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**Chapter 131 GENERAL BUILDING REGULATIONS** <sup>[1]</sup>

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### **Sec. 8.1. Assumption of Responsibility.**

Pursuant to Section 8b of Act 230, of the Public Acts of 1972, as amended, the City of Grand Rapids has assumed responsibility for the administration and enforcement of the Act throughout its corporate limits.

*(Ord. No. 2004-39, § 1, 7-27-04)*

### **Sec. 8.2. Applicable Codes.**

This Chapter sets forth procedures for the application and enforcement of the Michigan Building Code and the Michigan Residential Code.

*(Ord. No. 2004-39, § 1, 7-27-04)*

### **Sec. 8.3. Codes on File.**

Complete printed copies of the current Michigan Building Code and the current Michigan Residential Code are available for public use and inspection at the office of the City Clerk.

*(Ord. No. 2004-39, § 1, 7-27-04)*

### **Sec. 8.4. Designation of Building Official.**

The Building Official of the Neighborhood Improvement Department shall serve as the building official pursuant to the provisions of the Michigan Building Code and the Michigan Residential Code.

*(Ord. No. 2004-39, § 1, 7-27-04; Ord. No. 2009-59, § 1, 11-10-09)*

*Editor's note—*

Section 5 of Ord. No. 2009-59, adopted November 10, 2009, provides for an effective date of 12-1-09.

### **Sec. 8.5. Demolition of Structures.**

**8.5.1 Permit Required.** Pursuant to the Michigan Building Code and Michigan Residential Code, it shall be unlawful for any person to move, dismantle, wreck or demolish any building without having first obtained a permit from the Neighborhood Improvement Department. Permits shall not be transferable.

**8.5.2 Sewer Disconnection.** Before any work on or in connection with moving, dismantling, wrecking or demolishing of a building is started, the applicant shall have the sewer disconnected and blocked off at a place and in a manner as prescribed by the Department. This provision is not intended to relieve any party from complying with Chapters 51 and 52 (Streets and Sidewalks) of the City Code, should this work be done within any right-of-way of the City.

**8.5.3 Water Service Disconnection.** Water service to a building(s) proposed for demolition shall have the water service disconnected at the discretion of the Water Department pursuant to the issuance of the appropriate permit(s).

**8.5.4 Standards of Demolition.** The demolition of any structure shall be done in accordance with the following specifications:

- (a) No structure shall be removed from the premises in a whole or substantially whole condition. All buildings shall be demolished on the premises.
- (b) The sewer lateral shall be exposed and properly capped at the lot line or at a location designated by the Inspector. Backfilling is to be done only after inspected and approved by the City.
- (c) All structures and their foundations shall be completely razed to a level of two (2) feet below the ground surface or grade line and removed from the site. Razing shall include, but is not limited to, all posts, piers, walls, basement partitions, sheds, steps, thresholds, paved areas and all other above-ground items.
- (d) Concrete floors shall be broken and foundation walls removed two (2) feet below grade.
- (e) All basements and cellars or other areas below grade shall be filled and compacted to grade only with sound approved solid fill of sand, gravel and dirt. Brick, stone, mortar, plaster or concrete removed from the demolished structures may be used if it is arranged not to form or collect surface or subsurface water. Masonry fragments used as fill shall not be over 24 inches in greatest dimension. No decomposable organic material or wood, glass, paper, piping, steel or other metal material or any unstable or combustible material shall be used in making fills.
- (f) All masonry, such as private sidewalks, driveways, driveway aprons or retaining walls, shall be removed unless such removal will create a hazardous condition or unless the owner has requested otherwise in writing.
- (g) Wood partitions, stairways, furnaces, piping and other equipment, rubbish and debris located in basements or elsewhere on the property shall be removed from the site.
- (h) Any damage to public sidewalks or any part of the street right-of-way shall be repaired or replaced to meet City Engineer standards.
- (i) The lot shall be filled, compacted and graded to blend with surrounding property and sidewalk grades.
- (j) Final fill shall be at least two inches of sandy loam, dirt or topsoil containing no brick, mortar or concrete pieces larger than two inches.

**8.5.5 Recovery of Expense of Demolition.** Expenses incurred by the City in the demolition or removal of any structure shall be billed to the owner of the property upon which the building was located. The City Treasurer shall collect the account, which shall be a personal debt of the property owner, which may be assessed as a lien against the property until paid in full.

**8.5.6 Minor Buildings.** A permit is not required to dismantle, wreck or demolish a residential-type garage, tool shed or other similar building having no utilities as approved by the Building Official.

**8.5.7 Surety.** Prior to the issuance of a permit, the applicant shall furnish surety (performance bond, letter of credit or cashier's check) to the City equal to the contract cost of demolition. Any person, firm or corporation normally engaged in the demolition of buildings may provide a yearly surety to the City in the amount of One Million Dollars (\$1,000,000.00), which shall cover all demolition surety as heretofore required.

**8.5.8 Completion of Demolition.** Release of surety shall be conditioned upon the diligent completion of all demolition work and upon the completion of said work in a manner so as not to leave the premises hazardous or dangerous to the health, safety or welfare of the inhabitants of the City of Grand Rapids, as determined by the Building Official.

*(Ord. No. 2004-39, § 1, 7-27-04; Ord. No. 2009-59, § 2, 11-10-09)*

*Editor's note—*

Section 5 of Ord. No. 2009-59, adopted November 10, 2009, provides for an effective date of 12-1-09.

