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THE FINEST TRANSPORTATION BLUE GOOSE LINES OVER MICHIGAN'S SCENIC HIGHWAYS

Oakland County Wheat Allotment Is 7,165 Acres

The 1940 wheat allotment for Oakland County is 7,165 acres, according to an announcement made this week by Robert F. McCarty, Chairman of the Oakland County Allotment Conservation Committee.

REFRIGERATION SERVICE

Efficient - Guaranteed N. B. Clark Farmington 548-14 8 Mile and Middle Belt

Experts To Improve Fish-Handling Methods

The fish division of the department of conservation is studying methods of handling fish which may cut the time spent in preparing eggs for transport and also may produce a larger net production of fry.

Christian Science

Eighth Church of Christ, Scientist, Detroit A Branch of The Mother Church, Christian Church of Christ, Scientist, Boston, Massachusetts.

REDFORD THEATRE Gd. River & Lahser FRIDAY, SATURDAY, SUNDAY, MONDAY ALSO 'WOOD' FLOWERS 'DODGE' & 'ICE FOLLIES' OF 1939

Building Code Ordinance, City of Farmington

BUILDING CODE ORDINANCE ORDINANCE NO. C-17

PREFACE AN ORDINANCE REGULATING THE ERECTION, CONSTRUCTION, ALTERATION, REPAIR, MOVING, DEMOLITION, OCCUPANCY, CHANGE OF OCCUPANCY, EQUIPMENT, HEIGHT, AREA, LOCATION, AND USE OF BUILDINGS AND/OR STRUCTURES IN THE CITY OF FARMINGTON; PROVIDING FOR THE ISSUANCE OF PERMITS AND COLLECTION OF FEES THEREFOR; PROVIDING PENALTIES FOR THE VIOLATION THEREOF; AND REPEALING ALL ORDINANCES AND/OR PARTS OF ORDINANCES IN CONFLICT HEREWITH.

(a) IT IS HEREBY ORDAINED BY THE PEOPLE OF THE CITY OF FARMINGTON:

(b) This ordinance shall be known as the "BUILDING CODE OF THE CITY OF FARMINGTON," and shall be referred to in this ordinance as "this Code." This Code shall also be known as ordinance C-17 of the CITY OF FARMINGTON.

(c) The purpose of this Code is to provide minimum standards, provisions and requirements for safe and stable structure, methods of construction, use of materials in and location of buildings and/or structures hereafter erected, altered, repaired, moved, converted to other uses, or demolished, and to regulate the equipment, maintenance, use and occupancy of all buildings and/or structures within the city limits of the City of Farmington.

(d) The provisions of this Code shall be a supplement to and all State of Michigan laws relating to buildings.

(e) New buildings and/or structures hereafter erected in the City of Farmington shall conform to all the requirements of this Code.

(f) Existing buildings, which for any reason whatsoever do not conform to the requirements of this Code for new buildings, shall conform to the following requirements:

1. When any existing building and/or structures whose type of construction is not equal to that of the district in which it is located and/or its classification, is damaged from any cause whatever, or is in need of structural repairs, to the extent of the assessed valuation of the structure, as determined by the City Assessor and Board of Review, it shall be made to conform to the requirements of this Code for new buildings or shall be taken down and removed.

2. The amount of damage to buildings shall be the sum required to repair the building to its original condition and make it safe for occupancy.

3. All additions to, or enlargements of, an existing building shall be in conformity with the requirements of the District in which it is located and for its Classification.

4. When the value of alterations or repairs to any portion of an existing building is less than 1/2 the assessed value of such building such alterations, repairs, if deemed necessary by the Building Inspector, shall be made to conform to the requirements of this Code for new buildings. Minor alterations, repairs and improvements which do not exceed the preceding paragraphs may be made of the same materials of which the building is constructed; provided, however that not more than 25 per cent of the roof covering of any building shall be replaced in any twelve months unless the entire roof covering shall be made to conform to the requirements of this Code for new buildings, except that in the case of buildings used exclusively as single or two family dwellings, the roof may be replaced by any type of roof covering permitted for such buildings at any location.

