

STATE OF MICHIGAN
COUNTY OF LAKE COUNTY
RUSTIC SPORTSMANS' CABIN ORDINANCE

No. 26

An ordinance authorizing and regulating the installation and temporary vacation type use of Rustic Sportsman's Cabins in Lake County Michigan, providing for penalties for the violation thereafter, and for the distribution of public funds resulting from those penalties pursuant to 2008 PA 240, which is incorporated in its entirety.

THE COUNTY OF LAKE ORDAINS:

Section 01. Definitions. As used in this ordinance, the following definitions shall apply:

- a) "RSC" Rustic Sportsman's Cabin which means a non mobile small camping type wood frame cabin style structure.
- b) "Vacation period" means 0-30 days maximum or weekends.
- c) "Vapor retarder" means 6 mil visquene or equal.
- d) "Exterior wall covering" means weather proof siding made of wood, vinyl, steel and or concrete composite.
- e) "County" means County of Lake

GENERAL REQUIREMENTS

- 1) Address from Lake County Equalization.
- 2) Land use permit from locally zoned Townships
- 3) RSC's placed in Lake County shall have toilet facilities and water supply wells installed in accordance with District 10 Health Department Sanitary Code.
- 4) Driveway permit from Lake County Road Commission.
- 5.) RSC placement on a parcel shall be in compliance with the Department of Natural Resources Natural River Zoning Act.
- 6.) Acquire all necessary permits from The Lake County Building Department, which may include Building, Plumbing, Mechanical, Electrical, under the current Michigan Residential Code and a Soil Erosion Permit if required.
- 7.) RSC (Rustic Sportsman's Cabin) shall be used for weekend stays or vacation periods only.
- 8.) RSC shall not be used as a primary residence, and shall not be used for rentals.
- 9.) RSC shall be a minimum of 260 square feet and a maximum of 400 square feet.
- 10.) RSC's placed in unzoned townships shall be placed, one (1) per parcel number, and each parcel shall be at least one (1) acre in size
- 11.) RSC's shall have a reflective address sign permanently mounted at the road.

Codes Rules and Standards for RSC's placed in Lake County MI

Section 1.

- **Foundations:** RSC shall be placed on a 4" concrete slab, securely anchored to concrete at all four corners and skirted so animals or rodents can not burrow under building. Pre-manufactured RSC's also can be placed on grade, securely anchored to ground at all four corners and skirted so animals or rodents can not burrow under building.

Section 2.

- **Vapor retarder:** Underside of building within 18" of grade shall be constructed of pressure treated wood, and shall have a 6 mil vapor retarder between grade and building.

Section 3

- **Exterior wall Covering:** exterior wall covering shall provide the building with a weather resistant exterior wall envelope. The exterior wall envelope shall be designed and constructed in such a manner to prevent the accumulation of water within the wall assembly. Exterior wall covering (siding) shall be esthetically pleasing and blend with the environmental surroundings. R703.1 MRC.

Section 4.

- **Roof assemblies:** Roof assemblies shall be designed and installed in accordance with the 2009 MRC Michigan Residential Code and the manufactures installation instructions such that the roof assembly shall serve to protect the building or structure. Shingles, wood shakes, or steel panels may be used. Rolled roofing or other types of roofing will not be allowed. R903.1 MRC.

Section 5.

- **(a.) Emergency and escape rescue openings:** All rooms intended for the use of sleeping shall have two (2) means of egress. Egress windows shall have a clear opening of five (5) square feet in the operable sash within 44" of the floor and within six (6) feet of exterior grade. (5.7) square feet if over six (6) feet from exterior grade. R310, including R310.1.1 – R310.1.4
- **(b.) Exit doors:** Required exit doors shall be a side hinged door not less than three (3) feet in width and not less than (6'6") in height R311.2 MRC.

Section 6.

- **Electrical:** All electrical connections and electrical wiring in RSC's shall meet all electrical codes and be installed and inspected under an electrical permit obtained from the lake County Building Department. RSC's shall have a maximum 100 amp electrical service, where electric is provided.

Section 7.

- **Gas or Diesel Powered Generators:** When using generators to power an RSC, generators shall be placed a minimum of 15 feet away from building. This may help prevent exhaust fumes of generator from entering building.

Section 8.

- (a) **Carbon monoxide detectors:** The Owner of a (RSC) shall install one(1) carbon monoxide detection device at each source point.
- (b) **Smoke Alarms:** There shall be a smoke alarm in each room intended for the purpose of sleeping and the area adjacent to all sleeping rooms. When one or more alarms are required to be installed within an individual dwelling unit, the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all alarms in dwelling. All smoke alarms shall be equipped with a battery backup.

