

CHARTER TOWNSHIP OF CHESTERFIELD - BUILDING DEPARTMENT

47275 Sugarbush, Chesterfield Township, MI 48047 Phone: (586) 949-0400 Fax: (586) 949-4780

APPLICATION FOR BUILDING PERMIT, ZONING COMPLIANCE PERMIT AND PLAN EXAMINATION

Authority: P.A. 230 of 1972, as amended Completion: Mandatory to obtain permit Penalty: Permit will not be issued	<h3 style="margin: 0;">Permit #</h3>
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In order to avoid delay all forms must be completely filled out and plans must contain required information.

NOTE: Separate applications must be filled out for electrical, mechanical and plumbing permits.

PROJECT INFORMATION

Job Address	Lot Number	Subdivision
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PROJECT DESCRIPTION/TYPE OF IMPROVEMENT

Detailed Description of Project <div style="border: 1px solid black; padding: 5px; margin-top: 5px; display: inline-block;">Shed/Garage</div>	Estimated Cost of Construction \$
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This Section is for new construction only - DIMENSIONS AND DATA

Square Footage - 1 st Story _____ 2 nd Story _____ Basement _____ Garage _____ TOTAL _____	# of Bedrooms _____ # of Bathrooms Full _____ Half _____ Finishing Basement - Yes/No	Fees: (for office use only) _____ _____ _____ _____
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APPLICANT INFORMATION

Name(print)	Address, City, State, Zip		
Email	Phone		
Drivers License Number	Date of Birth	Builders License(if applicable)	Exp date
Company Name(if applicable)			

I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent, and we agree to conform to all applicable laws of the Charter Township of Chesterfield and the State of Michigan. All information submitted on this application is accurate to the best of my knowledge.

Section 23a of the state construction code act 1972, 1972 PA 230, MCL 125.1523A, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or residential structure. Violators of section 23a are subject to civil fines.

HOMEOWNER AFFIDAVIT

I hereby certify the building work described on this permit application shall be installed by myself in my own home in which I am living or about to occupy. All work shall be installed in accordance with the Building Code and shall not be enclosed, covered, used, or put into operation until it has been inspected and approved by the Building Inspector. I will cooperate with the Building Inspector and resume responsibility to arrange for necessary inspections.

BOND HOLDER INFORMATION

Bond Holder(this who the bond check will be refunded to)
Address, city, state, zip

SIGNATURE

Signature of Applicant - Must be signed by Homeowner or Contractor (Homeowner Signature Indicates compliance with Section VI. Homeowner Affidavit)	Date
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Ordinance Requirements for Accessory Buildings and Detached Garages

Fees: Shed - \$200.00 (\$100.00 fee + \$100.00 bond)

Accessory Structure whether attached or detached-

Plan review and administrative base fee - \$105.00 + \$50.00 grade fee plus \$.05 per sq ft over 250 sq ft

1. **When making applications please provide the following:**
 - a. **Two sets of construction plans. (If shed is a kit, please include the brochure, any shed over 4"x 6" (24 sq. ft.) requires a permit and a ratwall.)**
 - b. **Two site plans indicating size, shape, and distance from property lines, easements and structures.**
 - c. **Homeowner - need copy of driver license.**
 - d. **Builder- need copy of builders & drivers license and insurance certificates.**
2. Accessory buildings structurally attached to the main building shall conform to all regulations of the Ordinance applicable to the main structure.
3. Accessory Buildings 120 sq ft or less shall conform to the following (as a zoning permit)
Accessory Buildings over 200 sq ft shall conform to the following (as a building permit)
 - A. A detached accessory building incidental to the main dwelling shall be located in the rear yard.
 - B. Accessory structures shall not exceed 16' feet in total height above grade.
 - C. Structures shall not occupy 25% of the required rear yard or 40% of any non-required rear yard.
 - D. Structures shall maintain 7' feet from rear property line 3' feet from any side property line and 6' feet from the main structure. NOTE: Corner lots have two front yard setback requirements check zoning regulations.
 - E. No accessory structure shall be constructed on or over any recorded easement.
 - F. **All accessory structures shall have a 4" concrete slab over 4" of compacted sand and shall have a 4" x 24" ratwall** measured from existing grade for detached structures, or 12" x 42" foundation if attached or over 400 sq. ft.
 - G. A zoning permit and bond is required along with an electrical permit if electric is installed.
 - H. No accessory structures shall be constructed prior to the main structure.
 - I. Structures shall not be out of scale with the neighborhood or proposed use.
 - J. An accessory building in any district shall not involve business, profession, trade or occupation and requires that a signed affidavit be on file with the application.