(g) The requirements of this Code covering the maintenance of buildings shall apply to all buildings and/or structures now existing or hereafter erected. All buildings and/or structures shall be maintained in a safe condition and all alterations and improvements which are made to the building, erection, alteration or repair of any building shall be maintained in good condition.

This section shall not be construed as permitting the removal or nonmaintenance of any existing building or structure unless authorized in writing by the Building Inspector.

(h) Should, any article, section, paragraph or provision of this Code be declared by the Courts to be invalid, the same shall not affect the validity of the Code as a whole, or any part thereof other than the part so declared invalid.

ADMINISTRATION

Section 14. General Provisions

1.101 (a) No person shall erect, alter, move, alter, convert, extend or demolish any building or structure, nor install a heating system in an existing building, nor install an oil burning apparatus in a new building, nor alter any part of the building, nor change its classification or occupancy, nor otherwise conflict with this Code, and the cost of which shall not exceed \$100.00, may be made without a permit.

(b) Any person desiring a permit as required by this Code shall file with the Building Inspector an application therefor in writing on a blank form to be furnished for that purpose.

1. Each application for a permit shall contain the legal description of the property upon which the proposed building is to be erected or work is to be done and shall state the intended use or occupancy of all parts of the building, and such other relevant information as the Building Inspector may require.

2. Two sets of plans and specifications and a lot plan showing the location of the proposed building and of every other building thereon shall accompany every application for a permit; provided, however, that the Building Inspector may authorize the issuance of permits for minor work without the detailed plans and specifications.

3. Plans shall be drawn to scale and the essential parts shall be drawn to a scale of not less than 1/8 inch per foot, to indicate the nature and character of the work proposed.

4. Plans and specifications shall be of sufficient clarity to indicate the nature and character of the work proposed. Computations, strain sheets, stress diagrams and other data, necessary to show the correctness of the plans shall accompany plan and specifications when required by the Building Inspector.

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1.102 (a) The application, plans and specifications filed by the applicant (or a permit shall be checked by the Building Inspector and if found to be in conformity with the requirements of this Code and other laws or regulations applicable thereto, the Building Inspector shall, upon presentation of a valid receipt from the City Treasurer showing the payment of the required fee, issue a permit therefor. If the Building Inspector does not approve of such plans and specifications, no permit shall be issued therefor and he shall return the same with any corrections noted on a separate sheet attached thereto. The applicant shall then have ten days in which to comply with all lawful regulations before they are again presented for permit.

(b) When the Building Inspector issues a permit, he shall endorse in writing or stamp both sets of plans and specifications with his approval. One such set of plans and specifications shall be retained by the Building Inspector as a public record, and one such set of plans and specifications shall be returned to the applicant, which set shall be kept on such building site or work at all times during which the work authorized thereby is in progress and until the Building Inspector shall not be changed or altered so as to involve changes in any part of the building which will result in a violation of this Code.

(c) A permit shall be issued in writing on a separate sheet of paper, which shall be maintained by the owner or his agent in a conspicuous place upon the work until the final completion and acceptance of the building. The permit shall be subject to the Building Inspector to stop any work requiring a permit which does not have said card properly displayed. Plans and specifications for one and two family residences and minor structures may be in the form of a "Certificate of Occupancy."

(d) If the work on any structure upon which a permit has been issued is not completed in accordance with the approved plans and specifications and this Code, the Building Inspector shall notify in writing the owner or his agent who obtained the permit, and shall include in such notification a statement of the imperious conditions or prohibitions. If the owner, or his agent, within 48 hours after receipt of said notice, fails to comply with the requirements of the same, or make satisfactory provision to do so, the Building Inspector shall have the authority to stop the work.

(e) Whenever it shall be found that a permit has been issued in violation of this Code or any other ordinance or state law, or in consequence of a false statement of facts or misrepresentation of conditions, the Building Inspector shall notify the person holding such permit to appear before him at a stated time to show cause why such permit shall not be revoked. If such person fails to appear at such time, the permit shall be deemed null and void, and the Building Inspector shall issue a written order revoking said permit and shall then proceed as if no permit had been issued.

