

STATE OF MICHIGAN
VILLAGE OF STOCKBRIDGE
(ENACTED May 1, 2023)
Resolution No. 2023-05-01.003

**RESOLUTION TO DESIGNATE THE BUILDING CODE
OFFICIALS AND ZONING ADMINISTRATOR FOR THE VILLAGE OF
STOCKBRIDGE AND MODIFY THE RATES RESOLUTION REGARDING
THE BUILDING DEPARTMENT AND ZONING CHARGES**

WHEREAS, the Village of Stockbridge Code, Section 6.24 of Article II, Chapter 6 authorizes the Village to designate an agent to discharge the responsibilities of the Village of Stockbridge under the provisions of the:

- a. State Construction Code, Act 230 of the Public Acts of 1972;
- b. State Plumbing Code, Act 230 of the Public Acts of 1972;
- c. State Mechanical Code, Act 230 of the Public Acts of 1972;
- d. State Electrical Code, Act 230 of the Public Acts of 1972;
- e. The 2003 International Property Maintenance Code, copyright 2002, as published by the International Code Council, Inc., of 4051 West Floss Moore Road, Country Club Hills, Illinois, 60478-5798.

WHEREAS, the Village of Stockbridge Code, Section 6.24 of Article II, Chapter 6, also, authorizes the Village to designate an agent to discharge the responsibilities of the Village of Stockbridge under the provisions of the BOCA Property Maintenance Code.

WHEREAS, the Village of Stockbridge Code, Section 6.42 of Article III, Chapter 6 authorizes the Village to designate an agent to discharge the responsibilities of the Village of Stockbridge Zoning Administrator.

WHEREAS, the Village of Stockbridge currently sub-contracts with the following code enforcement officials as follows:

- a. Bert Gale- Building Code Official and the enforcer of the BOCA Property Maintenance Code;
- b. Bert Gale- Zoning Administrator;
- c. Nick Keck of AGS, Building Inspector;
- d. Kevin Matson of AGS, Mechanical Inspector;
- e. John Keetch of AGS, Electrical Inspector; and

- f. Clarence Parks, of AGS, Plumbing Inspector.

WHEREAS, the Village President, pursuant to a vote of the Village Council, provided written notice to Associated Government Services INC on March 10, 2023, to terminate services for Zoning, Building, Mechanical, Electrical, and Plumbing Services per the terms of the contract effective May 1, 2023.

WHEREAS, the Village Council voted on April 13, 2023, to approve a contract with Stockbridge Township for the purpose of the Stockbridge Township to provide Zoning, Building, Electrical, Mechanical and Plumbing services for the Village of Stockbridge.

WHEREAS, the Village has determined to terminate its contractual services with the above service providers from Associated Government Services (AGS) and replace them with the zoning and building department services from Stockbridge Township.

WHEREAS, the Village Attorney has reviewed and approved a proposed contract with Stockbridge Township for the above code enforcement services, by and through Stockbridge Township for below named individual agents to perform the below services.

THEREFORE, IT IS RESOLVED:

1. The Village of Stockbridge hereby terminates the above-named officials of AGS from all further code enforcement services with the Village of Stockbridge without reservation of any open files effective April 30, 2023:

- 1.1. Bert Gale- Building Code Official and the enforcer of the BOCA Property Maintenance Code;
- 1.2. Bert Gale- Zoning Administrator;
- 1.3. Nick Keck of AGS, Building Inspector;
- 1.4. Kevin Matson of AGS, Mechanical Inspector;
- 1.5. John Keetch of AGS, Electrical Inspector; and
- 1.6. Clarence Parks, of AGS, Plumbing Inspector.

2. The Village of Stockbridge thanks those previous code enforcers for their service to the Village of Stockbridge and asks that they return any Files/Papers/Pleadings/Documents they may be in possession of with regards to Village of Stockbridge matters to the Village Clerk by Friday, June 2, 2023, at 1:00 pm.

