

CODIFIED ORDINANCES OF CASEVILLE

PART FOURTEEN - BUILDING AND HOUSING CODE

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TITLE TWO - Building Standards

Chap. 1420. State Construction Code.

Chap. 1421. Flood Plain Management Provisions of the State  
Construction Code.

Chap. 1422. BOCA National Building Code. (Repealed)

Chap. 1424. Numbering of Buildings.

Chap. 1426. Demolition of Structures.

TITLE FOUR - Housing and Property Maintenance

Chap. 1440. International Property Maintenance Code.

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CHAPTER 1420  
State Construction Code

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| <p>1420.01 Enforcement; authority of<br/>Building Inspector.</p> <p>1420.02 Building permit fees.</p> <p>1420.03 Violations.</p> | <p>1420.04 Non-building structure<br/>building review.</p> <p>1420.99 Penalty.</p> |
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CROSS REFERENCES

State Construction Code - see M.C.L.A. Secs. 125.1501 et seq.

Board of Construction Appeals - see ADM. Ch. 296

Building Inspector/Zoning Administrator - see ADM. Ch. 252

Height of buildings - see P. & Z. 1286.02(c), 1286.44

Moving of buildings - see P. & Z. 1286.19, 1288.08

Restoration of unsafe buildings - see P. & Z. 1286.22

Designation of historical buildings - see P. & Z. 1286.38

Reconstruction of damaged buildings - see P. & Z. 1288.07

BOCA National Building Code - see B. & H. Ch. 1422

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**1420.01 ENFORCEMENT; AUTHORITY OF BUILDING INSPECTOR.**

Pursuant to the provisions of the Building Code, and in accordance with Section 9 of Act 230 of the Public Acts of 1972, as amended (M.C.L.A. 125.1509), the Building Inspector of the Village is hereby designated as the enforcing agency to enforce the

State Construction Code and to discharge the responsibilities of the Village under such Act. The Village hereby assumes responsibility for the administration and enforcement of such Act throughout its corporate limits.

(Ord. 99-1. Passed 2-8-99; Res. 2015-65. Passed 8-10-15.)

#### **1420.02 BUILDING PERMIT FEES.**

Before receiving a building permit, the owner or his or her agent shall pay such fees as set by the City Council for the issuance of such permits.

- (a) The total permit fee will be doubled if work is started before obtaining a permit.
- (b) The building permit shall be valid for one year.
- (c) The fee for a permit renewal shall be the same as for an original permit.

(Ord. 90-3. Passed 9-10-90; Res. 95-69. Passed 5-8-95; Ord. 2000-12. Passed 11-20-00; Ord. 2015-08. Passed 11-9-15.)

**1420.03 VIOLATIONS.**

No person shall erect, use, move, demolish, occupy or maintain a building or structure in violation of any of the provisions of the State Construction Code or cause, permit or suffer any such violation to be committed. Any building or structure erected, used, moved, demolished, occupied or maintained in violation of any of the provisions of the State Construction Code is hereby declared to be a nuisance per se. Upon application to a court of competent jurisdiction, the court may order the nuisance abated and/or the violation, or threatened violation, restrained and enjoined. Such remedy shall be in addition to the penalty provided in Section 1420.99

**1420.04 NON-BUILDING STRUCTURE BUILDING REVIEW.**

(a) Definition. A non-building structure means any man-made slab, pad, driveway or similar construction made of any components.

(b) Intent. It is the intent of this chapter to safeguard the public health and welfare by providing for a review by Village personnel to assure that non-building structures are not constructed or placed over or near a utility easement prior to approval.

(c) Permit Required. Non-building structures shall not be constructed without first obtaining a permit. A permit with a fee to be set by the Village Council will only be issued after completion of the following:

- (1) The completion of a non-building structure permit application outlining the proposed new structure.
  - (2) A review and approval of the location of the new non-building structure.
  - (3) A site visit, prior to construction, by the Village personnel to ascertain the location of any utility easement that may be obstructed by the proposed non-building structure.
- (Ord. 2008-08. Passed 7-14-08.)

**1420.99 PENALTY.**

(EDITOR'S NOTE: See Section 202.99 for general Code penalty if no specific penalty is provided.)

