

# Flowerfield Township Ordinance No.1

**An ordinance for the minimum construction requirements of dwellings, buildings and structures in the unincorporated portion of Flowerfield Township, St. Joseph County, State of Michigan, as provided in Act No. 185 of the Public Acts of the State of Michigan for 1943.**

For the purpose of promoting the public health, safety, morals and general welfare, and the safety, protection and sanitation of such dwellings, buildings and structures, the Township Board of the Township of Flowerfield, St. Joseph County, State of Michigan, after having, by resolution, on June 14th, 1944, declared its intention to proceed under the provisions of Act. No. 185 of the Public Acts of the State of Michigan for the year 1943; notice of the passage of said resolution having been given by publication in the Three Rivers Commercial, a newspaper in general circulation in said Township of Flowerfield within ten days after the passage of said resolution;

## THE TOWNSHIP OF FLOWERFIELD ORDAINS:

SECTION 1. That all of the unincorporated portions of the township of Flowerfield shall constitute one district and shall be known as District Number One to carry out the provisions of this ordinance and the requirements shall be uniform for each class of dwelling, building or structure throughout such district.

SECTION 2. That it shall be hereafter unlawful for any person, firm or corporation to construct, or remove any building to be used as a dwelling within the unincorporated portions of the township of Flowerfield, without first submitting to the township Clerk of said township, a detailed statement in writing, giving the specifications, copies and plans of such work and of the estimated cost thereof, also there shall be submitted a plat of the lot or lands. The location of the proposed building on such lot or lands and all other buildings on such lot or lands. Such Specifications, plans and estimated cost shall be filed in the office of the township clerk and shall be deemed as a public record.

SECTION 3. If such plans and specifications of any above mentioned improvements shall conform with the provisions of the laws of the State of Michigan and this ordinance, then the township clerk shall approve the same and a written permit shall be granted otherwise it shall be denied.

SECTION 4. If any dwelling or building to be used as a dwelling, be hereafter removed from outside the township to a location within said township or from one location within said township to another location therein, it shall be made to conform to all of the provisions of this ordinance and of the Laws of the State of Michigan and the necessary and proper permit must be obtained before said dwelling or other building shall be used for a dwelling house.

SECTION 5. For all other buildings to be used as a dwelling, if the plans and specifications comply with this ordinance and the laws of the state and are approved by the township clerk, a permit shall be granted and issued therefor.

SECTION 6. All permits shall be issued in duplicate, one copy of which is to be delivered to the applicant and one copy for permanent record in the office of the township clerk, such shall be issued by the township clerk upon the payment of one dollar.

With said permit shall be delivered to the applicant, a placard with "Building Permit Number -

" printed thereon. which placard shall be posted in plain view of the street 'or highway on the premises mentioned in the permit during the process of the work.

SECTION 7. That all dwellings, buildings and structures shall be completed within one year from the date of issuance of said building permit.

SECTION 8. That all dwellings shall be set upon a substantial wall foundation, providing at least a two foot air space between the ground surface and ground floor of the dwelling and such wall shall be constructed of cement concrete, brick, stone, concrete blocks or any combination thereof.

SECTION 9. That the inside area of all such dwellings shall not be less than 575 square feet, and must comply with all sanitary regulations and requirements of Michigan State Health Department in force at the time said building permit is issued.

SECTION 10. That all building material used in the construction of any such dwelling, shall be sound and free from decay. That all roofing and sidings *of* dwellings shall be of material classified as approved by insurance underwriters association if the exterior is made of wood, it shall, be planed and capable of receiving paint and the exterior of all such structures, which made of wood, shall be painted with at least two coats of a good paint, before such structure shall be considered completed.

SECTION 11. That all rooms in the dwelling shall be constructed to provide window space equal to one eighth of the floor space and so spaced as to provide all parts of the room equally with light.

SECTION 12. That all outlets for smoke from stoves and furnaces shall be constructed in a first class manner of fireproof material and in conformity of all fire laws of the state.

SECTION 13. That all outdoor toilets, cesspools, septic tanks shall be at least 75 feet distant from the dwelling or the well from which water is secured for domestic purposes and all of such toilets, cesspools and septic tanks 'Shall be constructed in accordance with the regulations of the State Department of Health.

SECTION 14. It shall be unlawful for any person to use as a dwelling any building, housecar, tent or other structure, unless the construction complies with the provisions of this ordinance. I

SECTION 15. That where electricity is available all dwellings must be wired in accordance with the rules and regulations therefor in accordance with the laws of this state and in such cases such dwellings shall be provided with running water and septic tanks.

SECTION 16. Any person, firm or corporation violating any of the provisions of this ordinance, shall be liable to a fine of not less than Five Dollars nor more than One Hundred Dollars or imprisonment in the County Jail, for not less than ten days or more than ninety days or both fine and imprisonment, at the discretion of the Court.

SECTION 17. This ordinance shall take effect on the 14 day of June 1944.

Ordained this 14 day of June, 1944.

Approved this 14th day of June, 1944.

Chairman of Township Board.

Jesse Anderson

Attest:

Forest Burlew

Township Clerk.