

**VILLAGE OF AKRON
BUILDING CODE ORDINANCE
ORDINANCE NO. 1210**

**AN ORDINANCE TO PROVIDING BUILDING, PLUMBING AND ELECTRICAL
CONSTRUCTION AND FIRE PROTECTION WITHIN THE VILLAGE OF AKRON.**

**BE IT ORDAINED BY THE VILLAGE COUNCIL OF THE VILLAGE OF AKRON,
MICHIGAN THAT:**

SECTION 1. PURPOSE:

An ordinance regulating the remodeling, repairing, construction, moving, demolishing or erection of all buildings; to established minimum requirements for the erection or remodeling of all buildings, plumbing and electrical work; to provide fire protection regulations and to establish fire limits; to provide for the erection of signs; and to provide for the administration and enforcement of this Ordinance, and to provide a penalty and punishment for violating the terms of this Ordinance; and to repeal all other ordinances or parts of ordinances inconsistent herewith.

SECTION 2. SCOPE OF ORDINANCE:

No person, firm or corporation shall erect, remodel, move, place or construct any building or perform any new plumbing or electrical work or erect signs within the Village limits unit a permit, as required by this Ordinance, has been obtained by the owner or his/her authorized agent from the Village of Akron.

SECTION 3. APPLICATION FOR PERMIT:

- A. Application for a permit shall be made in writing on a form furnished by the Village Clerk.
- B. Plans and Specifications - Unless waived by the Village Council, there shall be submitted with the application plans and specifications of the proposed work including a plot plan showing the location of the proposed building with respect to adjoining streets, alleys, lot lines and buildings. Such plans and specifications shall be submitted in duplicate, one set shall be approved and returned to the owner as hereinafter provided, and the other set shall be placed on file in the office of the Village Clerk and shall be deemed a public record.
- C. It shall be the duty of all architects, contractors, sub-contractors, builders and other persons having charge of the erecting, altering, changing or remodeling of the building or structure, before beginning or undertaking any such work, to see that a proper permit has been granted.
- D. Moving Building - Any person, firm or corporation desiring to move any building or structure shall before beginning operations, file with the Village Council an

application in writing to move such building or structure, which application shall show the place from which and to which the said building or structure is to be moved and the proposed route taken. If the building or structure can be safely moved over the route the Village Council may issue a permit. If the building or structure is to be moved over a state or county highway, approval shall also be obtained from required state or county high-way officials.

SECTION 4. ADMINISTRATION OF BUILDING CODE:

- A. The Village Council shall designate a Village official to carry out the provisions of this Ordinance.
- B. Duties of the official designated to carry out provisions of this Ordinance. He/she shall inspect premises for which permits have been issued to see that the provisions of this Ordinance are complied with and that the construction is safely prosecuted. For the purpose of enforcing the necessary safeguards during construction, he/she shall issue notices or orders as may be necessary.
- C. Right of Entry - In the discharge of his/her duties, he/she shall have the authority to enter and building, structure, or premise at any reasonable hour, providing said building or structure is under construction or being altered or repaired.
- D. Records and Reports - He/she shall keep careful records of applications, notices, orders issued and of reports rendered. He/she shall make a report to the Village President once each month, unless otherwise ordered.

SECTION 5. PERMITS:

- A. Issuance of Permit - If such plans and specifications as submitted in the application conform with the Housing Law of Michigan (Act 167, Public Acts of 1917) as at present in effect and as may be amended from time to time, and if such plans and specifications are in accordance with the provisions of this Ordinance, the Village Council shall officially approve one set of plans and return it to the owner or authorized agent.
- B. Posting of the Permit - A copy of the permit shall be posted on the premises open to public inspection during the prosecution of the work until completion of same.
- C. Limitation of Permit - The Village Council may review a permit issued under the provisions of this Ordinance, if there has been any false statement or misrepresentation as to a material fact in the application or plans upon which the permit or approval has been based. All work shall be prosecuted with diligence and completed in a reasonable period of time.

SECTION 6. UNSAFE BUILDINGS:

- A. Removal or Repair of Buildings - Upon receipt of information that a building or structure is dangerous or unsafe or a fire hazard or if it is in reasonable chance of so becoming, the Village Council may cause an inspection to be made, and if it is found that such condition exists, said Village Council may serve on the

owner or agent a written notice of such condition and an order requiring the same to be made safe or removed, as may be deemed necessary.

B. Disregard of Notice- if the person served with the notice of order to remove or repair a dangerous or unsafe structure shall fail within thirty (30) days to comply with the requirements thereof, the Village Council may institute appropriate action in the courts to compel compliance with said order.

SECTION 7. LOCATION OF BUILDING:

A. No part of any building shall be erected closer than twenty (20) feet from the front property line, six (6) feet from the side property lines and twenty (20) feet from the rear property line, measured from said property lines to any portion of said building or of any appurtenances to said building.