(f) Permits upon which work is not started within six months after date of issue, or upon which work is abandoned for a period of six months, shall have and cease to be in effect. The Building Inspector may, within six months of such lapse, reinstate them, but such reinstatement shall not be obligatory and only at his discretion. Permits which have been lapsed for a period of six months shall be revoked.

(g) Temporary permits may be issued by the Building Inspector subject to the approval of the City Commissioner. Such permits shall be limited to a period of three months, unless permit is renewed. Frame sheds used as tool sheds, storage sheds, or construction offices by builders, and other structures which are deemed necessary by the Building Inspector, shall be deemed temporary buildings and may be built of such size as may be deemed necessary by the Building Inspector. Such sheds must be removed at the completion of the permanent building or abandoned for a period of sixty days. Such building shall not be used for any purpose not directly connected with the erection of the permanent building.

(h) Temporary permits shall be granted for temporary buildings not conforming to the requirements of the district in which they are located, provided, that in no case shall they be located within a distance of less than 20 feet from any building which is not of a type of construction permitted in the district in which it is located. Such temporary buildings shall not exceed 1 story nor 15 feet in height nor 400 sq. ft. in area.

(i) No building hereafter erected or remodeled shall be occupied until a certificate of occupancy has been issued therefor. The Building Inspector shall be notified when the building is ready for inspection, and if provided for by this ordinance another statutory requirements, a certificate of occupancy shall be issued therefor. The Building Inspector shall be notified when the building is ready for inspection, and if provided for by this ordinance another statutory requirements, a certificate of occupancy shall be issued therefor.

1.104 (a) No person shall erect, alter, move, alter, convert, extend or demolish any building or structure, nor install a heating system in an existing building, nor install an oil burning apparatus in a new building, nor alter any part of the building, nor change its classification or occupancy, nor otherwise conflict with this Code, and the cost of which shall not exceed \$100.00, may be made without a permit.

(b) Any person desiring a permit as required by this Code shall file with the Building Inspector an application therefor in writing on a blank form to be furnished for that purpose.

1. Each application for a permit shall contain the legal description of the property upon which the proposed building is to be erected or work is to be done and shall state the intended use or occupancy of all parts of the building, and such other relevant information as the Building Inspector may require.

2. Two sets of plans and specifications and a lot plan showing the location of the proposed building and of every other building thereon shall accompany every application for a permit; provided, however, that the Building Inspector may authorize the issuance of permits for minor work without the detailed plans and specifications.

3. Plans shall be drawn to scale and the essential parts shall be drawn to a scale of not less than 1/8 inch per foot, to indicate the nature and character of the work proposed.

4. Plans and specifications shall be of sufficient clarity to indicate the nature and character of the work proposed. Computations, strain sheets, stress diagrams and other data, necessary to show the correctness of the plans shall accompany plan and specifications when required by the Building Inspector.

1.105 (a) Wrecking of buildings shall be conducted in accordance with the following provisions: (1) No person shall erect, alter, move, alter, convert, extend or demolish any building or structure, nor install a heating system in an existing building, nor install an oil burning apparatus in a new building, nor alter any part of the building, nor change its classification or occupancy, nor otherwise conflict with this Code, and the cost of which shall not exceed \$100.00, may be made without a permit.

1.107 Before any permits are issued, the applicant therefor shall pay to the City Treasurer the fee for the same in accordance with the following schedule:

Table with 2 columns: Description of work and Fee. Includes Heating installation, Oil burning installation, Wrecking buildings, Moving buildings, etc.

New buildings, additions and alterations to existing buildings as shown below:

Table with 2 columns: Description of work and Fee. Includes Permit fees, Removal of temporary permit, Minimum building permit fee, etc.

1.108 Whenever the construction of a building shall have been started before the permit therefor has been issued, the applicant shall be liable for the amount of the fee herein established. The construction of any portion of the foundations or erection of any portion of the building or structure shall be deemed to be a violation of this section and for which double fees shall be charged.

