

ORDINANCE # 171

**AN ORDINANCE ADOPTING A BUILDING CODE, MECHANICAL CODE, PLUMBING CODE AND A ELECTRICAL CODE FOR THE CITY OF DETROIT AND REPEALING ALL OTHER ORDINANCES OR RESOLUTIONS THAT MAY BE IN CONFLICT.**

**WHEREAS**, the City of Detroit finds it necessary to regulate the issuing of Building, Mechanical, Plumbing and Electrical Permits and require that all work done is inspected and meets all State Codes,

**IT IS HEREBY ORDAINED**, by the City Council of the City of Detroit:

**Section 1. Standards Applicable to Building.** In addition to compliance with this and other ordinances of the city, building and related activities shall comply with provisions of each of the specialty codes making up the Uniform Building Code as adopted by the Building Codes Division of the State Department of Consumer and Business Services, and the Plumbing, Mechanical, Electrical and Manufactured Home Placement Codes adopted by the State. Until the City has a municipal sewerage system, septic system approval jurisdiction shall remain with the County Sanitarian. No person shall conduct building or related activities without compliance with this standards, as well as other standards adopted by the City.

**Section 2. City Code Administration.**

A. The City shall provide for the administration of a plan checking, building permit and inspection program for structural, mechanical, plumbing and electrical work. This city program is applicable to building construction or remodeling, whether public or private, that falls under the jurisdiction of the Uniform Building Code, the Uniform Mechanical Code, the Uniform Plumbing Code and the National Electrical Code as amended by the State of Oregon.

B. Building Official. The Building Official, as appointed by the City Council, is authorized to enforce all the provisions of this ordinance.

1. Authority. The Building Official shall have the power to render written and oral interpretations of this code and to adopt and enforce administrative procedures in order to clarify the application of it's provisions. Such interpretations, rules and regulations shall be in conformance with the intent and purposes of this code.

2. The Building Official shall be an Independent Contractor or employee who shall be licensed and registered as required by all applicable State Codes. The Building Official shall report his/her actions and activities through the City Recorder, who shall coordinate activities with the Building Commissioner, City Engineer and City Council as deemed appropriate.

**Section 3. Local Interpretation.** The Building Official may approve a material or a method of construction not specifically prescribed by this ordinance, in accordance with relevant sections of the Uniform Building Code, provided he finds that the proposed design is satisfactory and that the material, method or work offered is for the purpose intended and the equivalent of the specifically prescribed by this ordinance in quality, safety and energy conservation, and that the Director of the Building Codes Division has not issued a report disapproving the material or method for this purpose. The Building Official may refer the proposed design in accordance with the appeals procedure provided in the "Building Inspection Program and Operating Plan" adopted by the City.

**Section 4. Unsafe Buildings.** The City hereby adopts Section 102, "Unsafe Building or Structure" of the 1997 Uniform Building Code or as it may be amended hereafter.

**Section 5. Appeals.** Appeals of the decisions of the Building Official shall be in accordance with the then current "Building Inspections Program and Operating Plan" adopted by the City.

**Section 6. Violations and Penalties.** It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy or maintain any building or structure in the city, or cause the same to be done, contrary to or in violation of any of the provisions of this ordinance. Any person, firm or corporation violating any of this ordinance shall be deemed guilty of an offense, and each such person shall be deemed guilty of an offense for each and everyday or portion thereof during which any violation of any of the provisions of this ordinance is committed, continued or permitted, and upon conviction of any such violation such person shall be punishable by a fine of not more than \$500.00.

Whenever any work is done contrary to the provisions of this code (or other pertinent laws or ordinance implemented through its enforcement), the Building Official may order the work stopped by notice in writing served on any person(s) engaged in the specially authorized by the Building Official to proceed thereafter. The Building Official will notify, in writing, the City Recorder of any Stop Work Orders issued within the City. A Stop Work Order may be appealed in accordance with procedures established in the "Building Inspection and Opening Plan."

Failure to comply with a Stop Work Order shall be subject to the penalties described in this section.

**Section 7. Saving Clause.** If any clause, sentence, paragraph, sections or portion of this ordinance for any reason shall be adjudged invalid by a court of competent jurisdiction, such judgment shall not affect, impair or invalidate the remainder of this ordinance, but shall be confined in its operation to the clause, sentence, paragraph, section or portion of this ordinance directly involved in the controversy in which the judgment is rendered.

**This Ordinance shall become effective July 1, 1999.**

Read in full on 13<sup>th</sup> day of April, 1999.

Read by title only on 13<sup>th</sup> day of April, 1999.

Passed by the Council, this 13<sup>th</sup> day of April, 1999, by the following vote:

AYES: 3

NAYS: 0

ABSTENTIONS: 1

ABSENT 1

ATTEST:

Alberta C. Phillips  
Alberta C. Phillips, City Recorder

APPROVED:

Martha Millican  
Martha Millican, Mayor