B. No detached accessory building may be closer than sixty (60) feet to the front property line or closer than three (3) feet of the side property lines, and three (3) from the rear lot line. If the garage is connected with the house, a six (6) foot side yard shall be provided between the garage and the property line.

SECTION 8. CONSTRUCTION OF BUILDINGS:

- A.** Foundations – All foundations and walls shall have suitable provision at the bottom to keep load distribution within the carrying capacity of the soil. All footings and foundation walls shall carry a minimum of forty-two (42) inches below ground surface.
- B.** All load bearing foundation walls shall be of poured concrete, solid masonry units or concrete blocks.
- C.** Plasters not less than four (4) inches by twelve (12) inches shall be constructed to form piers under the ends of all girders framing into foundation walls which are built by masonry units or poured concrete walls. The pilasters shall be bonded into the walls.
- D.** Foundation walls for frames construction shall extend at least eight (8) inches above the adjacent ground surface after filling is completed.
- E.** In masonry unit foundation walls the top course shall be of solid material and not less than two (2) inches thick.
- F.** Foundations for areaways, porches, steps and terraces shall be adequately bonded or anchored to main walls.
- G.** The following minimum requirements for foundation wall thickness shall apply
1. Six (6) inch thickness for poured concrete, supporting one story frame structure without basement, two (2) inch thickness shall be added for each additional story.

2. Eight (8) inch thickness for masonry unit walls which extend not more than seven feet below outside finished grade.
- H. Cross ventilation shall be provided for the space enclosed by foundation wall, whether it be excavated or not.
 - I. Concrete Slabs on Ground - Buildings constructed on concrete slabs meets with approval of the Village Council.

SECTION 9. MASONRY WALLS:

- A. Masonry walls shall have a thickness of not less than eight (8) inches for a height not to exceed twenty (20) feet. Where two (2) or more units are used to make up the thickness of the wall, the inner and outer courses shall be bonded into the wall by at least one (1) header course in every seventy-two (72) square inches of wall surface. Provided also they are reinforced at intervals, not exceeding twenty (20) feet by cross walls, piers or buttresses.
- B. Proper provision shall be made for adequate bonding and anchoring together of all intersections of concrete and masonry walls.
- C. Masonry veneer applied to wood frame walls shall have a thickness of not less than three and three quarter ($3 \frac{3}{4}$) inches and a height of not more than thirty-five (35) feet, and the veneer shall be anchored to the wood frame with non-corrodible metal ties spaced every fifth course or not to exceed sixteen (16) inches vertically and not more than twelve (12) inches on center horizontally. A one (1) inch space between veneer and wood construction shall be provided. In all cases the wood construction shall be covered with waterproof building paper, saturated asphalt felt, or material which meets the approval of the Village Council.
- D. Joints between masonry units shall not be over three quarter ($\frac{3}{4}$) inches thick. In walls built of solid masonry units, all joints shall be filled solid. When hollow units are used, the mortar shall be continuous through the joints.
- E. Chases required in exterior walls for piping ducts shall be so designed and arranged as to maintain adequate structural strength in the walls.

SECTION 10. CHIMNEYS:

- A. All chimneys shall be constructed of masonry and shall have foundations of masonry or concrete which shall extend down in the level of footings of the main foundation walls surrounding the area where the chimney is located, and where chimneys occur in the outside walls or inside walls, the footings shall be bonded into the footing walls. Chimneys, except those with solid brick walls eight (8) inches or thicker shall be lined throughout with fire clay flue lining. Minimum flue sizes shall be eight (8) by eight (8) inches, or circular flues of equivalent effect area. Precast concrete chimney blocks with tongue and groove joints, circular flue blocks with ventilating units will be permitted providing the blocks meet the approval of the building inspector.

- B. All chimneys shall be capped with mortar or other approved material to form a wash from the flue to the outside edge of the chimney.
- C. All chimney shall extend not less than three feet above the ridge and at least two feet higher than any ridge within ten feet.

SECTION 11. CEMENT FLOORS AND BASEMENTS:

- A. Basement of cellar floor slabs shall be not less than three (3) inch concrete if finished monolithic, other wise three (3) inch concrete and half (½) inch topping.
- B. Where water conditions necessitate damp-proofing basements or cellars, the enclosing foundation walls, unless damp-proofed in some other manner approved by the Village Council shall be plastered on the exterior with at least half (½) inch of cement plaster.

SECTION 12. STRUCTURAL STEEL AND IRON:

- A. All structural steel and iron shall be so designed as to safely bear all loads in accordance with good accepted practices.
- B. Connections shall be riveted, bolted or welded and shall be so designed to fully develop the structural members.

