

Chapter 79 - General Building Regulations

8.1 Adoption of Code by Reference. Pursuant to the provisions of Section 3(k) of Act 270 of 1909, State of Michigan, as amended, Michigan Compiled Laws 117.3(k) and Section 8a of Act 230 of 1972, State of Michigan, as amended, Michigan Compiled Laws 125.1508a, the State of Michigan Building Code is hereby adopted by reference by the City of Troy for the purpose of regulating the erection, construction, alteration, addition, repair, removal, demolition, use, location, occupancy and maintenance of all buildings and structures, and shall apply to existing or proposed buildings and structures in the City of Troy. A complete copy of the code is available for inspection at the office of the Troy City Clerk.

(Rev. 07/23/2001)

8.2 Changes in Code. The following sections and sub-sections of the Michigan Building Code are hereby amended or deleted as set forth and additional sections and sub-sections are added as indicated. Subsequent section numbers used in this Chapter shall refer to the like numbered sections of the Michigan Building Code. The following article, Sections and sub-sections are numbered to conform to the numbering in the Michigan Building Code.

(Rev. 07/23/2001)

116.0 Board of Appeals.

(Rev. 07/23/2001)

116.1 Application for Appeal. The owner of a building or structure or any other person may appeal from a decision of the building official refusing to grant a modification of the provisions of the building regulation enacted by the City Council, including but not limited to, the Michigan Building Code, the Michigan Rehabilitation Code for Existing Buildings, the Troy Fire Prevention Code, Michigan Electrical Code, Michigan Plumbing Code, Michigan Mechanical Heating Code, Troy Property Maintenance Code, Fence Ordinance, Troy Sign Ordinance, but not including the Troy Zoning Ordinance, covering the manner of construction or materials to be used in the erection, alteration or repair of a building or structure to the Board of Appeals. Application for appeal may be made when it is claimed that: the true intent of the building regulations, as listed above, adopted to regulate the construction or occupancies of buildings, or the rules legally adopted there under have been incorrectly interpreted, the provisions of the building regulations do not fully apply, or an equally good or better form of construction can be used.

(Enacted: 10/05/2009; Effective: 01/01/2010)

116.2 Membership of the Board. The Board of Appeals shall consist of the following: 1. The City Manager. 2. A Representative of the Oakland County Health Department. 3. Three residents of the City of Troy who shall have a background, training or experience in construction or similar trades, at least one shall be a professional structural or civil engineer of architectural engineering experience. The residents shall be appointed by the City Council for a period of five (5) years.

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(Enacted: 10/05/2009; Effective: 01/01/2010)

- 116.2.1 Absence of Members. During absence of a member by reason of disability or disqualification, the City Council shall designate a qualified substitute.

(Rev. 07/23/2001)

- 116.2.2 Compensation of Board of Appeals. Compensation of appointed members of the board shall be determined by the City Council.

(Rev. 07/23/2001)

- 116.3 Public Hearing. All hearings shall be public; and the appellant, his representative, the official of the municipality and any other person whose interests may be affected by the matter on appeal, shall be given an opportunity to be heard; it shall be the rule in cases heard for variance to Chapter 83, Fences, to notify all owners of record or property within 300 feet of the premise in question, such notices to be delivered personally or by mail addressed to the respective owners at the address given in the last assessment roll. The Board may require any party applying to the Board for relief to give such notice to other interested parties as it shall prescribe.

(Rev. 07/23/2001)

- 116.4 Records of the Board. Minutes of each meeting shall be kept in accordance with the Open Meetings Act, Public Act 267 of 1975 (MCL 15.261 et. seq.), and provided to City Council upon approval.

(Enacted: 10/05/2009; Effective: 01/01/2010)

ARTICLE 25 MECHANICAL CODE

- 2500.0 Adoption of Code by Reference. Pursuant to the provisions of Section 3 (k) of Act 279 of 1909 State of Michigan, as amended, Michigan Compiled Laws 117.3(k) and the Michigan Mechanical Code is adopted herein by reference by the City of Troy for the purpose of governing the requirements for the design and installation of H.V.A.C. systems in building in the City of Troy. Complete and printed copies of the Michigan Mechanical Code are available for public use and inspection at the office of the City Clerk.

(Rev. 07/23/2001)

ARTICLE 27 ELECTRICAL WIRING AND EQUIPMENT SECTION 2700.0 GENERAL

- 2700.0. Code Adopted. Pursuant to the provisions of Section 3 (K) of Act 279 of 1909, State of Michigan, as amended, Michigan Compiled Laws 117.3(k) and Section 8a of Act 230 of 1972, State of Michigan, as amended Michigan Compiled Laws

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125.1508a, the State of Michigan Electrical Code is hereby adopted by reference by the City of Troy, for the purpose of regulating the installation, alteration, repair, conversion, use and maintenance of all electrical wiring for light, heat and power, service equipment for radio and television receiving systems, alarm systems and all alterations or extensions to existing wiring systems in or on buildings and structures to insure safety. A complete copy of the code is available for inspection at the office of the Troy City Clerk.

(Rev. 06-18-2001)

2700.1 Fees for the issuance of electrical wiring and equipment permits and for inspections required under the provisions of this Ordinance shall be paid to the City Treasurer.

The amount of such fees shall be established by resolution of the City Council and shall cover the cost of inspection and supervision resulting from the enforcement of this Ordinance.

(Rev. 06-18-2001)

ARTICLE 28 PLUMBING CODE

2800.0 Code Adopted. Pursuant to the provisions of Section 3(k) of Act 279 of 1909, State of Michigan as amended, Michigan Compiled Laws 117.3(k) and the Michigan Plumbing Code, is hereby adopted by reference by the City of Troy for the purpose of governing the requirements for the design and installation of plumbing systems, including sanitary and storm drainage, sanitary facilities, water supplied, and storm water and sewer disposal in building in the City of Troy. Complete and printed copies of the Michigan Plumbing Code are available for public use and inspection at the office of the City Clerk.

(Rev. 07/23/2001)

Adoption of Code by Reference. Pursuant to the provisions of Section 3(k) of Act 270 of 1909, State of Michigan, as amended, Michigan Compiled Laws 117.3(k), the State of Michigan Residential Building Code is hereby adopted by reference by the City of Troy for the purpose of regulating the erection, construction, alteration, addition, repair, removal, demolition, use, location, occupancy and maintenance of all one and two family buildings and structures, and shall apply to existing or proposed one and two family buildings and structures in the City of Troy. A complete copy of the code is available for inspection at the office of the Troy City Clerk.

(Rev. 07/23/2001)

**ARTICLE 29
PENALTIES FOR VIOLATIONS**

2900 Except as otherwise provided in other sections or articles of this Chapter, a violation of any section, article or provision of Chapter 79 is a Municipal Civil Infraction subject to the provisions of Chapter 100 of the Code of the City of Troy. Each day that a violation continues is a separate Municipal Civil Infraction violation. Sanctions for each violation of Chapter 79 shall include a fine of not more than \$500, costs, damages and injunctive orders as authorized by Chapter 100.

(03/01/2006)