

BUILDING PERMIT INFORMATION

Permits available at: 1075 Suncrest Dr
Lapeer MI 48446
M,W,Th 7:00 am – 4:00 pm
Tue, Fri 7:00 am – 11:30 am

TO OBTAIN A BUILDING PERMIT YOU MAY NEED THE FOLLOWING:

- A. **Culvert Permit/Right-of-Way Permit** Lapeer Co Road Commission (810) 664-6272/St Clair Co Road Commission (810) 364-5720 or Local Municipality
- B. **Septic Permit/Sewer Tap Release** Lapeer Co Health Department (810) 667-0392 or St Clair Co Health Department (810) 987-5300
- C. **Well Permit/Water Tap Release** Same as above
- D. **Soil Erosion Permit**, (when applicable) Same as above
- E. **Zoning Permit** obtained from CCA unless located in the City of Imlay City (810) 724-2135, Rich Twp (586) 260-2600 or Village of Otisville (810) 631-4680
- F. **Site Survey or Mortgage Survey**
- G. **Proof of Ownership:** Land Contract, Warranty Deed, Tax Receipt, Property Transfer Affidavit
- H. **Address Permit** (obtained from CCA or governing municipality) **Address must be posted before inspection will be conducted.**
- I. **Stake Inspection** conducted by CCA, when applicable and if within **Deerfield, Elba or Lapeer Township ONLY**
- J. **Driveway Inspection** conducted by CCA, when applicable

Construction Drawings: Two complete sets pursuant to Section R106 of the MRC. Drawn to scale and to include, but not limited to the following:

- A. Single Family Dwelling, Addition
 1. Floor plan all levels, *including basement and use of basement*
 2. Elevation all sides
 3. Wall cross section must include style, size, and thickness of all walls
 4. Foundation detail
 5. Footing detail; must include width, height and length of footings, plus amount of backfill
 6. Truss print for roof (all elevations) and floor, when applicable
 7. Engineering detail, if wood basement
 8. Energy calculations sufficient to ensure compliance with the State Energy Code.
 9. Plot plan, drawn to scale or Approved Septic Site Plan from Health Department, to include items listed on the last page of the building application
- B. Accessory Building, Decks, Sheds, Garages
 1. Footing detail, must show hole diameter, depth of hole and pad/concrete size
 2. Post layout with size of posts & elevations (all sides)
 3. Wall cross section to include carrier size and foundation detail
 4. Truss Print
 5. Joist sizing and spacing
 6. Decking material and deck post to beam attachment and attachment to house
 7. Handrail height and guard spacing
 8. Step detail, tread and riser height and width
 9. Plot plan, drawn to scale or Approved Septic Site Plan from Health Department, to include items listed on the last page of the building application.

GENERAL INFORMATION:

Single family dwellings shall comply with the following:

- A. Minimum Size: As required by zoning district.
- B. Foundation: At least 42 inches below grade and provide continuous perimeter support. Additional columns or beams necessary, if required by building inspector. Dwelling to be anchored to a permanent foundation.
- C. Exterior: Finish shall be of materials similar to dwelling units on adjacent or surrounding residential neighborhood.
- D. Roof: Design and material shall be similar to dwelling units on adjacent or surrounding residential neighborhood. Earth sheltered dwelling may require zoning variance. Contact building official for specific information.
- E. Storage: Square feet as required by zoning ordinance. Storage may be a basement, garage, or separate structure to be constructed at the same time as dwelling.
- F. Construction: Must comply with Michigan Residential Building Code or mobile home provisions of the Michigan Construction Code.
- G. Site Identification: The street number is to be posted within easy and unobstructed view from nearest public roadway.
- H. Smoke/CO Detection: Wired smoke detectors required in each sleeping area and adjacent to sleeping area and/or each level.
- I. Floor Drains: Two floor drains are required in the basement, one of which may be a sump crock. Sump drain must be attached to city **storm** sewer system, if available.
- J. Accessory Building: Attached garage or pole structure within 3' or less of the dwelling or other structure requires fire rated wall closest to other structure. R302.6.
- K. Soil Erosion: Required if construction is within 500 feet of a lake, stream, natural waterway, county drain, county ditch, or if disturbing one acre or more of surface area.
- L. DEQ: If construction is within a wetland, contact (517) 625-4668

R106.1.1 Information on construction documents. Construction documents shall be drawn upon suitable material. Electronic media documents may be submitted when approved by the building official. Construction documents shall be of sufficient clarity to indicate the location, nature, and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, and rules and regulations, as determined by the building official.

NOTES:

It is the responsibility of the applicant to be aware of any deed restrictions or subdivision regulations.

New dwelling and additions may take 1-2 weeks for review. All other projects shall require a *minimum* of 48 hours for review of plans and zoning verification prior to permit being issued.

This information is given as a guide to minimum standards and to answer the most asked questions. It in no way replaces construction or zoning requirements. It is your responsibility to ensure that all applicable state codes and local ordinances are met.