## **Sec. 8.6. Fees.**

Fees required for the administration of this Chapter shall be established from time to time by resolution of the City Commission, including:

1. Permit application;
2. Permit issuance;
3. Plan review application;
4. Professional license application;
5. Professional license registration;
6. Professional testing/examination;
7. Administrative hourly rate;
8. Requested research hourly rate;
9. Inspection hourly rate;
10. Certificate/written report;
11. Failure to gain access;
12. Work not ready to be inspected;
13. Evening, weekend, and holiday inspection;
14. Replacement of inspection card;
15. Working without a permit;
16. Correction Notice;
17. Notice of Violation;
18. Administrative Extension;
19. Attorney Warning Letter;
20. Warrant preparation and prosecution;
21. Search warrant;
22. Title search;
23. Recording document with Kent County;
24. Collection Service Fee (City Treasurer); and

## 25. Collection Service Fee (Small Claims Court).

Fee calculations based upon cost of construction shall be supported by a contract with construction costs, or in the absence of such contract shall be calculated using the International Code Council Square Foot Construction Cost and Regional Cost Modifier tables.

(Ord. No. 2004-39, § 1, 7-27-04; Ord. No. 2009-59, § 3, 11-10-09)

*Editor's note—*

Section 5 of Ord. No. 2009-59, adopted November 10, 2009, provides for an effective date of 12-1-09.

## Sec. 8.7. Moved Structures.

**8.7.1 Building Mover.** Any owner or authorized agent who intends to move a building or structure, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

**8.7.2 Indemnity for Injury.** Said permit shall not be granted unless the applicant shall indemnify and hold harmless the City of Grand Rapids from any and all claims and liabilities of any nature whatsoever which arise out of any building moving activity as herein authorized. Said permit shall not be granted unless the applicant shall further indemnify and reimburse the City for all loss, injury or damage to any tree, pavement, street, sewer, water main, sidewalk, wire, fire alarm, telephone pole, cables or other property of the City of Grand Rapids, which loss, injury or damage arises out of moving a building by said applicant.

**8.7.3 Insurance.** Said applicant shall furnish to the building official an executed duplicate policy of insurance approved by the City Risk Manager and City Attorney co-insuring the applicant and the City against any and all legal liability from damage to persons or property arising out of the activities of the building mover as herein authorized. Said insurance shall further insure the applicant and the City for any and all legal liability to the City of Grand Rapids because of obligations imposed by this Chapter. Said policy of insurance shall be in the minimum amounts of One Million Dollars (\$1,000,000) for each person and One Million Dollars (\$1,000,000) for each accident in the event of bodily injury and One Million Dollars (\$1,000,000) for property damage with a maximum of One Million Dollars (\$1,000,000) for each accident.

**8.7.4 Owner's Bond.** The owner of any building to be moved shall deposit a surety bond in the amount of One Hundred Thousand Dollars (\$100,000), which shall be conditioned upon the diligent completion of all work, repairs, structural changes or other activity necessary to place the building in its final state, fully conditioned for its new use in accordance with the requirements of the City Code. Said work shall be completed within a period of time not to exceed ninety days following relocation of the building on its new site, provided that upon application of the owner, the City Manager may extend the time by one additional period of up to ninety days upon showing good cause.

**8.7.5 Route.** No permit to move a building or structure, or to cause any such work to be done, shall be approved by the City Manager until approval of the proposed route has been secured in writing from the Traffic Engineer, Chief of Police and Fire Chief. If it is determined that a different route would be more advantageous to the public safety, the City Manager shall require such changed route before issuing the permit.

**8.7.6 Rules for Move.** It shall be the duty of the person who obtains a permit pursuant to this Chapter follow the route prescribed and to observe all regulations and special conditions required for the protection of streets and to move such building with all possible dispatch and in a manner least calculated to obstruct public travel. No person shall leave the building standing over any street

crossing. If it shall be necessary for the building to stand overnight in any street or public place, the licensed person shall place sufficient bright red lights upon the same as a warning. Such lights shall be kept burning during the night.

(Ord. No. 2004-39, § 1, 7-27-04; Ord. No. 2009-59, § 4, 11-10-09; Ord. No. 2013-32, §§ 1, 2, 7-23-13)

## Secs. 8.8—8.24. Reserved.

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### FOOTNOTE(S):

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**Editor's note**— Ordinance No. 2004-39, adopted July 27, 2004, amended Chapter 131 in its entirety to read as herein set out. Formerly, Ch. 131 pertained to similar subject matter as enacted by Ord. No. 89-45, adopted Aug 29, 1989; as amended. See Code Comparative Table B. ([Back](#))

**Cross reference**— Combustible and solid waste, Ch. 25; City water system, Ch. 26; City sewage disposal system, Ch. 27; trees, Ch. 42; streets, Ch. 51; sidewalk obstructions, §§ 4.20, 4.21; zoning, Ch. 61; Site Plan review, § 5.65.1 et seq.; oil and gas wells, Ch. 63; subdivision regulations, Ch. 64; interference with natural or artificial drains, § 5.366; building permits required prior to construction, alteration, etc., work in historic districts or historic landmarks, § 5.406; license fee for building movers, § 7.48; compliance with Chapter 143 prerequisite to issuance of certificate of occupancy, § 8.855; dangerous structures, § 9.11 et seq.; air pollution control, § 9.31 et seq.; noise control, § 9.61 et seq.; unoccupied buildings and structures, § 9.129; fire prevention, Ch. 159; standards for alarm systems, § 9.404.

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**State Law reference**— State Construction Code Act, MCL 125.1501 et seq. ([Back](#))