Section 9.

- (a) **Mechanical systems:** All mechanical systems, furnaces, wood burners or any other type of heat and air conditioning source shall be installed per manufacture's specs and inspected in accordance with the 2009 Michigan Mechanical code, under a Mechanical permit obtained from the Lake County Building Department.
- (b) **Vent-less heaters will not be allowed.**

Section 10.

- **2009 International Energy Conservation Code:**
All units equipped with (HVAC) heating ventilating or air conditioning units shall be required to meet all provisions of the 2009 IECC.
Should an Owner install this type of equipment after a Certificate of Occupancy has been issued for a unit with-out HVAC, the structure shall be brought into compliance to meet all the provisions of the 2009 IECC.
This renovation may mean the rebuilding of the floor, walls, entire roof structure and all insulation.

Section 11.

- **Plumbing:** Required plumbing fixtures and hot water distribution systems in Rustic Cabins where electricity is not available will not be mandated provided all of the following conditions are satisfied.
 - a. An electric power source is not readily available. A readily available power source would include a portable power generator on site, or power along the road frontage of site.
 - b. A sewage disposal system permit shall have been issued by District Health Department #10, having jurisdiction for an outside privy over an approved vault.
 - c. A water supply well permit, including the use of a hand pump only, issued by District Health Department #10, having jurisdiction.
 - d. The use of the structure shall be limited to family members only, see #7 under basic requirements

All plumbing installed in a RSC shall meet all the requirements of the 2009 Michigan Plumbing Code and shall be installed and inspected under a permit obtained from the Lake County Building Department. Plumbing shall also meet all the requirements of District 10 Health Department Sanitary Codes

Section 12.

- **Penalties:** Any person who violates this ordinance or portion thereof is guilty of a municipal civil infraction, and shall pay a civil fine of not less than \$250.00 and not more than \$600.00. In addition the court may order the person to pay full restitution for the abatement of the violation and or the removal of the structure by the County.

Section 13.

- **Rustic Sportsman's Cabin Fund:** The County Treasurer shall deposit all fines and damages collected under this ordinance into a fund to be designated for the enforcement of this ordinance.

Section 14.

- **Validity and Severability:** Should any portion of this be found invalid for any reason, such a holding shall not be construed as affecting the validity of the remaining portions of this Ordinance.

Section 15.

- **Effective Date:** This Ordinance shall be effective immediately after publication of notice of its adoption.

As amended by action of the Lake County Board of Commissioners on the 14th day of March, 2012

Rustic Sportsman's Cabin Owner Affidavit of Compliance

I _____ have read and
(Please Print)

agree to the conditions of installation of a RSC in Lake County. Under no circumstances shall I deviate from the Codes Rules and Standards of the placement process of my RSC.

(Please Print)

RSC site address: _____

Township: _____

Property ID #: _____

Exterior Dimensions: _____

Square Footage: _____

Name: _____

Mailing Address: _____

Telephone #: _____

E-mail Address: _____

I _____ accept and shall
(Signature)

comply with the conditions of placement and installation of a RSC (Rustic Sportsman's Cabin) in the County of Lake, MI.

Date: _____

Building Department Clerk's Signature _____

Date: _____

Building Official's Signature _____

Date: _____

Lake County (RSC) Rustic Sportsman's Cabin

Fee schedule

RSC pre manufactured without Plumbing, Mechanical or Electrical	\$90.00 (1) inspection
RSC pre manufactured with electric only	\$140.00 (2) inspections
RSC pre manufactured with plumbing only	\$140.00 (2) inspections
RSC pre manufactured with mechanical only	\$140.00 (2) inspections
RSC pre manufactured building permit \$90.00 + (2) of the above	\$190.00 (3) inspections
RSC pre manufactured building permit \$90.00 + (3) of the above	\$240.00 (4) inspections
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RSC stick built without plumbing, mechanical, or electrical	\$150.00 (2) inspections
RSC stick built with electric only	\$200.00 (3) inspections
RSC stick built with plumbing only	\$200.00 (2) inspections
RSC stick built with mechanical only	\$200.00 (2) inspections
RSC stick built building permit \$150.00 + (2) of the above	\$250.00 (3) inspections
RSC stick built building permit \$150.00 + (3) of the above	\$300.00 (4) inspections
.....	

- **All additional inspections will be invoiced \$50.00, to be paid before inspection is performed.**

- **If inspectors can not gain access to site for inspection, (locked out, or access can not be obtained) an additional \$50.00 charge will be invoiced to Owner, to be paid before inspector returns to job site.**