans, to inspect such building and to issue the necessary permits, approvals and certificates.

Notifications

As work progresses under a building permit the holder thereof shall cause the Building Inspector to be notified at the following stages of construction: 1. Upon completion of the footings and before erection of the foundation walls.

2. Upon completion of the rough form of the structure including the application of roof shingles and side wall sheathing and the installation of rough plumbing and chimneys, and before lath is applied.

3. Upon total completion of the work authorized by the building permit and before occupancy.

Inspections and Approvals

1. Each inspection shall be made within three days following receipt of notification. At the first inspection the Building Inspector shall determine to the best of his ability that the building has been erected in accordance with the site maps and yard areas will comply with Code requirements.

2. If the construction meets the requirements of this Code the stage of any inspection, the Building Inspector shall issue his written approval thereof and the permit holder shall thereupon be authorized to proceed in accordance with the building permit.

Violations and Cancellation of Permit

1. Should the Building Inspector determine that the construction is not proceeding according to plan filed or is in violation of any provision of this Code or any other applicable ordinance, regulation or law, he shall so notify the permit holder and further construction shall be stayed until correction has been effected and approved by the Building Inspector upon notice and request for re-inspection duly made.

2. Should the permit holder fail to comply with the requirements at any stage of construction the Building Inspector is hereby empowered to cancel the building permit issued and shall cause notice of such cancellation to be securely posted upon said construction. Posting of such notice shall be considered sufficient notification to the permit holder of cancellation thereof. No further work shall be undertaken or permitted upon such construction until a valid building permit shall thereafter have been issued.

Certificate of Compliance

No building hereafter constructed or altered into a dwelling shall be occupied in whole or in part for human habitation until the issuance of a certificate by the Building Inspector affirming that such dwelling conforms in all respects to the requirements of this Code. Such certificate shall be applied for, coincidentally with the application for a building permit and shall be issued not more than five days after the final erection, alteration or removal is complete and final inspection has been made.

Certificate of Temporary Occupancy

If a building which has been constructed as or altered into a dwelling is to be occupied in whole or in part for human habi-

itation prior to official notice of complete compliance with the provisions of this Code, such occupancy will be unlawful until the owner has obtained a certificate of temporary occupancy from the Building Inspector stating that such dwelling is suitable for human habitation and substantially conforms in all respects to the requirements of this Code. This certificate of temporary occupancy shall cover a period not exceeding one year and shall in now way supersede or replace the final compliance inspection of the premises by the Building Inspector, as provided by "Certificate of Compliance".

PENALTY FOR VIOLATION OF CODE

No work shall be concealed from view until opportunity has been given the Building Inspector to examine same. Any person who shall violate any provision of this Code shall be deemed guilty of a misdemeanor and upon conviction thereof punished by a fine not to exceed \$100 and the cost of prosecution, or in default of the payment thereof by imprisonment in the county jail not to exceed 90 days, or by both such fine and imprisonment in the discretion of the court. Each day that a violation is permitted to exist shall constitute a separate offense. The imposition of any sentence shall not exempt the offender from compliance with the requirements of this Code.

In order that the provisions of this Code may be reasonably applied and substantial justice done in instances where practical difficulties are apparent or unnecessary hardship would result in carrying out the strict letter of this Code, a Board of Appeals shall be appointed by the Township Board whose duty it shall be to consider appeals from the decision of the official charged with the enforcement of this Code. Said Board of Appeals shall be the Township Board of Appeals appointed under Act 154 of the Public Acts of 1932. The Township Rural Zoning Enabling Act, whose duties and rules of procedure shall be the same as those provided for in Sections 125.283

to 125.291 inclusive, Compiled Laws 1948.

CONSTITUTIONALITY

If any provision of this Code or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of the Code which can be given effect without the invalid provision or application, and to this end the provisions of this Code are declared to be severable. Insofar as any of the provisions of this ordinance are inconsistent with the provisions of any other township ordinance, the provisions of this ordinance shall be controlling.

EFFECTIVE DATE

This ordinance shall take effect thirty (30) days after its first publication, to-wit: Saturday, January 23, 1955.

Township Clerk
Harry N. McCracken

-- Obituaries --

Baby Roy Babcock

Baby Roy Babcock, infant son of Mr. and Mrs. Donald E. Babcock of 22563 Cass Avenue in Farmington Township, died at birth on December 16. The baby rested at the Thayer Funeral Home until Saturday morning when burial took place at Glen Eden Memorial Cemetery.