*****no structures shall be permitted on an easement*****

Sec. 76-331. Provisions applicable to agricultural and residential districts.

- (a) *Accessory buildings.* Accessory buildings in the agricultural and residential districts shall be subject to the following regulations. Farm buildings shall be regulated by the Right to Farm Act.
- (1) Accessory buildings shall be consistent with the character and materials of the principal building.
 - (2) Accessory buildings shall observe the following area requirements:
 - a. One accessory building, whether attached or detached, shall be permitted for each lot within a platted subdivision or on residential parcel of one-half acre or less. In no case shall such building be designed to house more than three cars, nor shall it exceed 920 square feet.
 - b. One accessory building, whether attached or detached, shall be permitted for each lot within a platted subdivision or on residential parcel of more than one-half acre and less than or equal to one acre and having a minimum frontage of 90 feet. Those lots meeting the area requirement, but not meeting the width requirement shall be held to the standards of subparagraph a. herein.
 - i. In no case shall such building(s) be designed to house more than four cars.
 - ii. In no case shall such building exceed 1,200 square feet. Attached accessory buildings may split the allotted 1,200 square feet of floor area among no more than two different additions to the same principal structure.
 - iii. No more than the equivalent of three standard single-car garage doors or openings designed to facilitate the entry and exist of three vehicles simultaneously shall be facing a road frontage on the same plane. A standard single-car garage door shall be nine feet in width by eight feet in height.
 - iv. All such structures shall be in character with the principle structure and surrounding homes and shall not be detrimental to the value thereof.
 - c. No more than two accessory buildings, whether attached or detached, shall be permitted on a parcel with greater than one acre, but less than five acres. The sum of the area of any attached and/or detached accessory buildings shall not exceed 1,400 square feet.
 - d. On parcels with five acres or more, the sum of the area of any attached and/or detached accessory buildings shall not exceed 1,700 square feet.
 - (3) In addition to the requirements of this chapter, one shed not exceeding 120 square feet shall be permitted on each residential lot.
 - (4) The height of detached accessory buildings and sheds shall not exceed 16 feet in total height. For the purposes of this section, the height of such shall be measured from the floor elevation to the highest point of the structure. In the A-1 district, on parcels consisting of five or more acres, the maximum height allowed will be 22 feet.
 - (5) Where an accessory building is structurally attached to a main building, it shall conform to all regulations of this chapter applicable to the main building.
 - (6) Pole barns shall only be permitted on non-platted residential parcels of one acre or more.
 - (7) Detached accessory buildings shall not occupy more than 25 percent of a required rear

yard, nor shall it occupy more than 40 percent of any non-required rear yard. County drain easements and all utility easements not providing direct service to the individual lot shall not be utilized in such calculations, nor shall they count towards parcel size allotment as set forth in subsection (2) above.

- (8) A detached accessory building incidental to the dwelling shall be located only in a rear yard, except when a detached accessory building is located on a corner lot, the building shall observe a front yard setback from both streets as required in Article 3.
- (9) No detached accessory building shall be located closer than ten feet to any main building, unless permitted by any other appropriate code. In a platted subdivision or on residential parcels under one acre, no accessory building shall be located closer than seven feet to any rear lot line or three feet to any side lot line. In those instances where the rear lot line is coterminous with an alley right-of-way, the accessory building shall not be closer than one foot to such real lot line. Accessory buildings on non-platted residential parcels over one acre shall not be located closer than 20 feet to any property line. No accessory building shall be constructed over or located within one foot of a recorded easement.

With respect to this section, accessory buildings for those premises abutting Anchor Bay and the Salt River south of Callens Road shall not be located in the front yard (waterfront).

