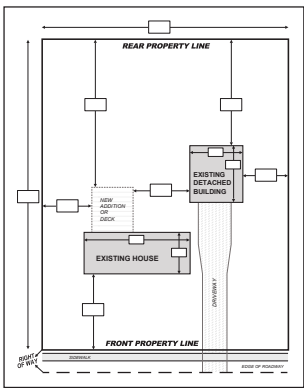




## REMODELING & ADDITIONS

Planning to remodel the house? Time to add an addition or finish the basement? Please use the following information to guide your remodeling project.

- Permits, including but not limited to building, plumbing, mechanical, electrical, and soil erosion must be secured prior to renovation.
- Construction plans are required.
- A homeowner may secure permits for work he/she is personally performing on the home where they reside.
- State law requires that a licensed contractor secure permits for renovations to dwellings or structures where the homeowner does not reside.
- Make sure your builder is licensed, insured, and has obtained the necessary permits.
- Aesthetic improvements such as painting, wallpapering, floor covering, cabinet & counter top installation and exterior siding do not require a permit.
- When re-roofing a structure, the existing shingles must be removed when roof has two or more layers of any type of roofing material.
- A site plan which indicates the property lines with lengths and all building dimensions must be submitted with the permit application. (See drawing for example)



For more detailed information relating to permit fees, building code requirements, and zoning regulations please contact the Department of Community Development at 517-694-8281



## PERMITS

Excavation for any structure, the erection of, addition to, or alteration of any building or structure shall not occur until a permit is secured. Building or trade permits are required for all additions or alterations.

The following projects **DO NOT REQUIRE A PERMIT**:

1. Accessory structures under 200 sq. ft.
2. Retaining walls under 4" in height
3. Sidewalks or driveways if work is not in the road right-of-way
4. Painting, carpeting, or other finish work
5. A prefabricated pool less than 24" in depth
6. Swings and playground equipment
7. Siding

**THE MINIMUM BUILDING PERMIT FEE IS \$60**  
**RE-INSPECTION FEE IS \$60**

**BUILDING PERMIT FEES ARE BASED ON \$7 PER \$1,000 VALUATION OR FACTION THEREOF**

Roofed Porch	\$17 per sq. ft.
Sun Porch (Unheated)	\$59 per sq. ft.
Sun Porch (Heated)	\$100 per sq. ft.
Garage (Attached)	\$25 per sq. ft.
Existing Basement (Finished)	\$24 per sq. ft.
Unfinished Basement Area	\$13 per sq. ft.
Finished Basement Area	\$37 per sq. ft.
Finished Living Area	\$100 per sq. ft.
Crawl Space	\$11 per sq. ft.

Garage (Detached) / Pole Barn	\$150 FLAT FEE
Manufactured Home	\$180 FLAT FEE
Fence Permit	\$60 FLAT FEE
Tear Off Re-Roof	\$60 FLAT FEE
Demolition	\$60 FLAT FEE
Deck	\$100 FLAT FEE
Pool	\$60 FLAT FEE

Excavation for some projects may require a soil erosion permit from Delhi Charter Township.



For all building department applications go to [delhitownshipmi.gov](http://delhitownshipmi.gov)



Delhi Charter Township

# RESIDENTIAL BUILDING & PERMIT INFORMATION

This informational guide is provided by the Department of Community Development to assist residential property owners with answers to the most common permitting questions.