CHAPTER 1421  
Flood Plain Management Provisions  
of the State Construction Code

1421.01 Agency designated.  
1421.02 Code appendix enforced.

1421.03 Designation of regulated flood  
prone hazard areas.  
1421.04 Repeals.

CROSS REFERENCES

State Construction Code - see M.C.L.A. Secs. 125.1501 et seq.; B. & H.  
Ch. 1420

Building Inspector/Zoning Administrator - see ADM. Ch. 252

**1421.01 AGENCY DESIGNATED.**

Pursuant to the provisions of the State Construction Code, in accordance with Section 8b(6) of Act 230, of the Public Acts of 1972, as amended, the Village Building Official is hereby designated as the enforcing agency to discharge the responsibility of the Village under Act 230, of the Public Acts of 1972, as amended, State of Michigan. The Village assumes responsibility for the administration and enforcement of said Act throughout the corporate limits of the community adopting this chapter.  
(Ord. 2007-11. Passed 8-13-07.)

**1421.02 CODE APPENDIX ENFORCED.**

Pursuant to the provisions of the State Construction Code, in accordance with Section 8b(6) of Act 230, of the Public Acts of 1972, as amended, Appendix G of the Michigan Building Code shall be enforced by the enforcing agency within the Village.  
(Ord. 2007-11. Passed 8-13-07.)

**1421.03 DESIGNATION OF REGULATED FLOOD PRONE HAZARD  
AREAS.**

The Federal Emergency Management Agency (FEMA) Flood Insurance Study (FIS) entitled Huron County, Michigan and dated September 29, 2006 are adopted by reference for the purposes of administration of the Michigan Construction Code, and declared to be a part of Section 1612.3 of the Michigan Building Code, and to provide the content of the "Flood Hazards" section of Table R301.2(1) of the Michigan Residential Code.  
(Ord. 2007-11. Passed 8-13-07.)

**1421.04 REPEALS.**

All ordinances inconsistent with the provisions of this chapter are hereby repealed.  
(Ord. 2007-11. Passed 8-13-07.)

CHAPTER 1422  
BOCA National Building Code

EDITOR'S NOTE: Chapter 1422 was repealed as part of the 1999 updating and revision of these Codified Ordinances because the BOCA National Building Code is superseded by the State Construction Code, adopted by reference in Chapter 1420 of these Codified Ordinances.

CHAPTER 1424  
Numbering of Buildings

1424.01 Definitions.	1424.06 Number required prior to issuance of certificate of occupancy.
1424.02 Intent.	1424.07 Defacing numbers.
1424.03 Premises number required.	1424.08 Enforcement; compliance.
1424.04 Establishment of authorized numbering system.	1424.99 Penalty.
1424.05 Required marking of property.	

CROSS REFERENCES

State Construction Code - see M.C.L.A. Secs. 125.1501 et seq;  
B. & H. Ch. 1420  
Building Inspector/Zoning Administrator - see ADM. Ch. 252  
Designation of historical buildings - see P. & Z. 1286.38  
BOCA National Building Code - see B. & H. Ch. 1422

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**1424.01 DEFINITIONS.**

As used in this chapter:

- (a) "Improved properties" means any improvement to commercial or residential property, including, but not limited to, a subdivision, apartment complex, condominium complex, industrial complex, shopping mall, or any complex of like nature.
- (b) "Commercial" means any use of property which is non-residential, including, but not limited to, business, industrial or professional uses.
- (c) "Multi-dwelling residence" means any residential building in which more than one family or tenant may reside, including, but not limited to, apartment buildings, condominium buildings, town house buildings, and complexes that are similar in nature.

(Ord. 91-3. Passed 8-12-91.)

**1424.02 INTENT.**

It is the intent of this chapter to safeguard the public health and welfare by regulating the size and placement of building identification, so that it will be readily visible from the exterior of the building, and to require each unit of a multi-dwelling residence to be adequately identified.

(Ord. 91-3. Passed 8-12-91.)



**1424.03 PREMISES NUMBER REQUIRED.**

All buildings and improved property shall be conspicuously marked with a premises number placed in accordance with the provisions of this chapter.

(Ord. 91-3. Passed 8-12-91.)

**1424.04 ESTABLISHMENT OF AUTHORIZED NUMBERING SYSTEM.**

The numbering system for the Village is established by the Detroit Edison Company. Anyone wishing to establish the number of a premises shall contact this agency.

