

**CITY OF LUDINGTON
REQUIRED CONDITIONS FOR BUILDING MOVE**

The following requirements must be completed on all moving projects, when applicable, in the City of Ludington. Application must be received in the Building Department at least ten working days in advance of any proposed move.

1. A fee of \$25.00 will be collected with the submission of application and route plan.
2. **Prior to commencement** of move call Miss Dig at 1-(800)482-7171 for the location of **underground utilities**.
3. **Prior to commencement** of move call the City Water Maintenance Dept. At 845-6237 to have **water meter** pulled and water turned off. All **water lines** will be disconnected at the water main and inspected by the City **PRIOR** to backfilling. A **\$500 deposit** is required on all water line disconnections.
4. All **sewer lines** must be **cemented** shut and inspected by the City **PRIOR** to any backfilling. Failure to call for this inspection is cause to have the excavation re-opened for inspection. Call 843-2956 or 845-7800.

NOTE: Failure to have the water and sewer lines inspected prior to backfilling will result in having the owner re-open the excavation for proper inspections.

5. Gas & electrical connections must be disconnected prior to start of move. Written proof of the respective services is required prior to issuance of moving permit.
6. **Prior to commencement** of move, owner or moving contractor shall furnish a **Certificate of Insurance** evidencing Public Liability and Property Damage Insurance in the sum of \$100,000/\$300,000 Public Liability and \$50,000 Property Damage and saving the City harmless from liability for damage to private property, **AND** a **Surety Bond or cash deposit** of not less than \$1,000 to guarantee the payment of any damage to public property or buildings.
7. **WRITTEN NOTICE SHALL BE GIVEN TO THE BUILDING INSPECTOR 48 HOURS IN ADVANCE OF THE MOVE.**
8. **All** buildings being moved will be kept closed up and/or roped off to keep out any unauthorized entry.
9. If the move takes place on a **weekend**, prior **arrangements** must be made with the City to set up a time for water and sewer inspections. A call-out time of \$60 will be charged for weekend inspections.
10. Topsoil and seeding is required upon completion of building demolition.
11. Any additional services or time provided by the City of Ludington Department of Public Works or the Ludington Police Department will be billed accordingly.

I HAVE READ AND UNDERSTAND ALL OF THE ABOVE MOVING REQUIREMENTS AND HAVE OBTAINED A COPY OF THE LUDINGTON CITY CODE, ARTICLE V. MOVING OF BUILDINGS.

Applicant Signature

Date

ARTICLE V. MOVING OF BUILDINGS*

*Cross reference(s)--Streets, sidewalks and other public places, ch. 46.

DIVISION 1. GENERALLY

Sec. 6-121. Conduct of move.

The contractor shall move any building over the route designated by the building inspector. The move shall be done in a way to least obstruct the street and as expeditiously as possible. Such building, structure or equipment shall not be left standing at any street intersection at any time except for an unavoidable occurrence making such standing necessary in the opinion of the building inspector. It shall be the duty of the moving contractor to erect a safe and sufficient barrier around any part of a street occupied by such building, structure or equipment, and during the nighttime the moving contractor shall maintain sufficient colored lights or flares thereon for the protection of the public.

(Code 1984, § 4.41)

Sec. 6-122. Certificate of occupancy.

Any building moved for the purpose of being occupied for a residence within the city shall not be occupied during the moving operations and shall not be occupied until the building has been completed and approved by the building inspector and a certificate of occupancy has been issued by the city. Before such certificate of occupancy has been issued, it shall be the duty of the building inspector or other duly authorized representative of the city to make a final inspection for the purpose of ascertaining whether such building is completed according to the plans, specifications and agreements on file with the city and whether such building is in full compliance with the requirements of the city building code or any applicable laws or regulations and is fit for human occupancy. If the certificate of occupancy is not applied for within the completion period or if the building is not completed and ready for human occupancy within such period, the cash deposit required by section 6-156 or any other part thereof may be declared forfeited to the city, and the city may institute proceedings to have such building condemned and torn down. However, upon application by the person owning such building and for good cause shown, the time for completing the work on the building so that it may be occupied may be extended for one period of up to 90 days.

(Code 1984, § 4.42)

Secs. 6-123--6-150. Reserved.

DIVISION 2. PERMIT

Sec. 6-151. Required.

(a) No building having a floor area of more than 200 square feet or any structure or equipment more than 12 feet in width or exceeding over the road height 13 feet six inches shall be moved out of, into, through, or from one location to another within the city or on any of the public ways unless the owner or mover thereof shall have secured a written permit.

(b) No existing building or structure of any type or kind shall be moved into the city, placed upon any parcel of land within the city, or moved from one parcel of land to another within the city unless the owner or mover thereof shall have first secured approval from the city manager to move such building or structure, as required by this article or other ordinance, laws or regulations, and shall have secured a written permit.

(c) No foundation removal, removal of utilities, excavation or other preparation work shall be done prior to obtaining the permit described in this section.

(Code 1984, § 4.35)

Sec. 6-152. Application and contents.

An application for the permit required by this division shall be filed in writing with the building inspection department at least ten working days in advance of any proposed move. The application shall state the name of the owner; the description of the building,

structure or equipment to be moved; its dimensions; the purpose of the move; the locations from which and to which it is to be moved, with satisfactory evidence of ownership of each; and the routes proposed to be followed. If the building or structure is to be located in the city, the application shall be accompanied by photographs showing each of the four side elevations of the building. Each application shall be accompanied by a complete set of plans for any proposed structural alterations. The city manager may require such additional information to determine whether such building, structure or equipment shall comply with all applicable laws or requirements.