1.109 For the purpose of computing the fee for building the height of the building shall be measured from the underside of the basement floor to the average height of the roof in the case of buildings with basements, and from the underside of the first floor construction for buildings without basement.

1.110 Holders of a permit upon which work has not been started may make written application for a refund of a portion of the fee. In which case such application shall be filed with the City Assessor before the Building Inspector may, at his discretion, refund two-thirds of the fee in excess of one (\$1.00) dollar in such manner as may be directed by the City Treasurer provided and not refund shall be made upon a permit which is void.

1.111 A permit for the moving of a building shall not be issued until a cash deposit in the amount of two to \$200.00 dollars shall be deposited with the City Treasurer to cover any damage suffered or expenses incurred by the City arising from the moving of the building. The making of such deposit shall not prevent the City from collecting further damages in excess of the amount deposited in the event further damages are sustained. Such cash deposit shall not be required when building is to be moved across private property only.

Section 13. Enforcement

1.201 (a) The City Commissioner shall have control of all building operations within the city limits, and the City Commissioner shall appoint a Building Inspector, who shall be qualified by education and experience to properly perform the duties of his office.

(b) Such Inspector shall be at all times under the direct control of the City Commissioner and may be removed at any time by the City Commissioner in incompetency, neglect of duty or any other sufficient reason.

1.202 (a) The Building Inspector is hereby authorized for such purpose he shall have the powers of a police officer. (b) Whenever any building work is being done contrary to the provisions of this Code, or is being done in an unsafe or dangerous manner, the Building Inspector shall order the work stopped by notice in writing served on any persons engaged in the doing or causing such work to be done, and any such person shall forthwith stop such work and be fined by the Building Inspector to recommence and proceed with the work.

(c) Whenever any building or portion thereof is being occupied or used contrary to the provisions of this Code, the Building Inspector may order such use or occupancy discontinued and the building or portion thereof vacated. Notice of such purpose he shall have the powers of a police officer. (b) Whenever any building work is being done contrary to the provisions of this Code, or is being done in an unsafe or dangerous manner, the Building Inspector shall order the work stopped by notice in writing served on any persons engaged in the doing or causing such work to be done, and any such person shall forthwith stop such work and be fined by the Building Inspector to recommence and proceed with the work.

(d) Any building or portion thereof, including buildings and structures in process of erection, if found to be dangerous to persons or property, or unsafe for the purpose for which it is being used, or in danger from fire due to defects in construction, or due to decay, or which violates the provisions of this Code due to the removal, decay, or deterioration of any thing, appliance or device used in the construction of such building, may be ordered by the Building Inspector to be vacated, and the owner or tenant thereof shall be liable for the cost of such work as may be required to correct such defects.

(e) The Building Inspector may order portions of the structural frame of a building or structure to be exposed for inspection for such purpose he shall have the powers of a police officer. In any case in which the Building Inspector shall serve notice in writing on the owner, reputed owner, or person in charge of such building or structure, setting forth that such building is condemned, proper service of such notice shall be made by the Building Inspector to the owner or reputed owner in the corporate limits. If he is not within the corporate limits, such service may be had upon any person accustomed to receive notices on the premises, or in the absence of such person, upon the tenant of the premises. In the event such premises are vacant, and the owner is not within the corporate limits, service may be had upon the last known address of the said owner. When served upon the president, vice-president, secretary or treasurer of a corporation, the local representative of the corporation, the person receiving such notice shall

vacate such building within 48 hours thereafter and such building shall remain vacant until its occupying tenant is authorized by the issuance of a new certificate of occupancy.

If such building is, in the opinion of the Building Inspector, dangerous to adjacent public or private property, or persons or structures, alterations and repairs shall be started to remove such danger, within 48 hours thereafter, and diligently prosecuted to completion, failing which the building shall be torn down.

(e) Should the necessary changes not be started within 48 hours after the service of such notice, and if such work is not prosecuted in a diligent manner after starting, the City Commissioner may order the City Mayor to take such steps as will remove the existing hazard to adjacent property or to persons thereon. A statement of the cost of such work shall be transmitted to the City Commissioner, who shall authorize payment of costs incurred and shall have the authority to levy as a lien against the property.