3. The following persons are designated the new code officials for the Village of Stockbridge and are charged with the duty of issuing all permits and making all inspections and keeping a record of all activities as part of the permanent records of the Village of Stockbridge and discharging the responsibilities of the enforcing agency for the Village of Stockbridge under the provisions of the State Building, Plumbing, Mechanical, and Electrical codes, in accordance with Act 230 of the Public Acts of 1972 and the BOCA Property Maintenance Code:

- 3.1. Rohn Tripp, is designated the Building Code Official and the enforcer of the BOCA Property Maintenance Code;
- 3.2. Matthew Wood of MW Electric LLC., is designated the Electrical Code Official;
- 3.3. Tim Basore of Basore Inspections is designated the Mechanical Code Official;
- 3.4. Tim Basore of Basore Inspections is designated the Plumbing Code Official;

4. The following person is designated the new zoning administrator for the Village of Stockbridge and is charged with the duty of issuing all permits, making all inspections, keeping, and otherwise fulfilling the duties of the Zoning Administrator defined under Section 6-43, Article III, Chapter 6 of Village of Stockbridge Code, including keeping a record of all activities as part of the permanent records of the Village of Stockbridge:

- 4.1. Katrina Griffith, is designated the zoning administrator.

5. The Village President Jill Marie Ogden is authorized to execute the contract with Stockbridge Township for Code Enforcement Services, subject to final attorney fees.

6. Effective May 1, 2023, the Village of Stockbridge Rates Resolution Section 4. - Zoning Services Rates and Charges is completely amended and replaced to read as follows:

Section 4. - Zoning services rates and charges.

<i>Application</i>	<i>Initial Fee</i>
<i>4.1 Zoning permit application</i>	
<i>4.1.1 Residential zoning permit (R-1, R-2, R-3)</i>	<i>\$90.00</i>
<i>4.1.2 Commercial Zoning Permit (CBD, C-2, C-3)</i>	<i>\$120.00</i>
<i>4.1.3 Industrial (M-1)</i>	<i>\$120.00</i>
<i>4.1.4 Open space conservation and planned unit developments</i>	<i>\$120.00</i>
	<i>\$120.00</i>
<i>4.2 Zoning ordinance enforcement by zoning admin.</i>	<i>\$25.00 per hour</i>
<i>4.3 Certificates of occupancy application</i>	
<i>4.3.1 Existing structures</i>	<i>\$50.00</i>
<i>4.3.2 New structures</i>	<i>\$50.00</i>
<i>4.4 Special land use permit application</i>	<i>\$500.00</i>
<i>4.5 Master plan amendment application</i>	<i>\$500.00</i>
<i>4.6 Zoning amendment application</i>	<i>\$500.00</i>
<i>4.6.1 Amendment to text</i>	<i>\$500.00</i>
<i>4.6.2 Amendment to zoning classification of prop.</i>	<i>\$100.00</i>
<i>4.7 Appeals to the zoning board of appeals</i>	<i>\$500.00</i>
<i>4.8 Variance requests application</i>	<i>\$500.00</i>
<i>4.9 Sign permit application</i>	<i>\$90.00</i>

<i>Application</i>	<i>Initial Fee</i>
<i>4.10 Site plan review application</i>	<i>\$100.00</i>
<i>4.11 Fence permits application</i>	<i>\$90.00</i>
<i>4.12 Copy of the municipal standards book</i>	<i>\$75.00</i>
<i>4.13 Site condo application</i>	<i>\$100.00</i>
<i>4.14 Planned unit development requests</i>	<i>\$100.00</i>
<i>4.14a Conditional rezoning</i>	<i>\$100.00</i>

4.15 In addition to the fees set forth in 4.1—4.14a, the applicant, in accordance with article III, section 6.47, shall be charged for the actual cost incurred by the village, the planning commission, and/or the zoning administrator for:

4.15.1 Any publication or mailing costs required by this section and/or state law.

4.15.2 Any traffic reports deemed necessary to complete the processing of the request.

4.15.3 Any legal services deemed necessary to complete the processing of the request.

4.15.4 Any planner fees deemed necessary to complete the processing of the request.

4.15.5 Any zoning administrator fees deemed necessary to complete the processing of the request.

4.15.6 Any topography studies deemed necessary to complete the processing of the request.

4.15.7 Any engineering services deemed necessary to complete the processing of the request.

4.15.8 Any other fees incurred by any other consultants deemed necessary by the above-named governmental officials and/or entities to process the request.

