

# **FORD COUNTY REQUIREMENTS FOR CONSTRUCTION PERMIT APPLICATIONS**

## **SECTION 9. ADMINISTRATION B. Enforcement of the Ordinance**

**(1) Zoning Enforcing Officer (a) Construction Permit.** No buildings shall hereafter be erected, reconstructed or structurally altered, nor shall any work be started upon same until a construction permit for the same has been issued by the Zoning Enforcing Officer, which permit shall state that the proposed building complies with all the provisions of this ordinance.

**(2) (s) Fees.** If application is filed after the construction of a foundation or erection of any structure is made, then the construction permit fee is double the amount stated.

**ADDITIONAL PERMITS:** Additional permits and approvals may be required by an Association, Subdivision, Town, City, Village, Township, County Highway Department, State etc and additional permits and approvals may be required by the EPA or Ford-Iroquois Public Health Department in relation to wells, septic systems or sewer systems and other permits may be required by other governing bodies. Failure to comply may result in revocation of this construction permit.

**PLANS:** Copy of building plans or a sketch of the proposed improvement with all measurements included. This should include how improvements such as additions, porches, decks and attached garages will be attached to existing structures. Layout of building(s) showing required setbacks.

**FEES:** All fees must be paid prior to permit being issued. Fees are based on the square foot of the project.

**CHANGES:** Any changes in the plans after the application has been approved should be submitted for approval by the Zoning Enforcing Officer. Changes which enlarge or change the location of the improvement may no longer conform to the setback requirements and could void the original zoning permit.

**COST OF IMPROVEMENT:** Market Value of the improvement. This is not the cost to build the project, but rather the value of the improvement including what it would cost to have it constructed (materials and labor).

**NOTICE OF COMPLETION:** A Notice of Completion of New Improvement should be filed on or about January 1 of each year the project is under construction until the project is complete.

## **SECTION 11: VIOLATIONS AND PENALTY**

A. In case any building or structure is erected, constructed, reconstructed, altered, repaired, converted or maintained, or any building, structure or land is used in violation of this ordinance, the proper authorities of the county, or any person the value or use of whose property is or may be affected by such violation, in addition to other remedies, may institute any appropriate action or proceedings in equity to prevent such unlawful erection, construction, reconstruction, alteration, repair, conversion, maintenance or use to restrain, correct or abate such violation, to prevent the occupancy of said building, structure or land or to prevent any illegal act, conduct business, or use in or about such premises.

B. The violation of the terms of this ordinance shall be punishable by a fine not exceeding \$200 per day of violation or imprisonment not exceeding six months, or both in the discretion of the court.