

# Harrison Township

## Building Department

### Residential Garage / Utility Sheds

#### GENERAL INFORMATION & SETBACK REQUIREMENTS:

(Largest Size of Plans 24" x 36")

- ❖ A Building Permit is **not** required for accessory structures equal to or less than 200 square feet in size. A zoning review application is required. All other sheds and garages require a Building Permit.
- ❖ Only one main building (house) and one accessory building (garage or shed) greater than 200 square feet are allowed per residential. It shall be located only in a rear yard except waterfront property as provided in ordinance (Section 3.33).
- ❖ Rear lot easements must be maintained unless written permission from the Township Building Department and all Utility Companies allowing encroachments are submitted.
- ❖ Accessory building shall not be
  - metal clad pole barn or similar type structure.
  - height = 16' max. and at least 10' from the house.
  - ≤ 25% required rear yard + ≤ 40% nonrequired rear yard + ≤ 66.6 % living area of principal dwelling.
  - Min 2' from side and rear lot lines measured from greatest projection (overhang).
- ❖ Where an accessory building is structurally attached to a main building, it shall conform to all regulations applicable to the main building.
- ❖ A 4" thick cement floor is required and wood framing 6" above the grade.
- ❖ See the Zoning Ordinance or the Planning Department for further information regarding setbacks for corner lots.
- ❖ Residential lots and/or parcel abutting water shall maintain the required yard on the waterside as an open unobscured yard. An accessory garage shall be permitted in the setback between the road-right-of-way and the main building, providing the front yard setback required in article 9 of the zoning ordinance is met.

#### GENERAL BUILDING REQUIREMENTS:

- ❖ All buildings larger than 400 square feet of floor area shall have a minimum of an **8" wide x 42" deep footing** with a 4" concrete floor on a compacted sand base.
- ❖ Accessory structures between 200 and 400 square feet are allowed to have a 4" wide x 24" deep ratwall if the total height of the structure does not exceed 10 ft.
- ❖ In no instance shall a garage or accessory building project into the required front yard area of the residential lot.
- ❖ 15# felt paper (tarpaper) is a minimum requirement for all roof decks.
- ❖ Anchor bolts are required, no more than 1' from each corner of each wall and no more than 8' between bolts along the wall. Alternatively, anchor straps according to manufacturer's specifications.
- ❖ Collar ties spaced a minimum of 32" O.C. are required for standard rafter framing.
- ❖ The bottom plate of walls must be 2 x 4 pressure treated lumber if the bottom wall is less than 8" above grade.
- ❖ Engineering data is required for roof trusses and micro-lam beams used for overhead door headers.
- ❖ When a garage is being demolished and replaced demolition permit is required prior to the issuance of the building permit.

#### Inspections required for accessory structures:

- ❖ Footing – **prior to requesting the footing inspection** all forms shall be in place, a 42" below actual grade trench footing shall be in place, all roots and debris are to be removed from the trench, the pad for the garage floor shall be compacted.
- ❖ Rough Electrical – this includes the trench for electrical lines. & Final Electrical.
- ❖ Permit Fee = \$100.00 + Bond Administration Fee; Performance Bond = \$200.00 + ½% of Construction cost
- ❖ Building must be painted, stained or sealed before final.
- ❖ Final Building - All exterior areas shall be weatherproofed and surface coated prior to requesting a final inspection. Wood siding and trim must be painted or stained before the final inspection. The overhead door must be installed prior to requesting a final inspection.
- ❖ NOTE: A rough building inspection is required only if the interior walls are being covered.

**PLEASE NOTE: Effective 8/1/01 a minimum 8" x 42" footing is required on all accessory structures larger than 200 square feet. Accessory structures between 200 and 400 square feet are allowed a 4" x 24" ratwall if the total building height does not exceed 10'.**

All information is based on the 2003 Michigan Residential Code and the Zoning Ordinance.

# Harrison Township

## ACCESSORY BUILDING PERMIT APPLICATION

**ACC**

Date \_\_\_\_\_ Construction Cost \$ \_\_\_\_\_  
(As per Construction cost schedule)

Shed     Detached Garage     Other \_\_\_\_\_ Fee: \_\_\_\_\_ Bond: \_\_\_\_\_

Applicant Name: \_\_\_\_\_ Phone: \_\_\_\_\_ /Cell \_\_\_\_\_

Address: \_\_\_\_\_

Lot # \_\_\_\_\_ Subdivision \_\_\_\_\_

Property # \_\_\_\_\_ Sidwell # \_\_\_\_\_

Assessing Dept. verification of legal desc. \_\_\_\_\_ / \_\_\_\_\_  
Signature Date

Contractor \_\_\_\_\_ Phone \_\_\_\_\_ Cell \_\_\_\_\_

Address \_\_\_\_\_ City / Zip \_\_\_\_\_

License # \_\_\_\_\_ Type \_\_\_\_\_ Valid up to \_\_\_\_\_

"Section 23a of the State construction Code Act of 1972, 1972 Act No. 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 23 A are subjected to civil fines."

Contractor's Signature \_\_\_\_\_ date \_\_\_\_\_

**NOTE: FOR HOMEOWNER'S PERMITS:** I hereby certify that the construction work described above will be for my use and occupancy and on my own property. I further certify that said work will be done by me and that I will assume full responsibility for compliance with all applicable laws and regulation related to this work.

Homeowner's Signature \_\_\_\_\_ date \_\_\_\_\_

### **Indicate the following on the attached plot plan:**

1. House location & sq. ft of living area. Indicate all easements.
2. Proposed building location, distance from the house & from lot lines, dimensions and total sq. ft.
3. Location and sq. ft of any existing accessory structures, including attached garages.
4. A site plan is required indicating location of structure with dimensions from side & rear property lines and from the main structure.
5. Submit structural plans or have manufacturer's specs on job site for kit-built shed.
6. **Note:** 2003 Michigan Residential Code & Township Zoning Ordinance must be followed. Separate permit is required for Electrical, Mechanical & Plumbing work.
7. **Construction cost schedule:** To be used with the Township Building Permit Fee Schedule for computation of total cost of improvement. These figures are not intended to reflect actual cost of construction, but are only used as a basis for determination of fees related to services rendered for projects.