(f) The Building Inspector or his authorized representative may, at any reasonable time, upon presentation of proper credentials, enter any building or premises for the purpose of inspection of existing buildings, or to prevent violations of this Code.

(g) It shall be the duty of the holder of every permit to notify the Building Inspector in writing of the time when such building will be ready for inspection according to the following schedule:

- 1. Foundations: upon completion of foundations, but before backfilling the earth around the foundations or proceeding with the superstructure. 2. Framing: upon completion of the structural framework, but before it is covered with lath and plaster, or other covering. 3. Final: upon completion of all portions of the building governed by this Code and the installation of all equipment, plumbing, electrical and other services required by this Code, but before occupancy.

Failure to notify the Building Inspector of the time for such inspection shall automatically result in a permit being lapsed. Before reinstating such permit, the Building Inspector may require the payment of a second fee equal to the original fee for the permit. He may also require that the earth around foundations be removed, foundations be reworked, or other operations be performed as may permit of inspection.

1.203 (a) The provisions of this Code are not intended to prevent the use of types of construction, equipment, mechanism or materials offered as an alternate for the types of construction, equipment, mechanisms or materials required by this Code, but such alternate types of construction, equipment, mechanism or material to be given consideration shall be offered for approval as specified in the following paragraphs (b) & (c).

(b) Any person desiring to use types of construction, equipment, mechanisms or materials not specifically mentioned in this Code shall file with the Building Inspector proofs, attested by notice in writing, of claims that such alternate types of construction, equipment, mechanisms or materials and request approval and permission for their use.

(c) The Building Inspector may approve such alternate types of construction, equipment, mechanism or materials and may recommend an amendment to this Code in order to make permissible the use of same. If the evidence and proof are sufficient, in the opinion of the Building Inspector, to justify approval and recommendation for an amendment, the applicant may appeal the decision to the City Commissioner as specified in Section 1.204.

1.204 (a) Any person who desires to appeal from the rulings of the Building Inspector under this Code may appeal to the Board of Appeals. Such appeal shall be in writing and a copy of the appeal shall be served on the Building Inspector. Such notice of appeal shall state the cause for the appeal and such notice of appeal shall be served on the Building Inspector, and also guarantee the payment of any costs resulting therefrom. Such notice of appeal shall be accompanied by a deposit of money sufficient in amount to cover the estimated amount of such costs as determined by the Building Inspector. If any costs are incurred and the actual amount of such costs are less than the deposit, the excess shall, after final decision, be returned to the appellant. Should the actual amount of such costs be greater than the deposit, permission to pursue further building operations such excess shall have been paid. When decision is rendered against the appellant all costs shall be borne by the appellant, but if the decision is rendered in favor of the appellant, the appellant shall pay only for such tests and examinations as are necessary to prove the claims of the appellant.

(b) The City Commissioner shall appoint a Board of Appeals to act in the appeal. The Board of Appeals shall consist of five members who, in the opinion of the City Commissioner, are qualified by training and experience to properly perform the duties of their office. The members of the Board of Appeals shall hold office until their successors are appointed by the City Commissioner's pleasure. The Board of Appeals may, at the discretion of the City Commissioner, by the same as the Board of Appeals, as provided in Sec. 31, Ordinance No. 103 of the City of Farmington.

(c) The Board of Appeals shall have the same powers as provided in Ordinance No. C18 and their decision shall be mandatory on the Building Inspector.

(d) Decisions of the Board of Appeals dealing with the provisions of this Code shall be mandatory upon the Building Inspector, unless appealed to and reversed by the City Commissioner. If such decisions shall change in or amendments to this Code, such decisions shall be forwarded to the City Commissioner with recommendations for appropriate action.

1.205 (a) Any person, firm or corporation who shall violate any of the provisions of this ordinance, or who shall fail, neglect or refuse to comply with any other herein authorized to be issued, shall be guilty of a misdemeanor, and upon