Department of Community Development  
517-694-8281



## DECKS

Decks can be a welcome addition to any home. In order to ensure their safety the following requirements must be met:

- All decks are required to be setback a certain distance from the property line in accordance with the zoning ordinance.
- Most decks require two inspections. The first is a post hole and setback inspection. A final inspection is also required.
- In most cases, footings for posts or support members must be set a minimum of 42" below grade.
- All material in contact with the ground shall be approved for direct ground contact use. All other materials shall be pressure treated or decay resistant wood.
- All framing fasteners shall be exterior grade. New preservatives are now being used in treated lumber that are more corrosive. Builders and homeowners should consult with their treated wood supplier for product recommendations.
- Handrails having a minimum and maximum heights of 34" and 38" respectively, measured vertically from the nosing of the treads, shall be provided on at least one side of a stairways of four or more risers. All handrails must be continuous the full length of the stairs.
- Guardrails of not less than 36" in height shall be required on porches, balconies or raised floor surfaces located more than 30" above grade. Guardrails shall have intermediate rails which have less than a 4" opening.
- Post size is up to (8) foot 4'x4' or 4'x6' and (8) foot to (14) foot 6'x6'.
- The maximum span between support joists may vary depending on the wood species you choose. Please consult with your materials supplier or a licensed builder.



## FENCING

To protect the use and enjoyment of residential property and public safety, the following fence requirements apply.

- A permit is required to erect or alter the location of any fence.
- It is the property owner's responsibility to verify that any fence they install is within their property lines. No fence may extend into the road right-of-way.
- No fence may create a "dead space" between an existing fence or building. Fencing shall have the framing directed inward toward the property.
- Materials such as scrap wood, metal panels, or other materials not intended for fencing shall not be permitted. Barbed wire, razor wire, and electric current fencing are not permitted in residential areas.
- No solid fence higher than three (3) feet may be erected in a front yard unless it meets the following conditions:
  1. Within a Principal Front Yard (yard parallel/adjacent to primary access road)
    - a) May construct up to four (4) feet in height if the material used does not obstruct vision through the fence.
  2. Within a Secondary Front Yard (yard parallel/adjacent to the secondary road).
    - a) May construct up to four (4) feet in height if the material used does not obstruct vision through the fence.
    - b) May construct up to six (6) feet if fence is setback ten (10) feet from the road right of way and required plantings are installed.
- No fence exceeding six (6) feet in height above grade may be erected in the side or rear yard unless:
  - a) All abutting property owners submit a written statement approving the plan and;
  - b) The elevation of the subject property is one or more feet lower than abutting properties or the safety of the owner of the subject property is endangered by uses on any abutting property.



## ACCESSORY STRUCTURES

An accessory structure is any subordinate structure located on the same lot with a principal building and which is devoted exclusively to an accessory use (e.g. shed, garage, swimming pool).

- No accessory structure shall project into any front yard or the secondary front yard on a "corner lot".
- No accessory building, including detached garages, in residential districts shall be closer than five (5) feet to the rear yard lot line.
- No accessory building, including detached garages, in residential districts shall be closer than three (3) feet to a side yard lot line and ten (10) feet behind the house.
- No accessory building, including detached garages, shall be closer than ten (10) feet to any other structure.
- Temporary structures such as those utilizing tarps, canvas, plastic, or any other material not deemed acceptable by the State Building Code are prohibited in residential districts.
- Structures over 200 sq. ft. require a permit.



## SWIMMING POOLS

If you are thinking of purchasing a temporary or permanent swimming pool (or if you already have one) please be aware of the following State of Michigan regulations.

- A building permit is required for the installation of ANY swimming pool which contains over 24" of water.
- Any in-ground, above-ground, on-ground, temporary or permanent swimming pool containing 24" of water or more must be surrounded by a minimum of a 48" tall barrier.
- This barrier usually comes in the form of a fence. Gates shall be self-closing, have a self-latching device and meet all building code requirements.
- If the walls of a permanent above-ground pool reach or exceed a height of 48" it is not necessary to install a fence or additional barrier.
- Above or on-ground pool ladders and/or entrances must be capable of being secured, locked or removed.



**HAVE A QUESTION? CALL THE DEPARTMENT OF COMMUNITY DEVELOPMENT @ 517-694-8281**

*This pamphlet is not all-inclusive of all code and permit requirements; codes and fees are subject to change. This pamphlet is intended as an informational tool only and in no way substitutes the fees, codes and requirements adopted by local and State regulatory boards. Codes and fee schedules are available for review at the Township Hall.*