

## Chapter 6

### BUILDINGS AND BUILDING REGULATIONS

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### ARTICLE I.

#### IN GENERAL

#### Sec. 6-1. State construction code.

In accordance with and pursuant to the Stille-DeRossett-Hale single state construction code act, Public Act No. 230 of 1972 (MCL 125.1501 et seq.), the village hereby delegates to the county the responsibility for the administration and enforcement of said act within the village.  
(Comp. Ords. 1999, § 100.001; Ord. of 4-12-1993)

#### Secs. 6-3. Floodplain Management Provisions of the State Construction Code

An ordinance to designate an enforcing agency to discharge the responsibility of the Village City, Village, or Township) of Lyons located in Ionia County, and to designate regulated flood hazard areas under the provisions of the State Construction Code Act, Act No. 230 of the Public Acts of 1972, as amended.

The Village of Lyons ordains:

**Section 1. 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 Building Inspector of the County of Ionia is hereby designated as the enforcing agency to discharge the responsibility of the Village of Lyons under Act 230, of the Public Acts of 1972, as amended, State of Michigan. The County of Ionia assumes responsibility for the administration and enforcement of said Act throughout the corporate limits of the community adopting this ordinance.

**Section 2. 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 of Lyons.+

**Section 3. DESIGNATION OF REGULATED FLOOD PRONE HAZARD AREAS.** The Federal Emergency Management Agency (FEMA) Flood Insurance Study (FIS) Entitled “Ionia County, Michigan (All Jurisdictions)” and dated 1/16/2015 and the Flood Insurance Rate Map(s) (FIRMS) panel number(s) of 26067C; 0202D and 0206D dated 1/16/2015 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.

**Section 4. REPEALS.** All ordinances inconsistent with the provisions of this ordinance are hereby repealed.

**Section 5. PUBLICATION.** This ordinance shall be effective after legal publication and in accordance with the provisions of the Act governing same.

(Approved 12-15-2014, eff 12-19-2014).

**Secs. 6-4--6-21. Reserved.**

## **ARTICLE II.**

### **STRUCTURES AS DWELLINGS**

#### **Sec. 6-22. Dwelling structures.**

No person shall use any structure as a dwelling within the village without having said structure equipped with a healthful water supply and adequate sewage disposal facilities.

(Comp. Ords. 1999, § 101.001; Ord. of 7-15-1958, § 1)

#### **Sec. 6-23. Abatement of structure.**

Any structure used for dwelling purposes which is not so equipped is hereby declared to be a menace to the public health of the village and may be abated upon two days' notice to be given by the village to the owner or occupant of said structure.

(Comp. Ords. 1999, § 101.002; Ord. of 7-15-1958, § 2)

#### **Sec. 6-24. Structure defined.**

The term "structure" within the meaning of this article shall include any building whether frame or masonry, on or off a permanent foundation, and also any bus which has been converted as a dwelling, or a house trailer which has been rendered immobile by the removal of its tires or wheels.

(Comp. Ords. 1999, § 101.003; Ord. of 7-15-1958, § 3)

#### **Sec. 6-25. Bus camper, recreational vehicle as dwelling unit.**

Any bus, camper or recreational vehicle which has been converted to a dwelling unit or is used

as a dwelling unit shall be and constitutes a public health nuisance per se.  
(Comp. Ords. 1999, § 101.004; Ord. of 7-15-1958, § 4; Ord. No. 523, § 4, 4-13-1987)

**Sec. 6-26. House number display.**

An ordinance to provide for the establishment of street numbering display within the Village of Lyons, to provide for penalties for the violation of this ordinance.

The Village of Lyons has determined that the health, safety, and welfare of the residents of Lyons would be better served by the establishment of a uniform street house number display system. Such system will enable police agencies, ambulance services, fire services, public utilities, postal service, village officials, township officials and other necessary services to more rapidly identify and locate properties within the Village of Lyons.

1. This ordinance shall be known and cited as the “Village of Lyons House Number Display Ordinance”.
2. Purpose The purpose of this ordinance is to establish a system within the Village of Lyons whereby the addresses of all premises will be identified and to provide rules and guidelines to facilitate enforcement thereof.
3. Definitions as used in this section:
  - a. The term “premises” shall mean any lot or parcel of land owned by any person, firm, or corporation, public or private, improved with buildings, whether occupied or not.
  - b. The term “house number” shall mean the official number assigned that premise by Ionia County Equalization dept.
  - c. The term “street or road” name shall refer to any official name as recognized by governmental agencies.
  - d. The term “Clearly Visible” shall mean visible by a person with normal or corrected 20/20 vision.
4. Regulation
  - a. All premises shall bear the distinctive address number that is assigned to the respective property. The individual digits shall be no less than four (4) inches in height in block style letters and shall be in a contrasting color to the background.
  - b. The number shall be placed in such a position as to be clearly visible to all road traffic coming to the premise from both directions.
    - (1). The address number shall be displayed in a manner that will permit the number to be clearly ascertainable during all hours of normal daylight.
    - (2). The visibility of the address number must be maintained in compliance with the requirements of this ordinance so as not to become obscured by trees, vegetation, snow, parked cars, awnings, overhangs, or other appurtenances or obstructions. The duty and responsibility of insuring compliance shall apply to both the owner and occupant of the particular residential building, non-residential building, or building unit.
  - c. If a dwelling is more than 50 feet from the street or is not clearly visible from the road, every owner of a premise shall place or display adjacent to the road on which the property fronts a sign attached to a fence or post those distinctive street numbers assigned to that premise. These numbers shall be no less than four (4) inches. These numbers should be visible from both directions. The numbers must be placed at a height to ensure it does not become obscured by winter snows or snow plowing.

d. Any different numbers, which might be mistaken for or confused with the number assigned to said property shall be removed.

5. Time for compliance. For existing buildings, the requirements of this ordinance shall be complied with within sixty (60) days from the effective date of this ordinance. In case of new construction, prior to the issuance of a certificate of occupancy, it shall be the duty of the owners of all dwellings, apartments, multiple family dwellings, commercial establishments and other buildings or units to place the assigned numbers and maintain them as herein provided. It shall be unlawful for any person whether owner or occupant of the building or any apartment or unit therein to place, maintain or allow to remain, any number other than the one required.

6. The provisions of this Ordinance are hereby declared to be severable and if any clause, sentence, word, section or provision is declared void or unenforceable, for any reason, by a court of competent jurisdiction, the remaining portions of said Ordinance shall remain in full force and effect.

7. Penalties Municipal Civil Infraction

- a. Any person who violates any provision of this ordinance is responsible for a municipal civil infraction, subject to payment of a civil fine of not less than one hundred dollars (\$100.00).
- b. Repeat offenses under this ordinance shall be subject to increase fines as provided below:
  - (a) Second offense - \$150.00
  - (b) Third offense - \$250.00
  - (c) Fourth or subsequent offense - \$500.00
- c. Each and every day which such violation continues shall be considered as a separate violation and may be charged and prosecuted as such.

(approved 8/19/19, eff 8/31/19)