

Imlay Township
682 North Fairgrounds Rd
Imlay City, Michigan 48444
Telephone (810) 724-8835 Fax (810) 724-3847
Info@imlaytownship.org

ALL OF THE FOLLOWING INFORMATION MUST BE PRESENTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR NEW CONSTRUCTION:

OWNERSHIP: Proof of ownership must be presented including split papers; sidwell/manatron property number, legal description, registered survey and size of parcel; warranty deed and/or registered land contract. If property owner is not applying for building permit, an affidavit authorizing said agent to make application is necessary.

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 Michigan Building Code.

PLOT PLAN: The following information must appear on the plot plan drawing:

1. Lot dimensions
2. Property description
3. Address
4. House size and location (including driveway, sidewalk, etc.)
5. Easements
6. Setbacks
7. Existing and proposed utilities
8. Adjacent house grades and lot grades
9. Existing and proposed site grades
10. Street name, right-of-way, and road grades
11. Septic field location and grade
12. Well location
13. Proposed drainage patterns (arrows) and downspouts
14. Sump pump discharge pipe
15. Benchmark
16. North arrow
17. Drawing scale 1" =30', 1" =20' or 1" =10'

A LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER MUST PREPARE PLOT PLANS.

WELL & SEPTIC PERMIT: ISSUED BY: Lapeer County Health Department
1800 West Imlay City Rd
Lapeer, Michigan 48446
Phone # 810 667-0391

Permit 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 building permit being issued.

CULVERT PERMIT: ISSUED BY: Lapeer County Road Commission
820 Davis Lake Rd
Lapeer, Michigan 48446
Phone # 810 664-6272

Permit must be obtained prior to issuance of building permits.

Call Miss Dig before excavating 1-800-482-7171

SOIL EROSION PERMIT: ISSUED BY: Lapeer County Health Department
1800 West Imlay City Rd.
Lapeer, Michigan 48446
Phone # 810 667-0391

Permits required for digging over 100 cubic yards.

BUILDER INFORMATION: Copy of valid builder's license. A copy of workman's compensation and liability insurance must be provided.

ALL BUILDING PLANS SHALL COMPLY WITH THE CURRENT MICHIGAN BUILDING CODES.

FINANCIAL GUARANTEES AND PERMIT FEES: Shall accompany all permits.
The Imlay Township Board shall set these fees.

1. Building official/Department has discretion to lower permit fees and Inspector Bond on smaller projects.

RESIDENTIAL HOUSES & ADDITIONS

Homes up to 2000 sq. ft

Plan Review fee \$75.00

Zoning Permit \$45.00

Base permit fee \$125.00

Per inspection required \$75.00

Inspector bond for new houses \$1,000.00

Inspector bond for additions **\$500.00

Note: building dept has discretion to lower permit fees on smaller projects

Inspector bond is a cash bond.

Homes 2001 to 3000 sq. ft.

Plan review fee \$85.00

Zoning permit \$45.00

Base permit fee \$150.00

Per inspection required \$75.00

Inspector bond for new homes \$1,000.00

Inspector bond for additions \$500.00

Homes over 3000 sq. ft

Plan review fee \$125.00

Zoning permit \$45.00

Base permit fee \$175.00

Per inspection required \$85.00

Inspector bond for new homes \$1,000.00

Inspector bond for additions \$500.00

POLE BUILDINGS, GARAGES, AND SHEDS

1200 sq. ft and smaller

Plan review fee \$50.00
Zoning permit \$45.00
Base permit fee \$75.00
Per inspection required \$75.00
Inspector bond \$500.00

** Note Buildings 200 sq. ft or less, zoning permit only

Larger than 1200 sq. ft.

