

Building Department

Addison Township

August, 2017



Staff:

Doug Lowe (Building Official)
Jim Parrot (Electrical Inspector)
Jamie Martel (Building Department)
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Includes:

*Zoning Compliance Permits &
Ordinance Complaints*

For all Building Department Calls
contact us at (248) 628-5409

**CITY OFFICES
WILL BE
CLOSED:
MONDAY,
SEPTEMBER 4
FOR
LABOR DAY**

Why Building Codes

The regulation of building construction is not a recent phenomenon. It can be traced through recorded history for over 4,000 years. This provides evidence that people have become increasingly aware of their ability to avoid the catastrophic consequences of building construction failures.

In early America, George Washington and Thomas Jefferson encouraged the development of building regulations to provide for minimum standards that would ensure health and safety. Today, most of the United States is covered by a network of modern building regulations ranging in coverage from fire and structural safety to health, security and conservation of energy.

Public safety is not the only by-product afforded by modern codes. Architects, engineers, contractors and others in the building community can take advantage of the latest technological advances accommodated in these codes with resultant savings to the consumer.

For codes to be effective, an understanding and cooperative relationship must exist between building officials and the groups that they serve: homeowners, developers, urban planners and designers, as well as other echelons of the construction industry. Codes must therefore be responsive to Government's need to "protect the public". They must provide due process for all affected and they must keep pace with rapidly changing technology which gives birth to innovative ideas. The inability of communities individually to provide such a code process is understandable, but collectively these communities can work together to develop and maintain codes. This approach has given birth to the model code system.

During the early 1900's, model building codes were authored by the code enforcement officials of various communities with key assistance from all segments of the building industry. Model codes have now become the central regulatory basis for the administration of building regulatory programs in cities, counties and states throughout the United States. They simply represent a collective undertaking which shares the cost of code development and maintenance while ensuring uniformity of regulations so that the advantages of technology can be optimized.

Building safety code enforcement has historically been accomplished by defraying the costs of administration through a system of fees relating to a specific project- a system that is self-supporting. These fees are generally less than one percent of the overall cost of the building project. Public protection is thus obtained in a cost effective manner with the entire process, from plan review to field inspection, carried out in a professional manner. The system is so well developed that the true complexity of the process is obscure to many.

The Addison Township Building Department currently enforces the following adopted codes:

Building Code (2015 MBC) Michigan Building Code
Residential Code (2015 MRC) Michigan Residential Code
Fire Code (2015 IFC) International Fire Code
Plumbing Code (2015 MPC) Michigan Plumbing Code
Electrical Code (2014 NEC) National Electrical Code with State Amendments
Mechanical Code (2015 MMC) Michigan Mechanical Code
Fuel Gas Code (2015 IFGC) International Fuel Gas Code
Energy Code (2015) Michigan Energy Code

All of these codes are available for viewing within our Building Department Office.

Protect Yourself – When contracting work to be done to your home...

- Always, hire a State of Michigan licensed contractor, licensed in the trade in which they are doing work.
- Always, make sure that your contractor shows you the copy of the permit and displays it in a visible location.

FAQ's

Are there different codes and standards for different Michigan communities?

No. The same Michigan codes and standards are enforced throughout the entire State of Michigan by all communities. Builders and contractors build and install to the same codes and standards anywhere in the state.

Can I do work myself, or do I need to hire a contractor?

Homeowners can obtain permits without a license, if you are going to do the work yourself. A homeowner's affidavit must be filled out indicating that you will not be paying a contractor to do the work.

When is a permit required?

Any owner or owner's authorized agent who intends to do construction, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by the code, or to cause any such work to be performed, shall first make application to the building department and obtain the required permit.

What if I have a permit but never called for an inspection?

Generally, permits expire after 180 days if no inspections have been made. In order for the project to be complete it must pass all inspections including final inspection. If a permit expires before final inspection, the project is in violation of building codes. If this is the case, call 248-628-5409. We will help you to reactivate the permit or apply for another with as little inconvenience as possible. Our interest is in seeing that your project is complete...including final inspection.

Why should minimum safety codes apply to my own home?

For several reasons:

- For the safety of your family and guests.
- To ensure the economic well-being of the community by reducing potential spread of fire and disease.
- For energy conservation.
- To protect future home purchasers who deserve reasonable assurance that the home they will buy will be safe. On average a home is resold ever 5 to 7 years.

Is a Building Permit required for a shed?

If a shed is over 100 square feet a permit is needed. Sheds less than 100 square feet must still meet all zoning ordinance setbacks and building code requirements.

Is a Building Permit required for a deck?

Yes, a Building Permit is required for all decks.

Zoning Ordinance

The Addison Township Zoning Ordinance controls the location, size and height of structures such as buildings, garages and additions to houses. The Zoning Ordinance also controls what you can do in different parts of the Township. For example, you cannot conduct a commercial business in a residential area, except under certain conditions. If you think someone may be violating the Zoning Ordinance or if you have a question about the ordinance please contact the Building Department at 248-628-5409 during regular business hours. The Zoning Ordinance is designed to protect township residents, their homes and businesses from conflicting activities nearby.

Lake Lot District

Special requirements apply to lots that front on lakes and wetlands, for instance: There is a "twenty five foot natural feature area" within which construction, excavation, filling, grading, tree removal, etc. is strictly prohibited. Contact the building department for specific requirements regarding lake lots.

Building Inspections

Inspections are required after obtaining a building, electrical, plumbing or mechanical permit.

Inspections can be obtained by calling the Building Department 24-hour inspection line at 248-628-5409, ext. 6.

ALL INSPECTIONS ARE CONDUCTED MONDAY-THURSDAY. INSPECTIONS BEGIN AT 9:00AM UNTIL COMPLETED. NO TIMES ARE GIVEN. **CALL BEFORE 3:00PM FOR NEXT WORKING DAY INSPECTIONS**

IF YOU NEED TO CONTACT AN INSPECTOR REGARDING YOUR INSPECTION, PLEASE CALL 248-628-5409 BEFORE 9:00AM.



Throughout the year, construction projects are in progress in various locations within Addison Township. Although certain inconveniences are to be expected during any type of construction, there may be circumstances where construction debris or other concerns arise outside of the normal anticipated disruptions.

Should any concerns arise please contact the Building Department Staff at 248-628-5409 during normal business hours. Please be prepared to provide the Building Department staff with your name, telephone number, location of concern or problem, and as much detailed information as possible.