

BANGOR TOWNSHIP, VAN BUREN COUNTY  
ORDINANCE NO. 18

An ordinance to regulate placement or construction of all structures, whether site built, manufactured, mobile or modular located within Bangor Township, Van Buren County, Michigan

THE TOWNSHIP OF BANGOR HEREBY ORDAINS:

**Section 1. Purpose.** To protect the safety, health, prosperity, comfort, convenience, and welfare of the public of the Township of Bangor, Van Buren County, Michigan.

**Section 2. Structure Defined.** The construction by artificial methods or artificial building or any combination of parts joined together in some definite manner, any addition, edifice or building of any kind whether site built, manufactured, mobile or modular, is hereinafter deemed to be a structure. Fences shall be excluded from this definition.

**Section 3. Building Permit Required.** All structures located, or to be located in Bangor Township, except those structures excluded by the state construction code, must obtain a building permit prior to start of work or moving the structure within or into the Township of Bangor.

**Section 4. Compliance with Codes.** All structures constructed or located in Bangor Township shall conform to all Township, State and Federal codes. These codes shall apply to all structures built or brought into the Township. Those structures whose location has changed within the township or on a lot; and those structures site built, mobile or modular, which replace an existing structure, shall also conform to all Codes as set forth herein.

**Section 5. Minimum Floor Area . Residential Structures**

- (a) All structures to be used for a residence or human habitation shall have a floor area of not less than 720 square feet and a width of not less than 14 feet, except when located in a mobile home park.

- 1 (b) Square footage determination - In determining the square footage set forth  
2 above, additions may be considered or permitted in an effort to meet the  
3 minimum requirements. However, two or more mobile homes not so  
4 designed by the manufacturer, may not be put together nor may a mobile  
5 home be added to an existing mobile home. No mobile home may be  
6 installed as an addition to an existing conventionally constructed home. A  
7 stick-built constructed home may be built over a mobile home, provided  
8 that it meets all construction codes and there is no load-bearing weight put  
9 on the mobile home. A drawing and appropriate plans must be submitted to  
10 the Bangor Township Building Inspector, prior to obtaining a permit.  
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### 13 **Section 6. Other Permits and Inspections.**

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15 (a) Sanitary permit prior to commencing construction or prior to placement of  
16 any structure for human habitation there shall be obtained a sanitary permit  
17 from the Van Buren County Health Department A copy of the sanitary  
18 permit must be attached to the building permit application.  
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### 20 **Section 7 Mobile or Modular Home Minimum Foundation Requirements.**

21 All mobile or modular homes shall be set on a permanent foundation which shall consist  
22 of a full cement slab or basement of the same length and width as the mobile or modular  
23 home. Specifications will be issued by the Building Inspector at the time of the permit  
24 application.  
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### 26 **Section 8 Anchoring System.**

- 27  
28 (a) All mobile homes must be anchored by means of a combination of ties,  
29 anchoring equipment and ground anchors that will, when properly installed,  
30 resist movement of an in-place mobile home caused by wind force.  
31  
32 (b) A mobile home anchoring system that is sold or manufactured or installed  
33 within the State shall comply with all of the following provisions:  
34  
35 (1) Be designed and constructed in compliance with the United States  
36 Department of Housing and Urban Development Regulations, entitled  
37 "Mobile Home Construction and Safety Standards", which are  
38 adopted herein by reference. A copy of the Standards may be  
39 obtained from the Superintendent of Documents, United States  
40 Government Printing Office, Washington DC 20402, at a cost of  
41 approximately \$7.00 per copy; or from the Department of Consumer

1 and Industry Services, Mobile Home Division, P. O Box 30222,  
2 Lansing, Michigan, 48909, at a cost of approximately \$7.00 per copy.

- 3
- 4 (2) Be installed in compliance with the manufacturers specifications.
- 5
- 6 (3) Be approved for sale and use within this state by the Michigan  
7 Construction Code Commission.
- 8
- 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.

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13 **Section 9. Skirting**

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- 15 (a) All mobile homes must be skirted. This material between the ground and the  
16 base of the mobile home must conform and be of similar material as the  
17 original structure.
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- 19 (b) Mobile home skirting shall be vented. Louvered or similar vents shall be at a  
20 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 and  
25 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 home  
32 on its foundation.
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- 34

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.

1           **Section 11. Conflicts.** All other ordinances or parts thereof in conflict with the  
2 provisions of the Ordinance are, to the extent of such conflict, hereby repealed and each  
3 section of this Ordinance and each subdivision of any section therefore is hereby  
4 declared to be independent and the finding or holding of any subdivision thereof to be  
5 invalid or void shall not be deemed or held to affect the validity of any other section or  
6 subdivision of Ordinance.

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

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

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

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24           **Section 13. Effective Date.** This Ordinance shall become effective upon  
25 adoption.

26  
27           Roll call vote;

28  
29           Ayes: Dennis Hessey; Linda Poland; David Houdek; Robert Kuehnle; Jim Karr

30  
31           Nays:

32  
33           Absent

34  
35           Abstain:

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38           Resolution declared adopted: Yes, (6/11/02)

39           Published:

40           Effective:

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Linda Poland  
Bangor Township Clerk