Plan review fee \$60.00
Zoning permit \$45.00
Base permit \$100.00
Per inspection required \$75.00
Inspector bond \$500.00

DECKS, PORCHES AND HANDICAP RAMPS

Plan review fee \$25.00
Zoning permit \$45.00
Base permit \$75.00
Per inspection required \$75.00
Inspector bond \$250.00

PONDS

Plan review fee \$50.00
Zoning permit \$45.00
Base permit \$100.00
Per inspection required \$75.00
Inspector bond \$250.00

POOLS

Plan review fee \$25.00
Zoning permit \$45.00
Base permit \$20.00
Per inspection required \$75.00
Inspector bond \$250.00

SOLAR PANELS

Plan Review fee \$25.00
Base permit fee \$75.00
Per inspection \$75.00
Inspector bond \$250.00

FENCE

Plan review fee \$20.00
Zoning permit \$45.00
Base permit \$20.00
Per inspection required \$75.00
Inspector bond \$150.00

Commercial 10,000 sq. ft. or less

Plan review fee \$150.00
Zoning permit \$45.00
Base permit \$175.00
Per inspection required \$85.00
Inspector bond \$1,000.00

Note: Requires architect stamped drawings

Commercial larger than 10,000 sq. ft.

Plan review fee use State fee schedule
Zoning permit \$45.00
Base permit \$175.00 plus \$0.10 per sq. ft. over 10,000 sq. ft.
Per inspection required \$85.00
Inspector bond \$3,000.00

**Note: Requires architect stamped drawings

SIGNS

Plan review \$25.00
Zoning permit \$45.00
Base permit \$75.00
Per inspection required \$75.00
Inspector bond \$130.00

** Note Electrical permit is required if sign is illuminated

MOVING A BUILDING

Pre inspection fee \$100.00
Zoning permit \$ 45.00
Inspector bond \$1,000.00 ** Before building is moved into the township.

**Note: Building permit is required equal to sq. ft. size and site improvements as per fee schedule.

SPECIAL INSPECTION

Inspection Fee \$100.00

DEMOLITION

Plan review fee \$35.00

Base permit \$65.00

Per inspection required \$75.00

Inspector bond \$500.00

**Note: All debris must be removed from site.

Inspector bond could be increased at the discretion of building official based on the size of the project.

VIOLATIONS

Stop work order fee \$125.00

Starting without a permit, fee \$100 to \$500 based on size of project.

RE-INSPECTIONS AND ADDITIONAL INSPECTIONS

Per inspection required \$75.00 or \$85.00 as required

A \$75.00 or \$85.00 fee is to be paid prior to re-inspection or taken out of the bond. 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 is not commenced 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. A 1-time renewal fee of one half of the original will be charged. A new application and permit shall be required. The performance bond will be forfeited on any permit that becomes invalid. The performance bond is for the benefit of the Township to ensure all fees are paid.

TEMPORARY OCCUPANCY PERMITS

May 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 30 days after all codes are met and a final occupancy permit is issued.

BUILDING INSPECTIONS REQUIRED:

HOMES:

House Footing

Garage & Porch footing

Backfill

Re Rod size & spacing for poured basements

Backfill

Peastone & Visqueen-basement

Rough

Insulation

Brick Flashing (if bricking)

Fireplace (masonry) if applicable

Sand Compaction for garage (visqueen if attached to house)

Final – before occupancy

ACCESSORY BUILDINGS: Pole Barns, Garages, Shed, etc.

Post Hole/Footing
Sand Compaction (if applicable)
Final

POOLS/PONDS

Plan Review
Final

INSPECTIONS:

Inspections will be made by appointment only by calling Building Inspector Mel McNutt 586-337-0558 during business hours Monday, Wednesday, and Friday 9:00 a.m. to 1:00 p.m.
Inspections are done Monday - Thursday

****24 HOURS NOTICE IS NEEDED**

****NO INSPECTIONS** will be made via fax machine or voice mail.

BEFORE rough building inspection can be scheduled plumbing, electrical, and mechanical roughs must be complete.

BEFORE final building inspection can be scheduled plumbing, electrical and mechanical and any other inspections required must be **COMPLETE**.

Building Inspector: Mel McNutt 810 586 337-0558

Electrical Inspector: John Van Camp 810 724-0679

Plumbing & Mechanical Inspections done by Construction Code Authority 810 667-0420

NOTE: No Final or Occupancy permit will be issued without all of the above approvals, all approvals from the County and Construction Code Authority.

Adopted by Imlay Township Board

Date: 02/17/2016

Clerk: Carla Jepsen

Building Permit Fees