- (10) No accessory building shall be constructed prior to the enclosure of the main building.
 - (11) An accessory building, irrespective of location, shall be incidental to the principal permitted use and shall not involve any business, profession, trade, or occupation. The application to construct an accessory building shall be accompanied by a signed affidavit indicating that the building will be used for a use that is ancillary or subordinate to the principal single-family dwelling. In no instance shall an accessory building be so large as to dominate the neighborhood or proposed use, as determined by the building official.
 - (12) All accessory buildings, including sheds, shall have a proper foundation and/or ratwall as required by the building department.
 - (13) Accessory buildings in the mobile home park district shall be limited and regulated as provided in section 76-334. Multiple-family residential accessory buildings are regulated as provided in section 76-335
- (b) Reserved.
 - (c) *Central air condition units.* Refrigeration equipment used for central air conditioning purposes and installed outside of residential dwellings and their attached structures shall not result in being a noise nuisance, and shall be located behind the rear wall of the structure, no less than three feet between the extreme sides of the main structure. In cases where a hardship exists which prevents the equipment from being located in rear yards, the refrigeration equipment used for air conditioning may be located in a side yard. The township building administrator shall make the determination of whether a hardship exists which prevents a rear yard location. All such equipment shall meet the minimum side yard setback requirements of this chapter. All refrigeration equipment must be properly screened from view and noise as required by the township building administrator. Installation of any such equipment shall comply with all applicable provisions of this chapter. For purposes of this section, open patios shall not be considered a portion of the structure.
 - (d) *Design standards.* In any one-family residential district, there shall be variation in the appearance of dwelling units using the following subsections in this section as minimum standards. The foregoing standards shall not apply to a mobile home located in a licensed mobile home park, except to the extent required by state or federal law or otherwise specifically



The Charter Township of Chesterfield

47275 Sugarbush • Chesterfield, MI 48047
(810) 949-0400

LOT NO. _____

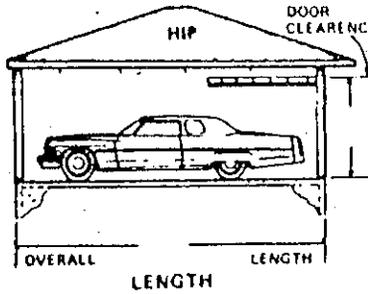
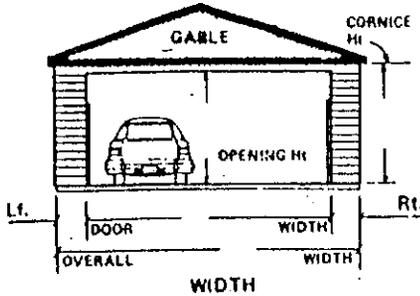
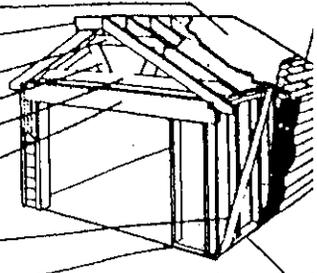
SPECIFICATIONS

SUBDIVISION _____

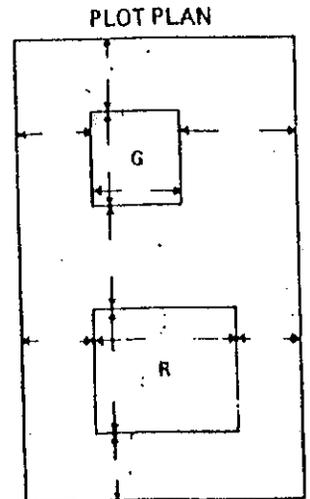
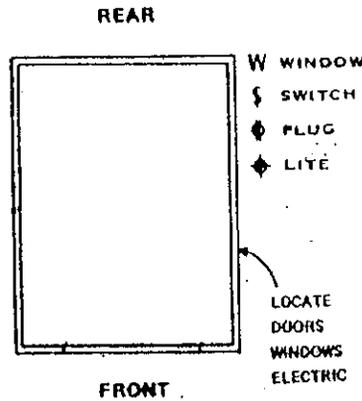
- ROOF
- Gable Front
 - Gable Ends
 - Hip
 - Others _____

OVERHANG
 _____ Front _____ Sides _____ Rear
 TYPE OF FRONT OVERHANG

- _____ Shingle Wt. _____ Col
- _____ Roof Sheeting
- _____ Ridge
- _____ Collar Ties
- _____ Hangers
- _____ Joist
- _____ Header
- _____ Braces
- _____ Bottom Plate
- _____ Expansion I



- Wall Studs _____ X _____ X _____ Ht. _____ OC
- Top Plates _____ X _____ X _____
- Rafters _____ X _____ OC
- Corners _____ Liner _____
- Exterior Siding _____
- Trim _____
- Brick or masonry _____ Yes No



- OVERHEAD DOOR _____ SIZE _____
- Steel One Piece _____
 - Steel Sectional _____
 - Others _____

