

RICHMOND TOWNSHIP
34900 SCHOOL SECTION
RICHMOND, MI 48062
(586) 727-8998 FAX: (586) 727-8997

ACCESSORY BUILDINGS
(Pole Barns, Garages, Sheds)

1. **Building Permits:** Are required for all accessory buildings over 10'x20' (200 sq. ft.)* will need a building permit. The following information is required for a building permit:
 - a. Building permit application.
 - b. Two (2) sets of construction plans. (Truss sheets must be included) 3-D drawing of building.
 - c. Site plan, indicating size, shape and distance from the property lines, from well, septic, other buildings, ponds.
 - d. If you live in Fox Creek or Hidden Meadows, a letter of approval must be included from the Association.
 - e. Completely fill out attached form for construction materials.
2. **Required Information:** Some accessory buildings will require additional inspections if you have a cement floor:
 - a. Post hole
 - b. Rat Wall to be a minimum of 4"x24"
 - c. Final

Additional Inspections required for cement floor:

 - a. Sand & visqueen (6 mil visqueen)
 - b. Re-rod if necessary
3. **Foundation:** Post holes are to be a minimum of 12"x48"
 - a. Rat wall to be a minimum of 4"x24"
 - b. Buildings over 400 sq. ft. need a cement floor
 - c. Footings for a garage floor should be a minimum of 12"x42"
4. **General Building Information:**

No accessory building shall be constructed prior to the granting of a building permit for the principal residential structure. Verify with the Building Dept. the height and sq. footage of an accessory bldg. that is allowed to be built on property. (See attached Zoning Ordinance Article 7 Section 7.00-effective May 4, 2016)

 - a. All structures must be 5 feet from any existing building (even bldg. 200 sq. ft. or less).
 - b. All out buildings must be even with or behind home. No accessory building shall be located in a front yard.
 - c. Barns: for animals must be 100 feet from house.
 - d. Structure minimum set back of 90 feet from the center of the road.
 - e. Structure minimum rear lot set back of 40 feet from property line.
 - f. Structure minimum side lot set back of 20 feet from side property line.
 - g. All structures must be 50 feet from a pond.
 - h. No accessory building shall be located in an easement or on any portion thereof.
 - i. Septic system: a minimum separation of 10 feet to septic system is required unless otherwise authorized by the Macomb County Health Department.
 - j. All construction shall be in accordance with the Michigan Building Code.
5. **Final Inspection Requirements:**
 - a. A copy of the truss sheets must be onsite for the final inspection.
 - b. Final grade must be done. Gutters and downspouts installed to drain water 5 ft. away from building. All sites shall be graded in a method and manner, which will not cause or allow storm water runoff onto any adjacent property, except to an approved ditch or retention area. Any problematical site(s) shall require the submission of an engineered site plan.

***Accessory buildings under 200 sq. ft. still have to follow set back requirements.**

Updated: 11/19

Filename: Supervisor—Building—BuildingRequirements-ConstructionInformation—AccessoryGaragesandSheds

COMPLETELY FILL IN SECTION DETAILS

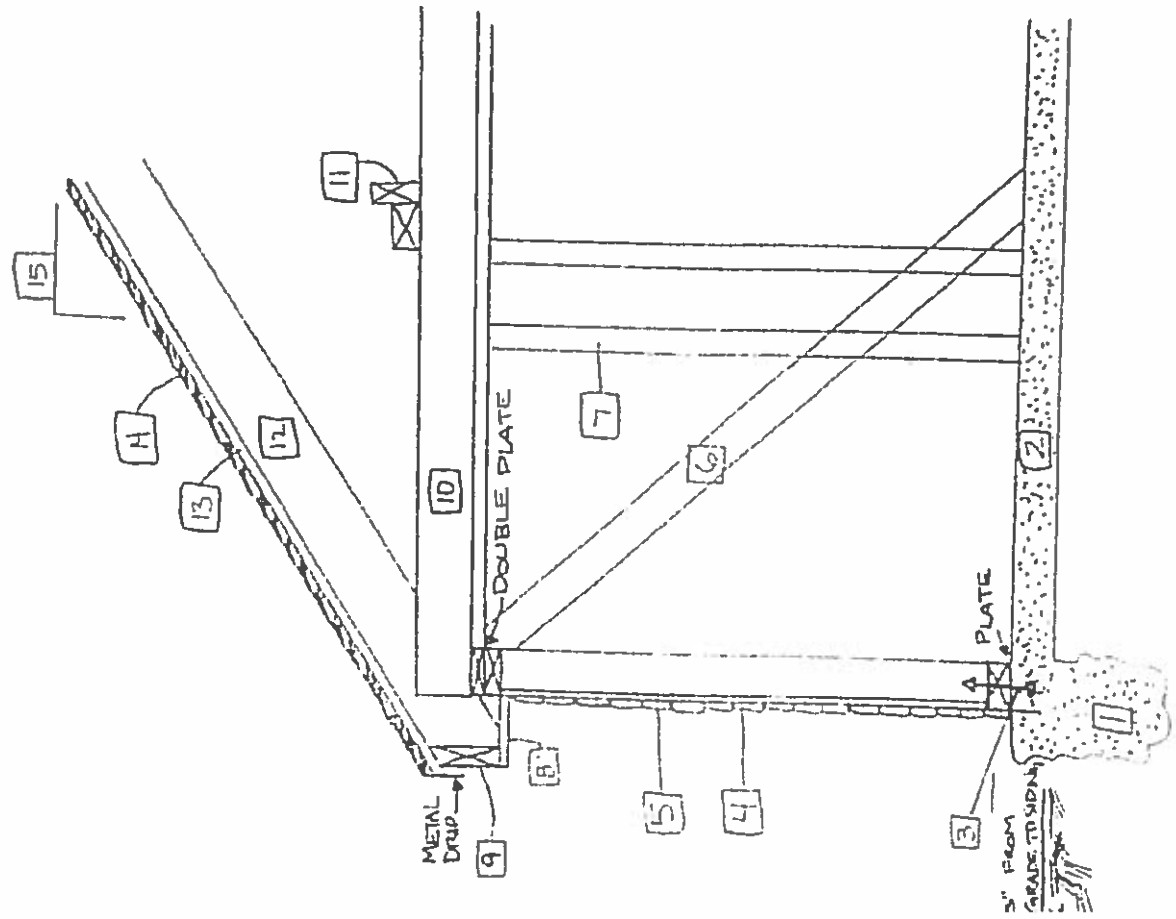
- 1 - Rat Wall/Foundation _____ X _____
- 2 - Concrete Floor _____
- 3 - Bolt Spacing _____ o/c
- 4 - Siding Material _____
- 5 - Sheathing Material _____
- 6 - Wind Bracing _____
- 7 - _____ X _____ Studs _____ o/c
- 8 - Soffit Vent _____
- 9 - Facia _____ X _____
- 10 - _____ X _____ Joist Cross Ties _____ o/c
- 11 - Stiffners _____ o/c
- 12 - _____ X _____ Rafter or Trusses _____ o/c
- 13 - Sheathing _____
- 14 - Shingles _____
- 15 - Pitch _____

