



Armada Township

23121 E. Main Street, P.O. Box 578

Armada, MI 48005

Telephone: (586) 784-5200 Facsimile: (586)784-5211

building@armadatwp.org

Building Application Requirements

The following information must be presented before a building permit can be issued. An address post must be in place prior to a final inspection on any building permit. (See example at end of document.) All building code plans shall comply with the current Michigan Building Code.

1. Proof of Ownership

Proof of ownership must be presented including split papers, sidwell or manatron property numbers, the legal description, registered survey and size of parcel, and warranty deed or registered land contract. If an agent is applying for the building permit, rather than the property owner, an affidavit authorizing the agent to make the application is required.

2. Building Plans

Two sets of plans drawn to scale including wall detail, insulation detail, floor plan, roof section; type of material used, foundation details and other technical data and energy analysis as called for in Section 1301.1.1 of the 2015 Michigan Residential Building Code. **For all new home applications, a digital copy of the building and plot plans are also requested and can be emailed to building@armadatwp.org.**

3. Plot Plans

The following information must appear on the plot plan drawing:

- Lot dimensions
- Property descriptions
- Address
- House size and location including driveways and sidewalks
- Easements
- Setbacks
- Existing and proposed utilities
- Adjacent house grades and lot grades
- Existing and propose site grades
- Street name, right-of-way and road grades
- Septic field location and grade
- Well location
- Proposed drainage patterns (arrows) and downspouts
- Sump pump discharge pipe
- Benchmark
- North arrow
- Drawing scales of either 1" =30, 1" =20 or 1" =10

4. Septic Permit

Septic permits must be current, and all engineering plans must be approved and presented prior to the building permit being issued. Any grade level change required due to health department regulations must be approved prior to the building permit being issued. Septic permits are issued by:

Macomb County Health Department
43525 Elizabeth Road
Mt. Clemens, MI 48043
Phone: (586) 469-5235
Fax: (586) 469-5885

Culvert Permit

Culvert permits must be obtained prior to issuing a building permit. Culvert permits are issued by:

Macomb County Road Commission
117 South Groesbeck Highway
Mount Clemens, MI 48043
Phone: (586) 463-8671
Fax: (586) 469-6130
Web: www.rcmcweb.org

5. Soil Erosion Permit

Soil erosion permits are required for digging more than 100 cubic yards. Permits are issued by:
Public Works Commissioner's Office
21777 Dunham Road
Clinton Township, MI 48036
Phone: (586) 469-5325
Fax: (586) 469-5933
<http://www.macombcountymi.gov/publicworks/index.htm>

Call MISS DIG 3 full working days BEFORE you Dig. 1-800-482-7171

6. Well Log

Well approval must be obtained from the Macomb County Health Department prior to final occupancy.

7. Builder Information

Applicants must submit a valid builder's license and a copy of Workman's Compensation and liability insurance. **All building plans shall comply with the 2015 Michigan Building Code.**

8. Financial Guarantees and Permit Fees

Fees need to be submitted at the time the permit is issued. The Armada Township Board of Trustees sets all fees.

9. Grading Certification for New Construction

- a. Prior to issuance of an occupancy permit, a licensed land surveyor or professional engineer must certify the finished grade and structure elevations.
- b. The certification shall be presented on a duplicate copy of the approved plot plan clearly showing the finished grades.
- c. Any structures or grades that are damaged or not in conformance with the approved plot plan must be repaired or corrected.
- d. Temporary occupancy will only be issued when weather prohibits the completion of final grading and site-related work. A performance bond is required to ensure site work and grading will be completed.

FEES

Residential House and Additions (up to 2,000 square feet)

Plan Review Fee: \$120.00

Administration Fee: \$100.00

Base Permit Fee: \$250.00

Per Inspection Required: \$75.00
Bond for New Homes: \$1,000.00
Bond for Additions and Alterations* \$1,000.00
*Building Department has discretion to lower permit fees on smaller projects

Homes (2001 to 3000 Square Feet)

Plan Review Fee: 150.00
Administration Fee: \$100.00
Base Permit Fee: \$250.00
Per Inspection Required: \$75.00
Bond for New Homes: \$1000.00
Bond for Additions and Alterations: \$1,000.00
*Building department has discretion to lower permit fees on smaller projects

Homes (3,001 to 3,500 Square Feet)

Plan Review Fee: \$150.00
Administration Fee: \$100.00
Base Permit Fee: \$250.00
Per Inspection Required: \$85.00
Bond for New Homes: \$1000.00
Bond for Addition & Alterations: \$1,000.00
*Building department has discretion to lower permit fees on smaller projects

Homes over 3,501 Square Feet

Plan Review Fee: \$400.00
Administration Fee: \$100.00
Base Permit Fee: \$600.00
Per Inspection Required: \$85.00
Bond for New Homes: \$2,000.00
Bond for Addition & Alterations: \$2,000.00
*Building department has discretion to lower permit fees on smaller projects

Pole Buildings, Garages and Sheds

Plan Review Fee: \$100.00
Administration Fee: \$75.00
Base Permit Fee: \$100.00
Per Inspection Required: \$75.00
Bond: \$500.00
* One Building 200 square feet or less, no permit required
*** Zoning Compliance Permits required for all Agricultural Accessory Structures**