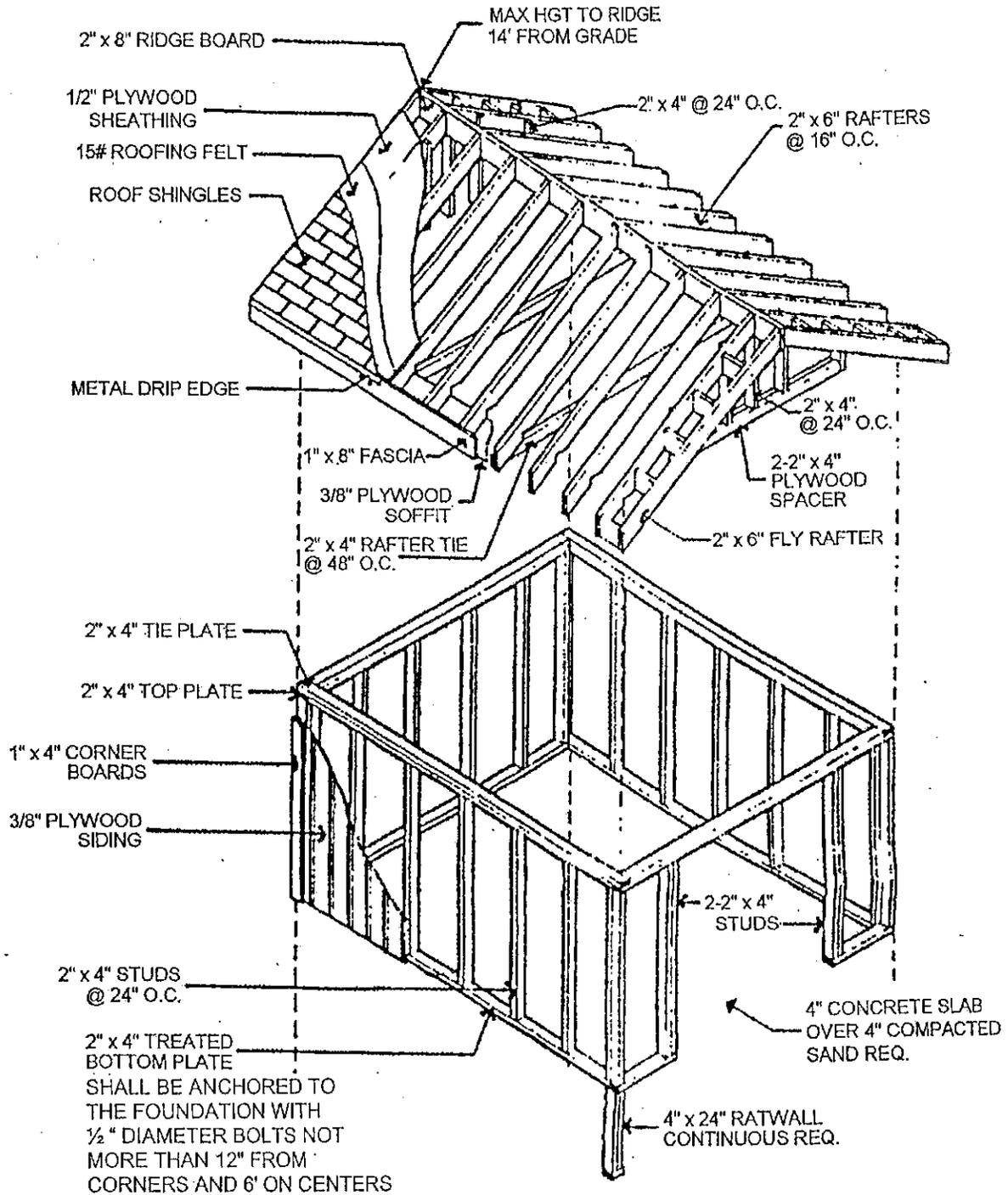
- ELECTRICAL Yes No
- Wire to Existing Service Panel _____ Circuits _____
 - Change Service Panel Increase Service to _____ Amps. _____
 - _____ Lights _____ Switches _____ Other Openings _____ Fixtures by owner
 - Trench Recovered After Inspection _____ By Owner By Contractor