Type of Building _____

Size _____

Roof Structure Hip _____ Gable _____ Reverse Gable _____

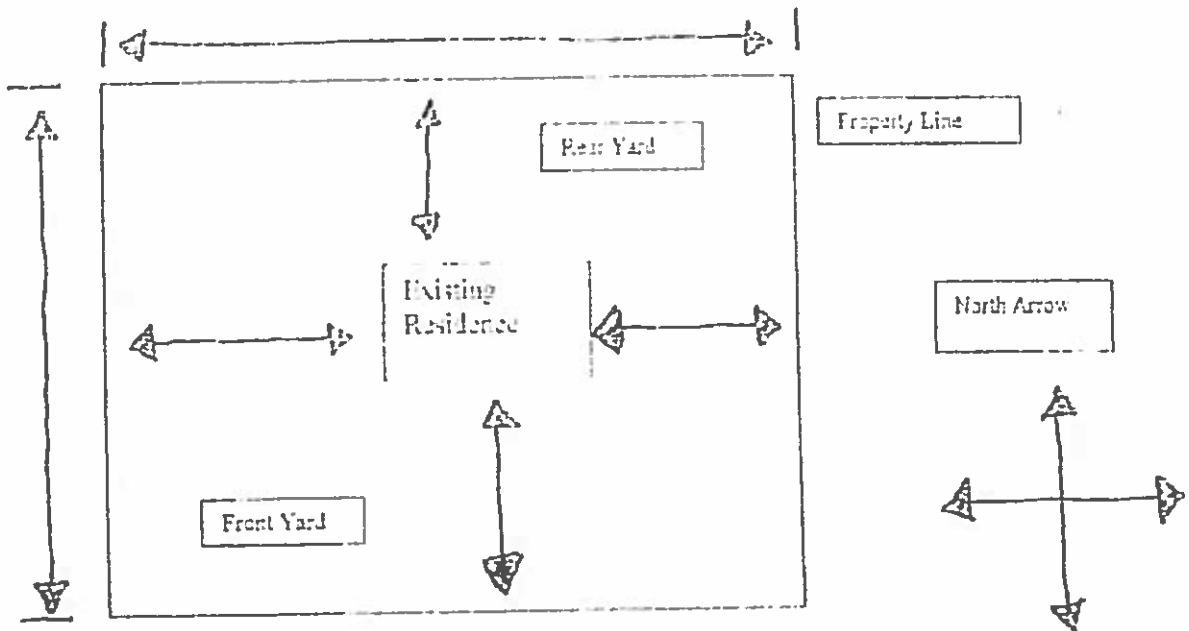
Overhead Door: Opening _____ Material _____



ACCESSORY BUILDINGS AND TOLL BARN:

PLEASE INDICATE

- Location of Accessory Building including distance from property lines and residence
- Size of Accessory Building
- Location of septic tank and field
- Location of well
- Any existing Accessory building with sizes
- Any easements
- Direction (of North Arrow)
- Lot/Parcel Dimensions
- Setbacks of the dwelling
- Address/Street



* Address/Street _____

* If corner lot, show all streets and distances