

1 BANGOR TOWNSHIP, VAN BUREN COUNTY
2 ORDINANCE NO. 18
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5 An ordinance to regulate placement or construction of all structures, whether site built,
6 manufactured, mobile or modular located within Bangor Township, Van Buren County,
7 Michigan
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9

10 THE TOWNSHIP OF BANGOR HEREBY ORDAINS:
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13 **Section 1. Purpose.** To protect the safety, health, prosperity, comfort,
14 convenience, and welfare of the public of the Township of Bangor, Van Buren County,
15 Michigan.
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17 **Section 2. Structure Defined.** The construction by artificial methods or artificial
18 building or any combination of parts joined together in some definite manner, any
19 addition, edifice or building of any kind whether site built, manufactured, mobile or
20 modular, is hereinafter deemed to be a structure. Fences shall be excluded from this
21 definition.
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23 **Section 3. Building Permit Required.** All structures located, or to be located in
24 Bangor Township, except those structures excluded by the state construction code, must
25 obtain a building permit prior to start of work or moving the structure within or into the
26 Township of Bangor.
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28 **Section 4. Compliance with Codes.** All structures constructed or located in
29 Bangor Township shall conform to all Township, State and Federal codes. These codes
30 shall apply to all structures built or brought into the Township. Those structures whose
31 location has changed within the township or on a lot; and those structures site built,
32 mobile or modular, which replace an existing structure, shall also conform to all Codes
33 as set forth herein.
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35 **Section 5. Minimum Floor Area . Residential Structures**
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- 37 (a) All structures to be used for a residence or human habitation shall have a
38 floor area of not less than 720 square feet and a width of not less than 14
39 feet, except when located in a mobile home park.
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41 (b) Square footage determination - In determining the square footage set forth
42 above, additions may be considered or permitted in an effort to meet the

1 minimum requirements. However, two or more mobile homes not so
2 designed by the manufacturer, may not be put together nor may a mobile
3 home be added to an existing mobile home. No mobile home may be
4 installed as an addition to an existing conventionally constructed home. A
5 stick-built constructed home may be built over a mobile home, provided
6 that it meets all construction codes and there is no load-bearing weight put
7 on the mobile home. A drawing and appropriate plans must be submitted to
8 the Bangor Township Building Inspector, prior to obtaining a permit.
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11 **Section 6. Other Permits and Inspections.**
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- 13 (a) Sanitary permit prior to commencing construction or prior to placement of
14 any structure for human habitation there shall be obtained a sanitary permit
15 from the Van Buren County Health Department A copy of the sanitary
16 permit must be attached to the building permit application.
17

18 **Section 7 Mobile or Modular Home Minimum Foundation Requirements.** All
19 mobile or modular homes shall be set on a permanent foundation which shall consist of
20 a full cement slab or basement of the same length and width as the mobile or modular
21 home. Specifications will be issued by the Building Inspector at the time of the permit
22 application.
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24 **Section 8 Anchoring System.**
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- 26 (a) All mobile homes must be anchored by means of a combination of ties,
27 anchoring equipment and ground anchors that will, when properly
28 installed, resist movement of an in-place mobile home caused by wind
29 force.
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- 31 (b) A mobile home anchoring system that is sold or manufactured or installed
32 within the State shall comply with all of the following provisions:
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- 34 (1) Be designed and constructed in compliance with the United States
35 Department of Housing and Urban Development Regulations,
36 entitled "Mobile Home Construction and Safety Standards", which
37 are adopted herein by reference. A copy of the Standards may be
38 obtained from the Superintendent of Documents, United States
39 Government Printing Office, Washington DC 20402, at a cost of
40 approximately \$7.00 per copy; or from the Department of Consumer
41 and Industry Services, Mobile Home Division, P. O Box 30222,

1 Lansing, Michigan, 48909, at a cost of approximately \$7.00 per
2 copy.

3
4 (2) Be installed in compliance with the manufacturers specifications.

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6 (3) Be approved for sale and use within this state by the Michigan
7 Construction Code Commission.

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9 (4) An anchoring system that is sold in the State of Michigan shall be
10 certified by the manufacturer as meeting the standards as required by
11 federal and state authorities.

12
13 **Section 9. Skirting**

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15 (a) All mobile homes must be skirted. This material between the ground and
16 the base of the mobile home must conform and be of similar material as the
17 original structure.

18
19 (b) Mobile home skirting shall be vented. Louvered or similar vents shall be at
20 a minimum 600 square inches per 1000 square feet of living space. A
21 minimum of one vent shall be placed at the front and rear of the mobile
22 home and two to each exposed side. An access panel of sufficient size to
23 allow full access to utility hook-ups located beneath the mobile home shall
24 be installed. All Skirting shall be manufactured of fire resistant material
25 and certified as such by the manufacturer.

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27 (c) Skirting shall be installed in a manner so as to resist damage under normal
28 weather conditions to include but not limited to damage caused by freezing
29 and frost, wind, snow and rain.

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31 (d) Skirting must be installed within thirty (30) days of locating the mobile
32 home on its foundation.

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35 **Section 10 Exemptions.** The foregoing requirements and standards shall not
36 apply to a trailer, coach, mobile home or manufactured dwelling located in a licensed
37 mobile home park, except to the extent that the same may be required by state law or
38 otherwise specifically required by an ordinance hereinafter adopted by the Township
39 pertaining to such parks.

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41 **Section 11. Conflicts.** All other ordinances or parts thereof in conflict with the
42 provisions of the Ordinance are, to the extent of such conflict, hereby repealed and each

1 section of this Ordinance and each subdivision of any section therefore is hereby
2 declared to be independent and the finding or holding of any subdivision thereof to be
3 invalid or void shall not be deemed or held to affect the validity of any other section or
4 subdivision of Ordinance.

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7 **Section 12 Penalty.** Any person, firm, corporation or organization which violates
8 or fails to comply with the provisions of this Ordinance shall be deemed guilty of a
9 misdemeanor, and shall, upon conviction, be punished by a fine not to exceed \$500 in
10 costs or prosecution or by imprisonment in the County Jail for a term not exceeding
11 ninety (90) days, or by both fine and imprisonment in the discretion of the Court. Each
12 day that a violation of this Ordinance exists shall constitute a separate offense. The
13 imposition of any prosecution, conviction or sentence shall not exempt the offender
14 from compliance with the provisions of this ordinance.

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16 The Township may institute injunction or other civil proceedings, abatement or
17 other appropriate action to prevent enjoin or abate any violations.

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19 The rights and remedies provided herein are cumulative and in addition to all
20 other remedies provided by law.

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22 **Section 13. Effective Date.** This Ordinance shall become effective upon
23 adoption.

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25 Roll call vote; Houdek, Karr, Hessey, Kuehnle, Poland

26
27 Ayes: 5(five)

28
29 Nays:

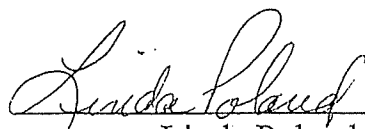
30
31 Absent

32
33 Abstain:

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36 Resolution declared adopted: June 11th 2002

37 Published:

38 Effective:

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40 
41 Linda Poland
42 Bangor Township Clerk