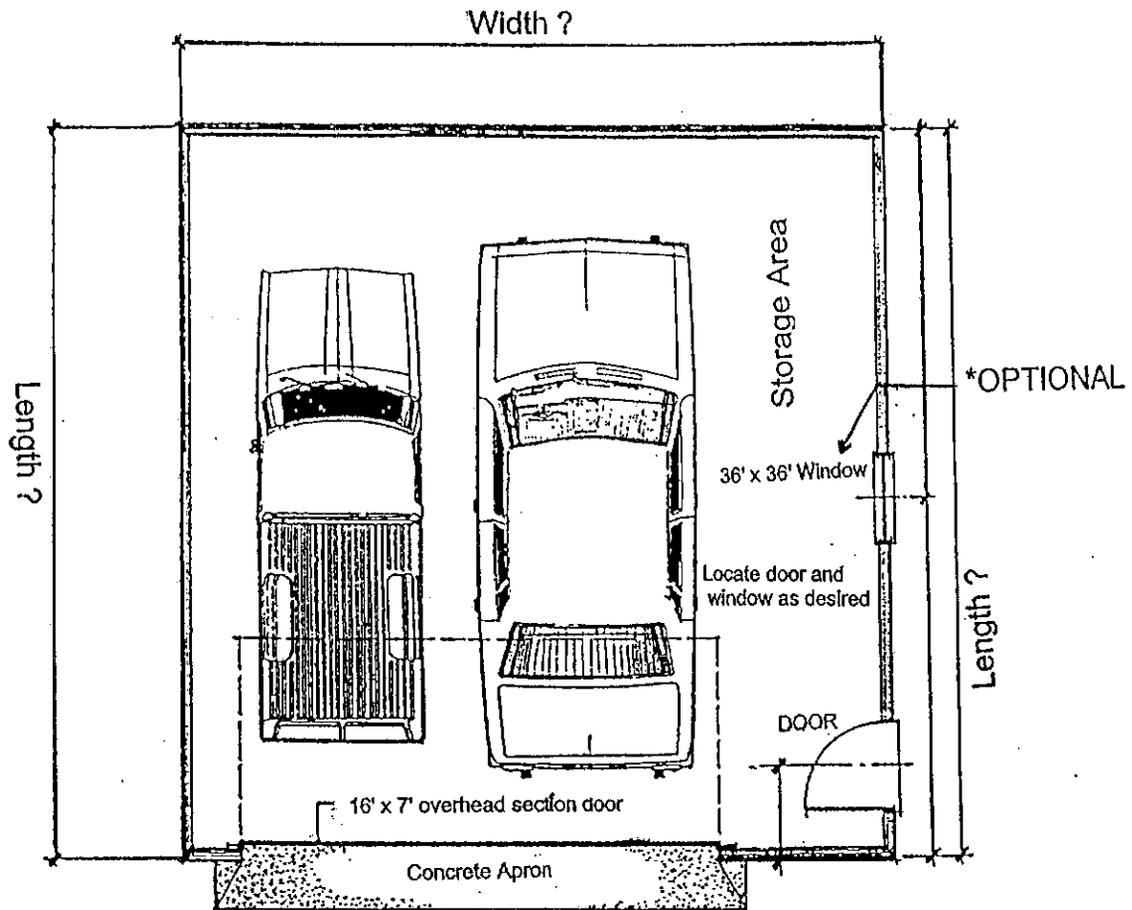
- CLEAN UP CONSTRUCTION DEBRIS _____ BY OWNER BY CONT
- (NOT INCLUDING DIRT OR SAND HAULING)

The price for the electrical work is \$ _____ included in total. If change of service is not included and, electrical cannot be installed to existing service without violation, this amount will be deducted from total contract price and work deleted, unless owner pays additional cost for necessary service increases.

