



## GENERAL INFORMATION:

1. 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. Contact Detroit Edison, 1100 Clark Rd, Lapeer, as early as possible for electrical service.
  - H. Smoke/CO2 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.
2. Accessory Building:
  - A. Fire Rating: Unattached garage or pole structure within 3' or less of the dwelling or other structure requires fire rated wall closest to other structure. R302.6.
3. 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.
4. DEQ : If construction is within a wetland, contact (517) 625-4668

## 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 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.