SECTION 13. LUMBER:

- A. All wooden numbers shall be so framed, anchored, tied, braced and used to develop to the maximum strength and rigidity adequate for the purpose for which they are used.
- B. All wood floors and roof framing constructions shall be kept at least two (2) inches away from the chimney masonry, except where eight (8) inches of masonry is used outside from flue lining, in which case the framing may be built flush with chimney masonry and the floor framing shall be filled with a fire-resistant material to top of fire stop.
- C. Wood framing shall not bear on the masonry of chimney, except on piers which are built integral with the chimney masonry.
- D. The supporting members of all wood floors shall have a strength equivalent to two (2) by six (6) inch joists placed on sixteen (16) inch centers.
- E. Floor joints shall be doubled under all partitions which run parallel to the floor joists.
- F. Ends of lapped joists shall rest on girders or on bearing partition and shall be securely nailed to the plate and to each other.
- G. Floors and flat roof joists shall be cross bridged by one (1) by three (3) or by two (2) by two (2) bridging at intervals not to exceed eight (8) feet and double nailed at each end.

- H. Splicing of structural wood framing, members between bearing points will not be permitted. In all cases where the structural strength of framing members is definitely impaired by cutting, drilling, or by inherent defect, such members shall be replaced or reinforced.
- I. Prefabricated houses will be permitted to be erected providing the construction is good standard quality which meets the approval of the Village Council.

SECTION 14. ROOF RAFTERS:

- A. Rafters shall be securely spiked to the wall plates, and shall be spaced not more than sixteen (16) inch centers. Opposite rafters shall be framed directly opposite each other at the ridge. There shall be a ridge board at all ridges and a valley board at all valleys. The depth of the ridge board and valley board rafter shall not be less than the cut end of the abutting rafters. Valley rafter shall be not less than two (2) inches thick for spans less than twelve (12) feet, and four (4) inches thick for span over twelve (12) feet.
- B. All openings in roof construction for dormer windows where there are no supporting partitions shall be framed double.
- C. Requirements for headers and trimmers for roof framing around chimneys shall be same as required for floors except that for a sloping roof where headers are less than four (4) feet length and the chimney is either at the ridge or at the eaves, the trimmers may be single.

SECTION 15. EXTERIOR WALLS:

- A. Studs shall be not less than two (2) by fours (4) spaced not more than sixteen (16) inches on center.
- B. All windows and door openings shall have stud doubled on jambs. The inner stud shall be cut to receive the lintel or header over the opening and shall extend in one piece from the lintel or header to bearing. Lintels or headers to be doubled and shall be set on edge.
- C. Spans for lintels or headers shall not exceed the following for the sizes given:
 - 1. Spans up to four (4) feet: two (2) by fours (4).
 - 2. Spans four (4) feet to five and half (5 ½) feet: two (2) by sixes (6)
 - 3. Spans five and half (5 ½) feet to seven (7) feet: two (2) by eights (8)
 - 4. Spans over seven (7) feet: two (2) by tens (10).

In lieu of lintels, trussed construction may be used.

- D. Top plates shall be not less than two (2) by fours (4) doubled shall lap at corners. The top member of the plate shall be cut at all intersecting partitions to permit

partition plate to lap and tie to exterior wall plate. All such laps shall be double-spiked.

SECTION 16. INTERIOR WALLS:

- A. All partition studs shall be two (2) by fours (4) spaced sixteen (16) inches on center, set the four (4) inch way. Non-bearing partitions may be set the two (2) inch way around closets and chimneys and in other locations where they contain no openings.
- B. All openings in interior bearing partitions shall have jambs and heads double framed, as required for exterior openings. Jambs and heads of openings in non-bearing partitions shall be two (2) by fours (4) doubled.
- C. The top plates of all bearing partitions shall be doubled, except where joists occur directly above supporting studs.

SECTION 17. FIRE STOPS:

Fire stops shall be provided in partitions and outside studs walls at first floor and at attic, which shall cut off completely all openings between cellar and upper stories. Approved masonry or wood blocks cut in solidly, or other approved methods are acceptable.

SECTION 18. ROOF COVERINGS:

- A. Outside the fire limits, dwellings and private garages, may be roofed with approved vertical grain or edge grain wooden shingles.
- B. Tile, cement shingles, slate, built-up asphalt and other composition roofing shall be applied in accordance with recommendations of good roofing practice.

SECTION 19. SHEET METAL:

All built-in flashings and counter-flashings over heads of openings, around chimneys, at the intersection of roofs and walls, valleys, hips, ridges, and at horizontal and vertical intersections of the stucco with material shall be of corrosion-resisting metal.

SECTION 20. EXTERIOR:

Building exteriors shall be of wood, brick, stucco, cement blocks or composition siding. Tar paper shall not be used as siding.

SECTION 21. ACCESS:

Every dwelling shall hereafter have adequate access on a public street.