4.16 Escrow account establishment: When any application is received by the village along with the initial fee set forth in 4.1.1—4.1.14a, then:

4.16.1 The village clerk shall transmit the application and supporting details to the village zoning administrator who shall review it and determine, in his or her sole discretion, what additional services might be required under section 4.15 to process the application and seek an estimate of the cost of same and so advise the Village

Clerk in writing within seven (7) days of receipt of the information from the village clerk.

4.16.2 The village clerk shall then add up the estimated costs based on the input from the zoning administrator, plus a ten (10%) percent contingency fee. This process shall be completed within 21 days after the date the village receives the application.

4.16.3 The village clerk shall advise the applicant in writing, within 28 days after the date the village received the application, of the estimated costs for processing the application and the provide the applicant with a copy of the zoning administrator's written estimate.

4.16.4 The applicant shall have 30 days from the date of the notice in 4.16.3 to post the estimated costs with the village in full. Until same is posted, no further work shall be done on the application. If the applicant posts the fee in full timely:

4.16.4.1 The village shall hold the money in a separate escrow account for the payment of fees and costs incurred in the processing of this application.

4.16.4.2 The village shall automatically pay the fees and costs it incurs under section 4.15 from the escrow fund, without input from the applicant.

4.16.4.3 If the escrow fund balance falls under the lessor of 25 percent of the original escrow balance or \$250.00, then the zoning administrator shall review same and advise the village clerk if any additional escrow deposit is required from the applicant to complete the processing of the application.

4.16.4.4 If an additional escrow deposit is required, the village clerk shall advise the applicant in writing and the applicant shall have 30 days from the date of said written notice under this section to post the amount in full with the village. Until the amount is posted, no further work shall be done on the application.

4.16.4.5 If the applicant fails to timely post the entire fee under section 4.16.4, then the village shall dismiss the application, with no refund of the initial application fee.

4.16.4.6 If the applicant fails to timely post the entire fee under section 4.16.4.4, then the village shall dismiss the application with no additional work and refund any unused portion of the escrow account.

4.16.4.7 At the end of the application process, the village clerk shall prepare an itemized statement of the deposits and costs incurred by in the escrow account and issue a final accounting.

4.16.4.7.1 *The village shall issue a refund of any unused portion of the escrow fund;*

4.16.4.7.2 *The village shall bill the applicant for any fees or costs incurred under paragraph 4.14 that were not covered by the escrow fund;*

4.16.4.7.3 *Regardless of the balance in the escrow fund, no final permit approval shall be granted until the entire amount of the fees and costs incurred by the village, the planning commission and/or the zoning administrator under 4.17 and accounted to the applicant under 4.16.7.2 are paid in full by the applicant.*

4.16.4.8 *The village clerk shall require the applicant to review and sign a detailed statement of how the escrow account works, when the applicant first deposits the escrow funds under paragraph 4.16.4. A copy of the statement shall be sent to the applicant along with the demand for escrow funds under paragraph 4.16.3.*

4.16.5 *The village's intent in establishing this escrow fund is to create a fund that is revenue neutral to the village when processing these types of zoning applications.*

4.17 *It is the intent of this rates resolution that the Village of Stockbridge and/or the Village of Stockbridge Planning Commission shall not have to pay any of the fees described above to the village for applications initiated by either of these bodies for any of the above services.*

4.18 *This new fee structure shall have immediate effect, but shall only apply to those applications received on or after the date of its adoption.*

4.19 *Pursuant to Article III, Section 6.49 of its Zoning and Land Use Ordinance, the clerk shall insure that the above the schedule of fees shall be posted in the village offices, once adopted. Further, pursuant to said section the notice shall advise that no permit, certificate, special use on approval, variance or other zoning request shall be issued unless or until such costs, charges, fees, or expenses have been paid in full, nor shall any action be taken on proceedings before the board of appeals, unless or until preliminary charges and fees have been paid in full.*

7. Effective May 1, 2023, the Village of Stockbridge Rates Resolution Section 5. – Building department rates and Charges is completely amended and replaced to read as

follows:

5.1. VILLAGE OF STOCKBRIDGE BUILDING DEPARTMENT FEE WORKSHEETS.

BUILDING PERMIT FEES	
RESIDENTIAL ONE- AND TWO-FAMILY	
<i>Single Inspection Permit Fee</i>	<i>\$70.00</i>
<i>Determinant*</i>	<i>Fee</i>
<i>0 – 1,000</i>	<i>\$70.00</i>
<i>1,001 – 10,000</i>	<i>\$70.00 + \$9.00 / 1,000 over 1,000</i>
<i>10,001 – 100,000</i>	<i>\$130.00 + \$2.50 / 1,000 over 10,000</i>
<i>100,001 – and up</i>	<i>\$355.00 + \$2.00 / 1,000 over 100,000</i>
<i>Michigan Approved Home</i>	<i>Per Construction Cost Table (CCT)</i>
<i>HUD Approved Home on basement</i>	<i>\$160.00 + CCT</i>
<i>HUD Approved Home on slab</i>	<i>\$160.00 (Private Property or In Park)</i>
<i>Demolition</i>	<i>\$70.00 per occurrence</i>
<i>For work not involving square foot computation, \$70.00 base fee plus \$70.00 per inspection, or the estimated cost of the project used as determinant, whichever yields the greater fee.</i>	
COMMERCIAL FEE SCHEDULE	
<i>Building Permit Fee Calculation (Based on determinant* value):</i>	

<i>Determinant*</i>	<i>Fee</i>
<i>0 – 1,000</i>	<i>\$70.00</i>
<i>1,001 – 10,000</i>	<i>\$70.00 + \$1.00 / 100 over 1,000</i>
<i>10,001 – and up</i>	<i>\$130.00 + \$2.50 / 1,000 over 10,000</i>
<i>Building Permit Plan Review Fee (Based on determinant* value):</i>	
<i>Determinant*</i>	<i>Fee</i>
<i>0 – 500,00</i>	<i>\$1.20 / 1,000</i>
<i>500,001 – and up</i>	<i>\$600.00 + \$0.20 / 1,000 over 500,000</i>
<p><i>The determinant is calculated based on the "Bureau of Construction Codes Square Foot Construction Cost Table" (CCT), which became effective April 1, 2013. The CCT is hereby adopted by reference, and will automatically update upon the effective date of a revised CCT, or other subsequent document establishing construction costs or otherwise serving as a basis for calculation of building permit fees collected by the State of Michigan. Commercial demolition will be based on the State of Michigan fee schedule in effect at the time of application.</i></p>	
<i>Reinspection Charge (per inspection)</i>	<i>\$70.00</i>
<i>Special Services (per hour)</i>	<i>\$70.00</i>
<i>Investigation Fee (per hour) (Charged for work started without a permit)</i>	<i>\$70.00</i>

TRADE PERMIT FEES

Electrical/Mechanical/Plumbing Permits

Residential Trade Fees

Electrical

Single Inspection Permit Fee

\$70.00

Service Upgrade (one inspection)

\$70.00

Addition/Remodel (up to two inspections)

\$140.00

Addition/Remodel w/Service Upgrade

\$210.00

New Residence (up to three inspections)

\$210.00

New Residence w/Underground

\$280.00

Mechanical

Single Inspection Permit Fee

\$70.00

Addition/Remodel (up to two inspections)

\$140.00

New Residence (up to three inspections)

\$210.00

New Residence w/Underground

\$280.00

Plumbing

Single Inspection Permit Fee

\$70.00

<i>Addition/Remodel (up to two inspections)</i>	<i>\$140.00</i>
<i>New Residence (up to three inspections)</i>	<i>\$210.00</i>
<i>New Residence w/Underground</i>	<i>\$280.00</i>
<i>Reinspection Charge (per inspection)</i>	<i>\$70.00</i>
<i>Special Services (per hour)</i>	<i>\$70.00</i>
<i>Investigation Fee (per hour) (Charged for work started without a permit)</i>	<i>\$70.00</i>
<i>Commercial Trade Fees</i>	
<i>Electrical</i>	
<i>Administration base fee and all required and final inspections</i>	<i>\$100.00</i>
<i>Services</i>	<i>\$70.00</i>
<i>Thru 200 amp</i>	<i>\$10.00</i>
<i>200 amp thru 600 amp</i>	<i>\$15.00</i>
<i>600 amp thru 800 amp</i>	<i>\$20.00</i>
<i>800 amp and over</i>	<i>\$25.00</i>
<i>Circuits</i>	<i>\$5.00 each</i>
<i>Light fixtures—per 25 and fraction of</i>	<i>\$6.00 each</i>