(Ord. 91-3. Passed 8-12-91.)

**1424.05 REQUIRED MARKING OF PROPERTY.**

All buildings and improved property shall be marked with a number as follows:

- (a) It shall be the responsibility of the owner to contact the appropriate agency to procure the correct number for each premises.
- (b) The numbers used shall be at least three inches high and shall be made of durable material. Arabic numbers shall be used. Numbers written out shall not be used to replace the Arabic numbers.
- (c) The numbers shall be placed so that they are clearly visible from the addressed street. In cases where the numbers on the premises will not be visible from the addressed street, an additional set of numbers shall be placed at the street that is clearly visible from the street.
- (d) Numbers of letters shall be placed on or near the principal entrance of each unit of a multi-dwelling residence so as to readily and adequately identify each unit.
- (e) Approved identification shall also be placed on all new and existing commercial or industrial buildings located on premises that have frontage on two parallel streets or a parallel street and alley, in such a position anywhere on the rear of such building, not less than five feet nor more than twelve feet above the ground, so as to be visible and legible from the street or alley to the rear of such building. Such approved identification may consist of a sign, in conformity with the City Zoning Code, containing the occupant's business name or the full street name and number as represented on the front entrance to such premises.
- (f) Approved numbers shall be made of durable, reflective material or colored so as to contrast readily and visibly with their background.

(Ord. 91-3. Passed 8-12-91; Ord. 2012-01. Passed 4-9-12.)

**1424.06 NUMBER REQUIRED PRIOR TO ISSUANCE OF  
CERTIFICATE OF OCCUPANCY.**

No certificate of use and occupancy shall be issued until the owner has procured a premises number from the Detroit Edison Company and such number is in the approved place.

(Ord. 91-3. Passed 8-12-91.)

**1424.07 DEFACING NUMBERS.**

It shall be unlawful for any person to alter, deface, or take down any number placed on any property in accordance with this chapter, except for repair or replacement of such number.

(Ord. 91-3. Passed 8-12-91.)

**1424.08 ENFORCEMENT; COMPLIANCE.**

The Building Inspector/Zoning Administrator shall administer the provisions of this chapter. Existing structures affected by this chapter shall be required to be in compliance within one month of the adoption of this chapter. New structures shall be brought into compliance upon completion. Upon notification of noncompliance, the owner of a premises or agent in charge thereof, shall, within ten days of notification, install approved numbers or letters on the premises. Failure to comply shall be a violation of this chapter.

(Ord. 91-3. Passed 8-12-91.)

**1424.99 PENALTY.**

(EDITOR'S NOTE: See Section 202.99 for general Code penalty if no specific penalty is provided.)

CHAPTER 1426  
Demolition of Structures

1426.01 Notification to utilities;  
termination of connections  
required prior to issuance of  
permit.

CROSS REFERENCES

State Construction Code - see M.C.L.A. Secs. 125.1501 et seq.;  
B. & H. Ch. 1420  
Building Inspector/Zoning Administrator - see ADM. Ch. 252  
Restoration of unsafe buildings - see P. & Z. 1286.22  
Reconstruction of damaged buildings - see P. & Z. 1288.07

**1426.01 NOTIFICATION TO UTILITIES; TERMINATION OF  
CONNECTIONS REQUIRED PRIOR TO ISSUANCE OF  
PERMIT.**

(a) Before a structure is demolished or removed, the owner or their agent, shall notify all utilities having service connections within the structure, such as water, electric, gas, sewer and other connections. A permit to demolish or remove a structure shall not be issued until a release is obtained from the utilities, stating that their respective service connections and appurtenant equipment, such as meters and regulators, have been removed or sealed and plugged in a safe manner. Release from city utilities will be given after inspection and approval by the DPW Supervisor. The fee for obtaining the permit shall be set by the City Council.

(b) Prior to the permit being issued for demolition, a decision is required regarding the city utilities:

- (1) The owner or their agent can terminate city utilities at a cost to cover city DPW time and materials to terminate the service; or
- (2) The owner or their agent can continue with a quarterly utility bill at one-half the current base rates for water and sewer utilities, once the property is disconnected and demolished.