SECTION 22. ELECTRICAL WORK:

- A. All electrical wiring devices and material hereafter installed in the Village of Akron shall be installed and maintained in accordance with the national electric

code approved by the American Standards Association as amended from time to time, which shall be deemed a part of this Ordinance.

- B. Electrical wiring or other electrical equipment for new buildings shall not be installed without first securing a permit from the Village Council or official designated by the Village Council. No permits shall be required for wiring installing such as electric stoves, replacement of convenient outlets and similar minor items. Permits shall be required for all other work but no fee shall be charged for an electrical permit.

SECTION 23. PLUMBING WORK:

- A. The construction, reconstruction and alteration of any plumbing work in the Village of Akron shall conform to the rules and regulations of the Michigan Plumbing Code. A permit shall be required but no fee shall be charged for same.
- B. Where a connection to a public sewer system is not available, a private septic tank or other sewage disposal system which would meet the approval of the State Board of Health shall be installed.

SECTION 24. HEATING APPLIANCES:

- A. Heating appliances shall be installed in accordance with good practice that the specific requirements of this code shall be observed.
- B. Heating appliances shall not be mounted on floors of combustible construction.
- C. Heating appliances shall be installed to provide safe clearance to woodwork or other combustible material.
- D. Smoke pipes shall connect with a chimney or other approved flue. Smoke pipes shall not pass through combustible walls or partitions unless they are guarded at the point of passage in a manner that will permit safe passage of pipe through combustible material.

SECTION 25. SIGNS:

- A. Existing signs may be maintained in their present location providing they do not interfere with traffic lights or signals or create other hazards.
- B. No sign shall be erected at the intersection of streets in a manner that would create a traffic hazard.
- C. No sign shall obstruct or be attached to any part of any fire escape.
- D. Any sign or billboard illuminated by electricity or having electrical wires or appliances attached to it must be wired and maintained in a manner approved by the Village Council.
- E. All signs overhanging any side-walks must have at least ten (10) foot clearance from ground level to bottom of sign. The outer edge of all projecting signs

hereafter erected shall not project closer than two (2) feet to the street curd line.

- F. Maintenance of Signs: Every such sign shall be kept in good repair and a safe condition by the owner thereof. In the event the owner fails to comply herewith, the Village may then remove the sign and charge of same to owner.

SECTION 26. VALIDITY SERVERING CLAUSE:

Sections of this Ordinance shall be deemed severable, and should any sections or provisions thereof be declared by the courts to be unconstitutional or invalid, the same shall not affect the validity of this Ordinance as a whole or any part thereof other than the part so declared.

SECTION 27. VIOLATIONS:

- A. Notices: Whenever the Village Council are satisfied that a structure, or any work in connection therewith, which is regulated by this Ordinance, is being pursued in violation of the requirements or rules of this Ordinance or in violation of a plan submitted or permit issued, it may serve written notice directing the remedying of the violation and shall order the building permit suspended so long as the violation continues.
- B. Penalties: Any person, firm or corporation violating any of the provisions of this Ordinance shall on conviction thereof be liable on each and every offense the fine of not more than one hundred (\$100) dollars and costs of prosecution, or confinement in the county jail for a period of not more than ninety (90) days, or both such fine and imprisonment in the discretion of the court.

SECTION 28. JURISDICTION:

Where there are practical difficulties or unnecessary hardship in complying strictly with the provisions of this Ordinance, the Village Council may, in specific cases, adjust any such condition in harmony with the general-purpose health, safety, and general welfare may be secured and substantial justice done.

SECTION 29. VALIDITY:

- A. All Ordinances or part of any Ordinance in conflict herewith are hereby repealed.
- B. If any section, paragraph, clause or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Ordinance.

SECTION 30. ORDINANCE IN FORCE:

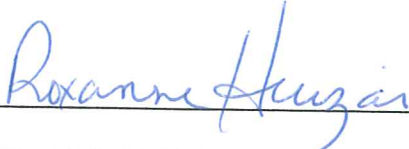
This Ordinance shall be in full force and effect from and after its passage and approval and publication by law.

This Ordinance enacted by the Village Council of the Village of Akron at a regular meeting held at the council Chambers in said Village on 17 day of March, 2026.

Yeas: 5

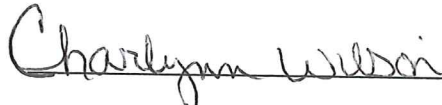
Nays: 0

Absent: 0



ROXANNE HUIZAR, VILLAGE PRESIDENT

I Charlynn Wilson, Clerk of the Village of Akron, do hereby certify that the above Ordinance is a true and correct copy of an Ordinance passed by the Village Council of the Village of the Village of Akron, Tuscola County, Michigan, at a regular meeting on 17 day of March, 2026.



CHARLYNN WILSON, VILLAGE CLERK