Decks, Porches, and Handicap Ramps*

Plan Review Fee: \$75.00
Administration Fee: \$75.00
Base Permit Fee: \$100.00
Per Inspection Required: \$75.00
Bond: \$500.00
* If not included in original house plans

Ponds

Plan Review Fee: \$100.00
Administration Fee: \$75.00
Base Permit Fee: \$100.00
Per Inspection Required: \$75.00
Bond: \$500.00

Pools

Plan Review Fee: \$75.00
Administration Fee: \$75.00
Base Permit Fee: \$100.00
Per Inspection Required: \$75.00
Bond: \$500.00

Commercial*

Plan Review Fee: \$200.00 up to 1000 sq. ft. (add .05 per sq. ft. over 1000 sq. ft.)
Administration Fee: \$200.00
Base Permit Fee: \$700.00 up to 1000 sq. ft. (add .10 per sq. ft. over 1000 sq. ft.)
Per Inspection Required: \$85.00
Bond: \$5000.00

*Requires architect stamped drawings

Commercial Signs

Plan Review Fee: \$125.00
Administration Fee: \$100.00
Base Permit Fee: \$100.00
Per Inspection Required: \$85.00
Bond: \$500.00

Moving of Building*

Pre-Inspection Fee: \$100.00
Bond: \$1000.00 required before bldg. is moved into the township
*Building permit required equal to estimated cost of construction and site improvements as per fee schedule

Demolition of Building*

Plan Review Fee: \$35.00
Administration Fee: \$40.00
Base Permit Fee: \$60.00
Per Inspection Required: \$75.00
Bond: \$100.00
*All debris must be removed from site

Violations

Stop Work Order
Fee: \$175.00

Re-Inspection/Additional Inspections

Per Inspection Required: \$75.00

A \$75 fee is to be paid **prior** to re-inspection. A re-inspection fee will be charged if an inspection is **rejected for any reason**.

Note: Any permit issued shall become invalid if the authorized work does not commence within six months after the issuance of the permit, or if the authorized work is suspended or abandoned for a period of six months after the time of commencing work. The permit renewal fee is one half of the original permit fee and a new application and permit will be required.

Temporary Occupancy Permits

Temporary occupancy permits will be issued for 30 days at a time, not to exceed a period of 90 days. A cash bond may be required in some instances. Fees may be adjusted at the discretion of the building inspector. Bond to be refunded if all codes are met in the time period designated and a final occupancy permit is issued. If any extensions are needed, the Armada Township Board must approve them and penalties will be deducted from the bond at that time.

Issuance of a Permit

The cost of issuing a permit includes a \$50 administration fee and a minimum \$75 permit fee. **For work started before the permit is issued, there is a \$175 fee plus a \$75 inspection fee.**

Inspections Required- (Inspector can add or remove inspections as required by the design)

- Homes
 - House footing – Before footings are poured.
 - Garage and porch footing– Before footings are poured.
 - Basement panel & Re-rod – Before pouring walls over four feet tall.
 - Backfill – Before sand is installed around foundation walls. Material must be on site prior to inspection (NO CLAY). Bracing must be installed prior to inspection.
 - Basement Grade – After drain tile in basement has been inspected by plumbing inspector and Before floor is poured. (Visqueen & Peastone)
 - Rough – After rough electrical, plumbing and mechanical rough inspections have been approved and before insulation is installed.
 - Insulation – Before drywall is installed.
 - Brick flashing (if using brick) – Before brick is installed.
 - Exterior sheathing inspection (can be done with Brick Flashing)
 - Fireplace (masonry) if applicable
 - Sand compaction for garage (before floor is poured. 6 mil vapor barrier if attached to the house)
 - Final – after all electrical, plumbing and mechanical finals are issued and before occupancy.
- Accessory buildings: pole barns, garages, sheds
 - Post hole/footing
 - Sand compaction (if applicable)
 - Rough – Before metal is installed.
 - Final
- Pools and Ponds
 - Stake-out for pond.
 - Hole dug.
 - Final
- Decks, Porches and Handicap Ramps

- Post hole
- Rough – Before deck boards are installed.
- Final

Building Inspections

Inspections are made by **appointment only**. Appointments are made by calling the Building Department at 586.784.5200 Monday through Thursday 9 a.m. – 3 p.m. **24-hour notice is required.**

- **Before a rough building inspection can be scheduled plumbing, electrical and mechanical rough inspections must be complete.**
- **Before a final building inspection can be scheduled plumbing, electrical, mechanical and any other required inspections must be complete.**
- **No final and no occupancy permit will be issued without all the above approvals and all approvals from the county permits.**

Building Department Personnel

- Building Inspector – Mel McNutt
- Electrical Inspector – Tim Dillon
- Plumbing and Mechanical Inspector – George Ryan
- Building Department Administrator – Cris Martin

Armada Township House Numbering Ordinance

A house number post must be installed at all new homes prior to the final occupancy permit being issued.

Specifications

- Post height – 4 feet
- Position – 10 feet from the drive within 20 feet of the edge of the road
- Number size – at least four inches tall
- Height of numbers on post – last number must measure 24 inches from ground
- Color – numbers must be of contrasting color to post for easy visibility

