

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

150 N Main Street
Imlay City MI 48444
Located in Imlay City Hall
Wed **ONLY** 8:00 am to 12:00 pm

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/St Clair Co Health Department (810) 987-5300 or Local Municipality
- C. **Well Permit/Water Tap Release** Lapeer Co Health Department (810) 667-0392/St Clair Co Health Department (810) 987-5300 or Local Municipality
- D. **Soil Erosion Permit** (when applicable) Lapeer Co Health Department (810) 667-0392 or St Clair Co Health Department (810) 987-5300
- E. **Zoning Permit** obtained from CCA unless the property is in the City of Imlay City (810) 724-2135 or Oregon Township (810) 664-5971
- 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–Deerfield, Elba & Lapeer Township ONLY**, *when applicable*, (Inspection conducted by CCA)
- J. **Driveway Inspection**, where applicable (Inspection conducted by CCA)

Construction Drawings: 2 complete sets to scale. Drawings must 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.
- 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 and show carrier size.
 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

Plot Plan drawn to scale or Approved Septic Site Plan from Health Department to include items below.

- A. Location & dimensions of all property lines regardless of acreage.
- B. Location of public streets, highways, private drives, driveways, easements, and/or sidewalks.
- C. Location, dimensions, and square footage of all existing and proposed buildings or other permanent structures; ponds, pools, decks, etc.
- D. Location & dimensions of all underground utilities; well, septic, storm or sanitary sewer, etc.
- E. Distances from lot lines to all existing and proposed building or structure (to overhangs).

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/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.
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.