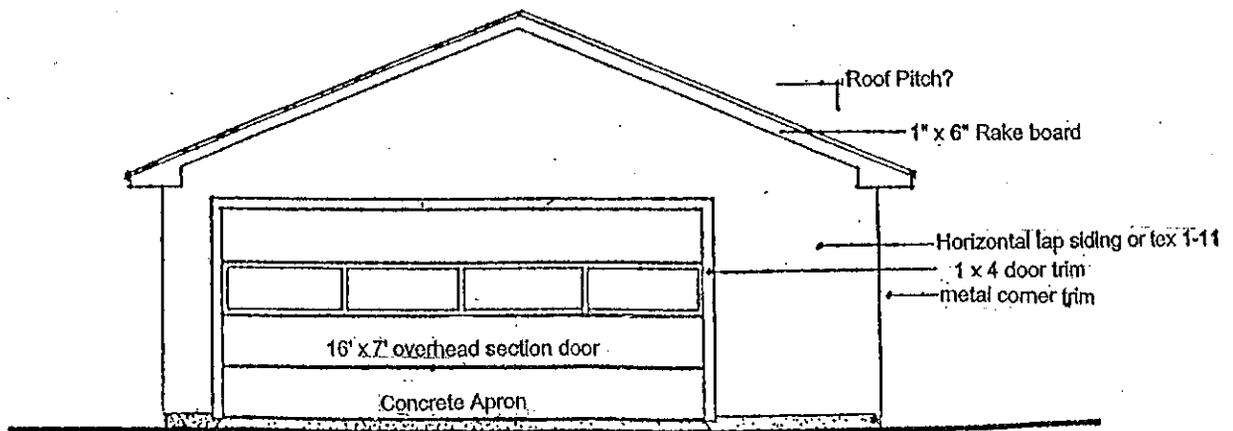
Additional Work _____

Sample Shed





Floor Plan Two Auto Garage With Storage

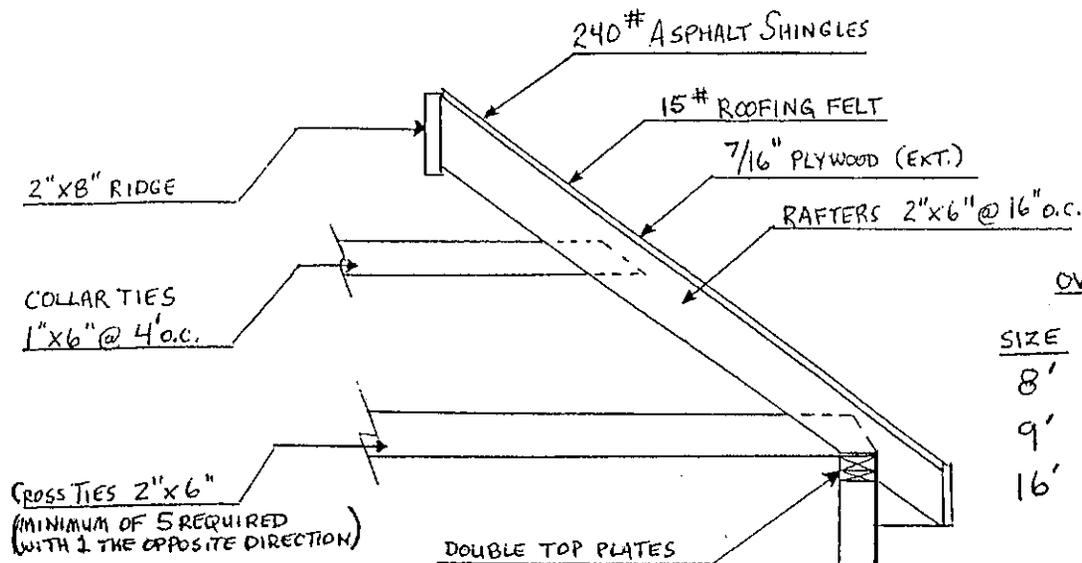


Front Elevation

Detached Garage Model

DETACHED GARAGES

AND SHEDS



OVERHEAD DOOR HEADERS

SIZE	BEARING	NON BEARING
8'	2-2"x8"	2-2"x10"
9'	2-2"x10"	2-2"x12"
16'	3-2"x12"	2-2"x12"

EXTERIOR SHEATHING

(i.e. T-111 1/4" VINYL SIDING OVER 3/8" OSB.)

STUD WALLS - 2"x4"@16" o.c.
 (WIND BRACING ACROSS 4 STUDS MINIMUM)

* 1/2" DIAMETER ANCHOR BOLTS

WOLMANIZED SOLE PLATE

4" (3000#) CONCRETE

4" COMPACTED SAND

* ANCHOR BOLTS A MINIMUM OF 1/2" DIAMET ARE REQUIRED WITHIN 12" OF ENDS AND NO MORE THAN 6' ON CENTER. THEY MUST BE EMBEDDED A MINIMUM OF 7" INTO POURED CONCRETE AND 15" INTO MASONRY
 NOTE: IF STRAPS ARE USED THEY ARE APPROVED FOR A MAXIMUM OF 3.5' o. SPACING.

4"x24" RATWALL - Up to 600 square feet
 More than 600 square feet require 12" x 42" Footing

4" (3000#) CONCRETE

4" COMPACTED SAND

BRICK VENEER

4"x8"x16" CONC. BLOCK

Minimum 12" x 42" Foundation
 One story light framing - 2500 P
 Loa

ATTACHED GARAGES OR DETACHED

GARAGES SUPPORTING MASONRY

Minimum 12" x 42" CONCRETE FOOTING

Minimum w/Brick Veneer - 2500 P