Mac Spencer Lane

Mac Spencer Lane, 79, well known to many residents in and around Farmington, died at her home in Midland, Michigan, Saturday, December 18, of a heart attack.

Funeral services will be held in Midland. A date for burial has not yet been set.

How many or how few prices are lower now than 20 years ago? Strange to say, some are. Electric current is cheaper, as are light bulbs. Also cheaper are many electrical appliances such as small radios and refrigerators. A walk through a dime store will reveal other reductions in articles now ingeniously mass-produced on a large scale. Except for hidden taxes, hundreds of consumer items would also be lower in price than ever in history.

Franklin Knolls News IONE SHUSTER MA. 6-6518

A new Cub Scout den, Den 4, Pack 45, has been organized with Mrs. Bernard Handelman of Farmington as Den Mother and Mrs. Charles Rosen of Leckmore Avenue as assistant. Cubs are Mark Goodman, Stephen Handelman, Jeffrey Groch, Thomas Havel, Mickey Buck, John Thomas, and Robert Rosen. This month they are busy making gifts and carrying out the theme "Do Something for Others." The den is sponsored by the Farmington Methodist Church.

James E. Walsh of Gilchrist Avenue is a charter member and treasurer of the Southfield Exchange Club which was organized several weeks ago. The club is a national organization and the local chapter meets once a week at Rosemont Hills Inn.

Speakers are presented at the meetings and proceeds from the meetings are contributed to different charitable organizations.

Recent week end guests at the Robert Hosler of Middlebelt Road were Mrs. Hosler's mother,

Mr. and Mrs. Martin Willis of Miami, Florida, arrived Sunday to spend a white Christmas with their daughter and son-in-law and two grandchildren, the Leonard Hoslers of Middlebelt Road. Mr. and Mrs. Willis plan to stay until after the New Year.

The same week end Sharon Hogler celebrated her fourteenth birthday. Helping her celebrate the occasion were friends from Detroit, Joan Pesola and Donna Barrett, as well as Yolande Evert and Betty Vannome.

Between now and 1975, if predictions made by the census takers are correct, there will be 200,000,000 mouths to feed in this country. This is an increase of 41,000,000 within the next 20 years.

Try A Classified Ad!

8 MILE LBR. & SUPPLY CO.
8 Mile and Middlebelt Open Sunday 9 - 2
FARMINGTON 3143

3/4" x 4" x 8" SHEETROCK	A Piece \$1.50	READY MIX CEMENT & MORTAR	1 cu. yd. \$1.05
1/2" x 24" x 12" MASONITE	A Piece 95c	SLATS 1" x 36" 1/2" x 60" 1/2" x 96" 1/2" x 120"	\$2.19
1/2" x 24" x 12" MASONITE	A Piece \$2.49	CEMENTITE	\$1.40
1/2" x 24" x 12" MASONITE	A Piece \$2.39	1/2" x 24" x 12" MASONITE	\$2.39
1/2" x 24" x 12" MASONITE	A Piece 41c	1/2" x 24" x 12" MASONITE	99c
1/2" x 24" x 12" MASONITE	A Piece 13c	1/2" x 24" x 12" MASONITE	22c
1/2" x 24" x 12" MASONITE	A Piece 13c	1/2" x 24" x 12" MASONITE	22c

HOLIDAY GREETINGS

OPEN SAT. 10-6 PM. MON. 10-6 PM.

Pride Cleaners

774 Penniman 135 Center cor. Grand River
Plymouth Northville Orchard Lake Rd.
Farmington

Merry Christmas

Here's a hearty holiday wish to all our good friends... May your Christmas be abundant with health, happiness and contentment.

JEAN'S BEAUTY SHOP
3832 GRAND RIVER AVENUE

Joy at CHRISTMAS

May the Joy and faith of Christmas guide you to great happiness.

BRADLEY Rexall DRUGS
GOOD HEALTH TO ALL FROM REXALL

33323 Grand River Ave. Phone 0064

Christmas Greetings

The spirit of Christmas warms every heart, brightens every eye, lightens every care... It moves us to express our deep appreciation of the friendship and loyalty of our customers, and to wish for all a rich abundance of the Season's happiness

FARMINGTON DAIRY
PHONE 0135