(Code 1984, § 4.36)

Sec. 6-153. Fees.

(a) The permit fee for moving any building, structure or equipment through the city or over the streets of the city shall be as set by the city council from time to time by resolution.

(b) The applicant shall pay \$25.00 upon submission of the initial application. Any remaining fee shall be paid prior to issuance of the permit.

(Code 1984, § 4.37)

Sec. 6-154. Processing of application.

(a) Upon receipt of an application for the permit required by this division and the fee therefor, the building inspector shall inspect the following:

(1) The building, structure or equipment for conformance with applicable laws or regulations and prepare a report thereon including the detailing of deficiencies to be corrected prior to the issuance of any occupancy permit. The report shall include availability and placement of city utilities;

(2) The proposed new location to determine proper zoning or other applicable requirements and the conditions set forth in section 6-155 and prepare a report thereon; and

(3) The route to be taken between the original and proposed site to determine the feasibility of the route and prepare a report thereon detailing any anticipated alterations or damage to city or private property and estimated costs thereto.

(b) Before any permit is issued the owner or moving contractor shall furnish a certificate of insurance evidencing public liability and property damage insurance in the sum of \$100,000.00/\$300,000.00 public liability and \$50,000.00 property damage and saving the city harmless from liability for damage to private property.

(c) No moving permit shall be issued until the written approval of the chief of police is filed and all utility companies owning equipment along the route of the move have been notified and arrangements made in writing for their respective services in connection therewith.

(Code 1984, § 4.38)

Sec. 6-155. Conditions for issuance.

The granting of a permit to move any building or structure to be placed upon any parcel of land in the city shall be conditioned upon the requirement that it meet all applicable building, health and safety codes or other applicable laws or regulations. In addition, in considering the granting of a permit to move an existing building or structure onto a site within the city, the city manager shall consider the following:

(1) The type and kind of construction of the existing building or structure in relation to its strength and whether or not such building may be a fire hazard.

(2) The type and kind of construction existing in an area within 500 feet of the location to which the owner of such building or structure wishes to move it and whether or not the type and age of construction of the building to be moved is in keeping with the type and age of the buildings or structures within 500 feet of the parcel to which it is desired to move such building.

(3) Whether or not the placing of the building or structure in the proposed location will tend to depreciate the value of other buildings located within 500 feet of the parcel to which it is desired to move such building or structure.

(Code 1984, § 4.43)

Sec. 6-156. Bond.

(a) Damage security. Pursuant to this division, security shall be given as follows:

(1) Prior to the issuance of any permit, the moving contractor or building owner shall deposit cash or a surety bond in an amount to guarantee the payment of any and all damage to public property caused by the moving operation, including damage to street surfaces, sidewalks, streetlights, public buildings and public equipment, and to guarantee payment of all inspection fees and expenses incurred by the city as a result of the moving operation. Such bond or cash deposit shall be not less than \$1,000.00 or such greater amount as the city council shall from time to time require by resolution.

(2) The city shall retain the deposit for such period of time after the moving operation is completed as is necessary for the building inspector to estimate the amount of damage, if any, to public property resulting from the move and to inspect the site from which the structure was moved within the city and until the condition of such site is approved. The building inspector shall make and file a written report regarding the site of origin and damages. Any remaining cash deposit less inspection fees, the amount of damage if any to public property and the amount of cleanup expense, if any, of the site of origin shall be refunded as soon thereafter as practicable. If damage and/or cleanup expenses exceed the amount of the deposit, the contractor or owner shall pay the additional amount within ten days after receiving a statement from the building inspector.

(b) Completion security. Completion security shall be given as follows:

(1) For a building or structure moved to a location within the city, the owner or contractor on the owner's behalf proceeding to move any building or structure shall file an additional cash or surety deposit in an amount to be determined by the city manager upon authorization of a permit to move such building or structure, which amount shall be required to guarantee completion according to plans and specifications on file, full compliance with any applicable laws or regulations and completion for occupancy within not more than 180 days from the date when the moving permit is issued. Any delay in excess of such period shall be charged at the rate of \$500.00 per month or greater portion thereof. Any cash deposit remaining upon completion, approval and the issuance of a certificate of occupancy shall be returned to the owner or contractor.

(2) When such move originates within the city, the moving contractor or owner shall secure the approval of the building inspector for the plugging of sewer or other utility connections before covering the work. All excavations resulting from the moving of the building shall be filled with clean fill sand, and all material and debris shall be removed from the premises from which the structure is moved. The burning of materials and debris upon the site from which the structure is moved is prohibited except as may be otherwise permitted by this Code.

(Code 1984, § 4.40)

Sec. 6-157. Inspection.

(a) As provided in this article, during the moving operation the building inspector or other representative of the city delegated for the purpose by the city manager may, for such length of time as he deems advisable, inspect the moving operation and take any steps necessary to prevent injury to public or private property or any undue interference with public travel. The city shall be paid for the cost of the use of all city equipment required to be used or present during the moving operation and in addition shall be paid per hour or fraction thereof for the services of each of the city's representatives and employees present for inspecting the moving process. The city representative shall be the judge as to the time necessary for proper inspection during the moving operation.

(b) Written notice shall be given to the building inspector at least 48 hours in advance of the moving time. No building, structure or equipment shall be moved at a time earlier than that agreed upon by the moving contractor and the building inspector.

(Code 1984, § 4.39)