<i>Dishwasher, garbage disposal & range hood</i>	<i>\$5.00 each</i>
<i>Furnace — unit heater</i>	<i>\$5.00 each</i>
<i>Electrical heating units (baseboards)</i>	<i>\$4.00 each</i>
<i>Power outlets (including ranges, dryers, etc.)</i>	<i>\$7.00 each</i>
<i>Signs — per circuit</i>	<i>\$10.00 each</i>
<i>Feeders</i>	<i>\$6.00 each</i>
<i>Mobile home park sites</i>	<i>\$6.00 each</i>
<i>Recreational vehicle park sites</i>	<i>\$4.00 each</i>
<i>K.V.A. or H.P. - each unit up to 20 K.V.A./H.P.</i>	<i>\$6.00</i>
<i>21 to 50 K.V.A. or H.P.</i>	<i>\$10.00</i>
<i>51 K.V.A. or H.P. and over</i>	<i>\$12.00</i>
<i>Fire alarm-up to 10 stations and horns</i>	<i>\$50.00</i>
<i>11 to 20 stations and horns</i>	<i>\$100.00</i>
<i>over 21 stations and horns</i>	<i>\$5.00 each</i>
<i>Data/telecommunications outlets</i>	
<i>1—19 devices</i>	<i>\$5.00 each</i>

<i>20—300 devices</i>	<i>\$100.00</i>
<i>over 300 devices</i>	<i>\$300.00</i>
<i>Mechanical</i>	
<i>Administration base fee and all required and final inspections</i>	<i>\$100.00</i>
<i>Gas/oil burning equipment — new and/or conversion units</i>	<i>\$30.00 each</i>
<i>Chimney, factory built (class A)</i>	<i>\$25.00 each</i>
<i>Duct system/hydronic piping</i>	<i>\$25.00 each</i>
<i>Solar equipment system and piping system</i>	<i>\$20.00</i>
<i>Gas piping (new installation)</i>	<i>\$5.00</i>
<i>Exhaust fan/power exhaust</i>	<i>\$5.00</i>
<i>Flue damper/vent damper</i>	<i>\$5.00</i>
<i>L.P.G. & Fuel oil tanks, piping fee included</i>	<i>\$20.00</i>
<i>Central air conditioning and heat pump</i>	<i>\$30.00</i>
<i>Plumbing</i>	
<i>Administration base fee and all required and final inspections</i>	<i>\$100.00</i>
<i>Fixtures, water connected appliances, floor drains, special drains, mobile home unit site</i>	<i>\$5.00 each</i>

<i>Stacks (soil, waste, vent, conductor)</i>	<i>\$3.00 each</i>
<i>Sewers (sanitary, storm or combined)</i>	<i>\$5.00 each</i>
<i>Water services</i>	<i>\$10.00 each</i>
<i>Connection building drain/building sewer</i>	<i>\$5.00 each</i>
<i>Sub-soil drains</i>	<i>\$5.00 each</i>
<i>Sewage ejectors, manholes, sumps</i>	<i>\$5.00 each</i>
<i>Water distributing pipe system, less than 1"</i>	<i>\$10.00 each</i>
<i>Water distributing pipe system, 1" or greater</i>	<i>\$20.00 each</i>
<i>Reduced pressure zone backflow preventer</i>	<i>\$5.00 each</i>
<i>Electrical, Plumbing, and Mechanical Plan Review</i>	<i>\$70.00 or \$70.00 per/hour, whichever is greater</i>
<i>Note: For specific equipment types not described above, the fee collected will be based upon the State of Michigan fee schedule in effect at the time of application.</i>	

**BUREAU OF CONSTRUCTION CODES
SQUARE FOOT CONSTRUCTION COST TABLE**

To be used with the Bureau of Construction Codes Building Permit and Plan Review Fee Schedules for computation of the "Total Cost of Improvement." The table below outlines the base cost per square foot for any given Use Group/Type of Construction combination. Unfinished basements must be computed separately at 20% of table cost. These figures are not intended to reflect actual cost of construction, but are only used as a basis for determination of fees related to services rendered for projects.

