

Sec. 6-76. Definitions.

For the purpose of this article, the following words and phrases shall have the meanings ascribed to them herein unless the context clearly indicates a different meaning:

Certificate of Occupancy means a document issued by the building inspector indicating that the unit identified thereon is in compliance with the Michigan Housing Law of 1917, as amended, and this Code. The owner of the property, the address of the complying unit, and expiration date shall be shown thereon.

Duplex Dwelling is a dwelling occupied other than as a single-family or multi-family dwelling and which is occupied or intended to be occupied more or less permanently for residential purposes by two (2) families, which dwelling is not licensed as a rooming house under the Code of Ordinances for the City of Escanaba.

Multiple Dwelling means a dwelling occupied or otherwise than as a single-family or two-family dwelling and which is occupied or intended to be occupied more or less permanently for residential purposes by more than two (2) families, which dwelling is not licensed as a rooming house under this Code.

Temporary Certificate of Occupancy means a certificate of compliance issued for a unit following inspection, which is found to be substantially in compliance; provided there are no imminent life, health, or safety-threatening violations, the certificate shall state any remaining violations to be corrected and state that it will expire if said violations are not corrected within the time specified by the building inspector, or reasonable extensions thereof which shall be noted on the certificate.

Unit means one or more rooms with principal kitchen facilities designed as a unit for occupancy by only one family for cooking, living, and sleeping purposes, together with common areas which support the unit, including the exterior of the structure as it relates to the unit.

Sec. 6-77. Registry of Owners.

(a) All persons owning a multiple and/or duplex dwelling shall register with the building inspector indicating their name, address, telephone number, and address of the structure owned by them which are rented in whole or part, including the number and types of units in each structure.

Sec. 6-77. Registry of Owners.

(b) If the premises are managed or operated by an agent, the owner shall supply the agent's name, address, and telephone number and indicate that said agent is authorized to receive notices and processes under this article.

Sec. 6-77. Registry of Owners.

(c) The owner or agent shall report any changes in registry information in order that the registration maintained by said building inspector is current at all times.

Sec. 6-77. Registry of Owners.

(d) The owner shall register, as provided above, within sixty (60) days following the date upon which any part of the multiple and/or duplex dwelling is offered for occupancy. Owners of multiple and/or duplex dwellings containing units which are occupied or offered for occupancy at the time this article becomes effective, shall register within ninety (90) days after the adoption date of this article.

Sec. 6-77. Registry of Owners.

(e) Each owner at the time of registration shall complete an application for a certificate of occupancy and shall pay any fees associated with such certificate at the time of filing the application.

Sec. 6-77. Registry of Owners.

(f) The building inspector shall collect double any applicable fees necessary for a certificate of occupancy in the event the owner has failed to comply with timely registration of the multiple and/or duplex dwelling as set forth herein.

Sec. 6-78. Certificate of Occupancy - Inspection; Qualification and Compliance; Violation.

(a) Inspection. The building inspector shall forthwith undertake a systematic inspection of all multiple and/or duplex dwellings, regardless of whether or not said dwellings have been registered pursuant to this act, for the purpose of determining whether the units therein are in compliance with the Michigan Housing Law of 1917, as amended, and this Code.

Sec. 6-78. Certificate of Occupancy - Inspection; Qualification and Compliance; Violation.

(b) Qualification and Compliance - Multiple Dwelling. The building inspector shall inspect or cause to be inspected all units of multiple dwellings at two-year intervals for the purposes of determining whether such units qualify for a certificate of occupancy. It is anticipated that all such units have been inspected once and shall have complied with this article and shall qualify for either a certificate of occupancy or temporary certificate of compliance by October 1, 1991.

Sec. 6-78. Certificate of Occupancy - Inspection; Qualification and Compliance; Violation.

(c) Qualification and Compliance - Duplex Dwelling. The building inspector shall inspect or cause to be inspected all units of duplex dwellings at four (4) year intervals for the purposes of determining whether such units qualify for a certificate of occupancy. It is anticipated that all such units shall have complied with this article and shall have registered for either a certificate of occupancy or temporary certificate of compliance by January 1, 1993.

Sec. 6-78. Certificate of Occupancy - Inspection; Qualification and Compliance; Violation.

(d) Violation. No person, either the owner or owner's agent, shall rent or lease a unit of a multiple or duplex dwelling to any tenant unless that owner or owner's agent has first obtained a valid certificate of occupancy from the city covering that unit. Any person violating this section shall be guilty of a misdemeanor.

Sec. 6-79. Same - Responsibility and Adoption of Fees.

(a) The owner of a multiple and/or duplex dwelling shall be responsible for the fees for a certificate of occupancy, as well as reasonable fees for inspection and reinspection by the building inspector.

Sec. 6-79. Same - Responsibility and Adoption of Fees.

(b) The City Council, by resolution, may adopt fees for a certificate of occupancy and reasonable inspection fees in accordance with the Housing Law of Michigan, MCL 125.401, et seq., as amended, and this Code.

Sec. 6-80. Same - Issuance; Expiration; Transferability.

(a) Issuance. A certificate of occupancy shall be issued on the condition that the condition of the premises remains in a safe, healthful, fit condition for occupancy in compliance with this Code. If, upon reinspection, the building inspector determines that violations exist, the full certificate may be immediately suspended as to affected areas, and the areas may be ordered vacated until the unit is brought to compliance.

Sec. 6-80. Same - Issuance; Expiration; Transferability.

(b) Expiration - Multiple Dwellings. Certificates of occupancy for multiple dwellings shall expire two (2) years after the date they are issued unless earlier suspended by the building inspector. The date of issuance shall be indicated on the certificate. It is the duty of the owner of the property to arrange for inspection necessary for the issuance of a new certificate prior to the expiration of the previous certificate of occupancy.

Sec. 6-80. Same - Issuance; Expiration; Transferability.

(c) Expiration - Duplex Dwellings. Certificates of occupancy for duplex dwellings shall expire four (4) years after the date they are issued unless earlier suspended by the building inspector. The date of issuance shall be indicated on the certificate. It is the duty of the owner of the property to arrange for inspection necessary for the issuance of a new certificate prior to the expiration of the previous certificate of occupancy.

Sec. 6-80. Same - Issuance; Expiration; Transferability.

(d) Transferability. Certificates of occupancy shall be transferable when the ownership of the building changes, provided that a valid certificate of compliance is in effect for each unit which the owner intends to lease on the premises.