

ORDINANCE NO. /

AN ORDINANCE TO REGULATE AND ESTABLISH THE LINE UPON WHICH BUILDINGS AND STRUCTURES MAY BE ERECTED, REPAIRED AND REMODELED IN THE VILLAGE OF PERRINTON, MICHIGAN, WITH REFERENCE TO THE STREET LINE ABUTTING THE PROPERTY ON WHICH SUCH BUILDINGS OR STRUCTURES ARE TO BE ERECTED, REPAIRED OR REMODELED, AND TO DEFINE THE DUTIES OF CERTAIN OFFICERS WITH RESPECT THERETO; TO PROHIBIT THE ERECTION AND MAINTENANCE OF DANGEROUS OR UNSANITARY BUILDINGS AND STRUCTURES; TO DECLARE BUILDINGS AND STRUCTURES ERECTED OR MAINTAINED IN VIOLATION OF ITS TERMS TO BE PUBLIC NUISANCES, AND TO AUTHORIZE PROCEEDINGS TO ABATE SAME; AND TO PROVIDE PENALTIES FOR THE VIOLATIONS OF ITS PROVISIONS.

THE VILLAGE OF PERRINTON, MICHIGAN, ORDAINS:

Sec. 1 No person, firm or corporation shall repair or remodel a roof or chimney, nor shall they erect, repair or remodel any building or other structure to an extent requiring the expenditure of an amount exceeding the sum of twenty-five (\$25.00) dollars, or allow any building or structure owned or controlled by them to be erected or so repaired or remodeled without a permit issued in accordance with the terms of this ordinance.

Sec. 2 Any person, firm or corporation desiring to repair or remodel a roof or chimney; or to erect, repair or remodel any building or other structure to an extent requiring the expenditure of an amount in excess of the sum of twenty-five (\$25.00) dollars within the village of Perrinton, shall file with the village clerk an application in writing for a permit to do so, which application shall be accompanied by a plan or drawing, drawn approximately to scale, and which application shall show the description of the land and location thereon which it is proposed that the building or other structure shall occupy; the name and address of the owner of such premises; the dimensions of the building or other structure; the materials to be used in such work; the purpose for which the building or other structure is intended; the estimated cost of erecting, repairing or remodeling the same; and such other information as may be necessary to furnish full and detailed advice as to the nature and extent of such proposed work, or as may be required by the ordinances of the village of Perrinton, on blanks to be provided for that purpose by the village clerk.

Sec. 3 Whenever an application for a building permit shall have been filed with the village clerk, it shall be the duty of the village president to forthwith examine the same and determine whether the danger from fire will be increased by reason of such building or other structure, or the repairing or remodeling of the same as aforesaid, or its proposed location, or if such work will constitute a nuisance, or should be regulated or prohibited in order to conform to the provisions of the charter or ordinances of the village of Perrinton, or the laws of the state of Michigan, and endorse thereon over his signature his approval, rejection, findings or recommendations relative to the same; provided, that an application so endorsed shall finally determine the question as to the issuance of such permit when the application relates only to the repairing or remodeling of a roof or chimney.

Provided, further, that in the event the estimated cost of erecting, repairing or remodeling such building or other structure, exceeds the sum of twenty-five (\$25.00) dollars, the common council of the village of Perrinton shall review and pass upon the decision made by the village president, at any regular meeting, or at any special meeting called for such purpose, and finally pass upon such application, require alterations, authorize or refuse to grant the issuance of a building permit.

Sec. 4 Whenever an application for a permit to erect, repair or remodel any building or other structure, excepting, however, a roof or chimney, to an extent requiring the expenditure of an amount exceeding the sum of twenty-five (\$25.00) dollars, shall have been filed with the village clerk and approved by the village president, and the common council of the village of Perrinton, it shall thereupon become the duty of the village president to forthwith establish a building line for the proposed building or other structure, upon the premises which it is to occupy.

Sec. 5 No person, firm or corporation shall hereafter erect, repair or remodel any building or other structure within the village of Perrinton, which does not conform in every respect to the description and location thereof, as represented in his application therefor, and the requirements of the common council of the village of Perrinton, and no building or other structure shall hereafter be erected, repaired or remodeled within the village of Perrinton, so that any portion thereof shall project nearer the street than the building line established for the same.

Sec. 6 It shall be the duty of the village clerk to issue a building permit to every applicant therefor, after the same has been approved by the village president, and the common council of the village of Perrinton, and the village clerk shall keep a complete record of all building permits so issued.

Sec. 7 It shall be unlawful for any person, firm or corporation to erect or maintain within the village of Perrinton, any building or other structure, either public or private, which, by reason of improper construction, want of repairs, damage by fire or the elements, age or dilapidation, or for any other cause, is dangerous to life, limb or property, or to the public health, safety or welfare.

Sec. 8 It shall be unlawful for any person, firm or corporation to erect or maintain, within the village of Perrinton, any building or other structure, either public or private, which, by reason of improper construction, want of repairs, damage by fire or the elements, improper or insufficient fire escapes, age or dilapidation, or for any other cause, is especially liable to fire, or to be a fire hazard, and which is so situated as to endanger other property, or which is so occupied that fire would endanger persons or property therein.

Sec. 9 It shall be unlawful for any person, firm or corporation to erect or maintain, within the village of Perrinton, any building or other structure, either public or private, which, by reason of improper construction, want of repairs, damage by fire or the elements, unsanitary conditions therein or in connection therewith, age or dilapidation, or for any other cause, is a menace to the public health, safety or welfare.

Sec 10 Any building or other structure, public or private, erected or maintained in violation of this ordinance, is hereby declared to be a public nuisance, and the common council of the village of Perrinton is hereby authorized to institute proceedings in any court of competent jurisdiction, to have any such offending building or structure declared to be such nuisance and abated.

Sec. 11 Any person, firm or corporation which violates, or fails to comply with any of the provisions of this ordinance, or any order made under the authority hereof, shall be guilty of a misdemeanor, and shall, upon conviction thereof by any court of competent jurisdiction, be punished by a fine not to exceed one hundred (\$100.00) dollars, or by imprisonment in the common jail of Gratiot county, Michigan, for a period not to exceed ninety (90) days, or by both such fine and imprisonment, in the discretion of the court.

Sec. 12 This ordinance may be cited and referred to as "The Building Ordinance."

Sec. 13- If any section or provision of this ordinance shall be declared invalid by any court of competent jurisdiction, such holding shall not be construed as affecting or invalidating the remaining portion of such section or provision, or of this ordinance, it being the legislative intent that this ordinance shall stand, notwithstanding the invalidity of such section or provision.

Sec. 14 This ordinance shall take effect at the expiration of twenty (20) days after its passage.

Passed, ordained and ordered published this 3rd day of Sept. A. D. 1946.

John Richards
Village President

Vera Carson
Village Clerk