EXPAND

Use Group	(2009 Michigan Building Code)	Type of Construction								
		IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1	Assembly, theaters, with or without state	176.44	169.93	165.20	157.56	146.98	142.20	151.76	132.98	127.07
A-2	Assembly, nightclubs, restaurants, bars, banquet halls	151.03	146.72	141.70	136.83	127.57	124.97	131.74	115.44	113.02
A-3	Assembly, religious worship buildings, general, community halls, libraries, museums	178.16	171.65	166.92	159.28	148.82	144.24	153.47	134.83	128.91
A-4	Assembly, arenas	175.54	169.03	163.40	156.66	145.18	141.50	150.86	131.18	126.17
A-5	Assembly, bleachers, grandstands, stadiums	156.59	150.08	144.45	137.72	125.75	122.53	131.91	112.21	107.20
B	Business	155.28	149.60	144.52	137.45	124.67	120.03	131.78	109.55	104.34
E	Educational	163.53	157.90	153.20	146.21	136.19	128.91	141.11	118.49	114.47
F-1	Factory and industrial, moderate hazard	92.97	88.61	83.30	80.08	71.35	68.29	76.52	58.88	55.23
F-2	Factory and industrial, low hazard	92.07	87.71	83.30	79.18	71.35	67.39	75.62	58.88	54.33
H-1	High Hazard, explosives	87.11	82.75	78.34	74.22	66.57	62.61	70.66	54.10	N.P.

Use Group	(2009 Michigan Building Code)	Type of Construction								
H234	High Hazard	87.11	82.75	78.34	74.22	66.57	62.61	70.66	54.10	49.55
H-5	HPM	155.28	149.60	144.52	137.45	124.67	120.03	131.78	109.55	104.34
I-1	Institutional, supervised environment	154.20	148.79	144.63	138.36	127.07	123.71	134.85	114.01	109.95
I-2	Institutional, hospitals, nursing homes	263.67	257.99	252.91	245.84	232.14	N.P.	240.17	217.03	N.P.
I-3	Institutional, restrained	176.87	171.19	166.11	159.04	147.61	142.08	153.37	132.50	125.48
I-4	Institutional, day care facilities	154.20	148.79	144.63	138.36	127.07	123.71	134.85	114.01	109.95
M	Mercantile	113.22	108.91	103.89	99.02	90.41	87.80	93.93	78.28	75.86
R-1	Residential, hotels and motels	155.54	150.13	145.97	139.70	128.56	125.20	136.34	115.49	111.44
R-2	Residential, multiple family including dormitories, convents, monasteries	130.40	124.99	120.83	114.56	104.04	100.68	111.82	90.97	86.92
R-3	Residential, one-and two-family	122.74	119.39	116.36	113.47	108.94	106.23	109.87	101.79	95.34

Use Group	(2009 Michigan Building Code)	Type of Construction								
R-4	Residential, care/assisted living facilities	154.20	148.79	144.63	138.36	127.07	123.71	134.85	114.01	109.95
S-1	Storage, moderate hazard	86.21	81.85	76.54	73.32	64.77	61.71	69.76	52.30	48.65
S-2	Storage, low hazard	85.31	80.95	76.54	72.42	64.77	60.81	68.86	52.30	47.75
U	Utility, miscellaneous	64.61	61.02	57.11	53.93	48.40	45.26	51.34	37.85	35.85

Approved by Construction Code Commission - February 13, 2013
Established by Director, Department of Licensing & Regulatory Affairs - February 26, 2013
Effective Date - April 1, 2013

RESOLUTION DECLARED ADOPTED.

Moved by: Howlett

Seconded by: Cattell

Yeas: Fairbotham, Howlett, Morehouse, Mullins, Ogden, Cattell, Dyer

Nays: None.

Absent: None.

Adopted at the regular Meeting of the Stockbridge Village Council on May 1, 2023.

Jill Ogden, Village President

CLERK'S CERTIFICATION

I certify that the above is a true and complete copy of Resolution No. 2023-05-01.003 adopted by the Village Council at a Regular Meeting held on May 1, 2023.



Cindy Reames, Acting Village Clerk

Drafted by: John L. Gormley (P-53539)
Attorney for the Village of Stockbridge
Gormley Law Offices, PLC
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