(c) If an owner or their agent decides to terminate the service, new buy-in and connection charges will be required in the future.

(Ord. 2000-7. Passed 3-20-00; Ord. 2003-11. Passed 7-14-03; Ord. 2015-03. Passed 4-13-15.)

TITLE FOUR - Housing and Property Maintenance  
Chap. 1440. International Property Maintenance Code.

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CHAPTER 1440  
International Property Maintenance Code

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| 1440.01 International Property Maintenance Code adopted. | 1440.03 Conflict of laws. |
| 1440.02 File copy.                                       | 1440.04 Saving clause.    |
|  | 1440.05 Violations.       |

CROSS REFERENCES

- State Housing Code - see M.C.L.A. Secs. 125.401 et seq.  
Municipal Housing Act - see M.C.L.A. Secs. 125.651 et seq.  
Municipal housing commissions - see M.C.L.A. Secs. 125.653 et seq.  
Adoption, promulgation and publication of rules - see M.C.L.A. Sec. 125.694b  
Board of Tenant Affairs - see M.C.L.A. Secs. 125.699 et seq.  
Acquisition and maintenance of housing projects - see M.C.L.A. Secs. 125.731 et seq.
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**1440.01 INTERNATIONAL PROPERTY MAINTENANCE CODE  
ADOPTED.**

There is hereby adopted by and for the Village The International Property Maintenance Code (IPMC), 2006 Edition, and all amendments thereto, and the same is hereby adopted as the Housing/Property Maintenance Code of the Village for the control of dwellings and structures as therein provided. Each and all of the provisions of such Code are hereby referred to, adopted and made a part of this chapter by reference as if fully set out in this chapter, save and except such provisions as may be hereinafter amended or deleted. Any reference to the BOCA Code is hereby deleted and repealed and replaced with the IPMC.  
(Ord. 2006-10. Passed 9-11-06.)

**1440.02 FILE COPY.**

At least one copy of the International Property Maintenance Code, as adopted in Section 1440.01, is on file in the Village office for inspection by the public.  
(Ord. 2006-10. Passed 9-11-06.)

**1440.03 CONFLICT OF LAWS.**

(a) In the event of a conflict between any of the provisions of the International Property Maintenance Code, as adopted in Section 1440.01, and a provision of any local ordinance, resolution, rule or regulation, the local ordinance, resolution, rule or regulation shall control.

(b) In the event of a conflict between any of the provisions of such Code and a provision of any State law, rule or regulation, the State law, rule or regulation shall control.

(c) In the event of a conflict between any of the provisions of such Code and a provision of any other technical code adopted by reference by the Village, the stricter or higher standard shall control.  
(Ord. 2006-10. Passed 9-11-06.)

**1440.04 SAVING CLAUSE.**

Nothing in this chapter or in the International Property Maintenance Code hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any right acquired, liability incurred or cause of action acquired or existing, under any act or ordinance hereby repealed, nor shall any just or legal right or remedy of any character be lost, impaired or affected by this chapter.  
(Ord. 2006-10. Passed 9-11-06.)

**1440.05 VIOLATIONS.**

No person shall erect, use, move, demolish, occupy or maintain a building or structure in violation of any of the provisions of the International Property Maintenance Code or cause, permit or suffer any such violation to be committed. Any building or structure erected, used, moved, demolished, occupied or maintained in violation of any of the provisions of the International Property Maintenance Code is hereby declared to be a nuisance per se. Upon application to a court of competent jurisdiction, the court may order the nuisance abated and/or the violation, or threatened violation, restrained and enjoined. Such remedy shall be in addition to the penalty provided in said Code.  
(Ord. 2006-10. Passed 9-11-06.)

**1440.06 VIOLATIONS.**

No person shall erect, use, move, demolish, occupy or maintain a building or structure in violation of any of the provisions of the BOCA National Property Maintenance Code or cause, permit or suffer any such violation to be committed. Any building or structure erected, used, moved, demolished, occupied or maintained in violation of any of the provisions of the BOCA National Property Maintenance Code is hereby declared to be a nuisance per se. Upon application to a court of competent jurisdiction, the court may order the nuisance abated and/or the violation, or threatened violation, restrained and enjoined. Such remedy shall be in addition to the penalty provided in Section PM-109.2 of such Code.