

ACCESSORY BUILDING GUIDE TO PERMITTING AND CONSTRUCTION

CHARTER TOWNSHIP OF CLINTON

BUILDING DEPARTMENT

(586) 286-9323

INSPECTORS OFFICE HOURS

8:30 A.M. – 9:30 A.M.

3:30 P.M. – 4:30 P.M.

24 HOUR INSPECTION HOTLINE FOR SCHEDULING INSPECTIONS

(586-286-9320)

Clinton Twp. Building Code is the

State of Michigan Residential Code 2009

used by all of the municipalities in Michigan.

This guide is prepared to help applicants applying for Building or Zoning Permits with the answer to building code questions as they relate to Accessory Buildings such as sheds, attached and detached garages.

Building, electrical, plumbing and mechanical permits must be obtained from the Charter Township of Clinton Building Department before starting any construction work.

ACCESSORY BUILDING PERMITS REQUIRE THE FOLLOWING ITEMS:

2 COPIES OF:

1. Mortgage survey-showing location of proposed construction in relationship to the property lines and main dwelling showing all easements of property and property line dimensions.
2. Typical wall section view identifying construction material.
3. Floor plan showing location of openings with header sizes

ACCESSORY BUILDING LIMITATIONS:

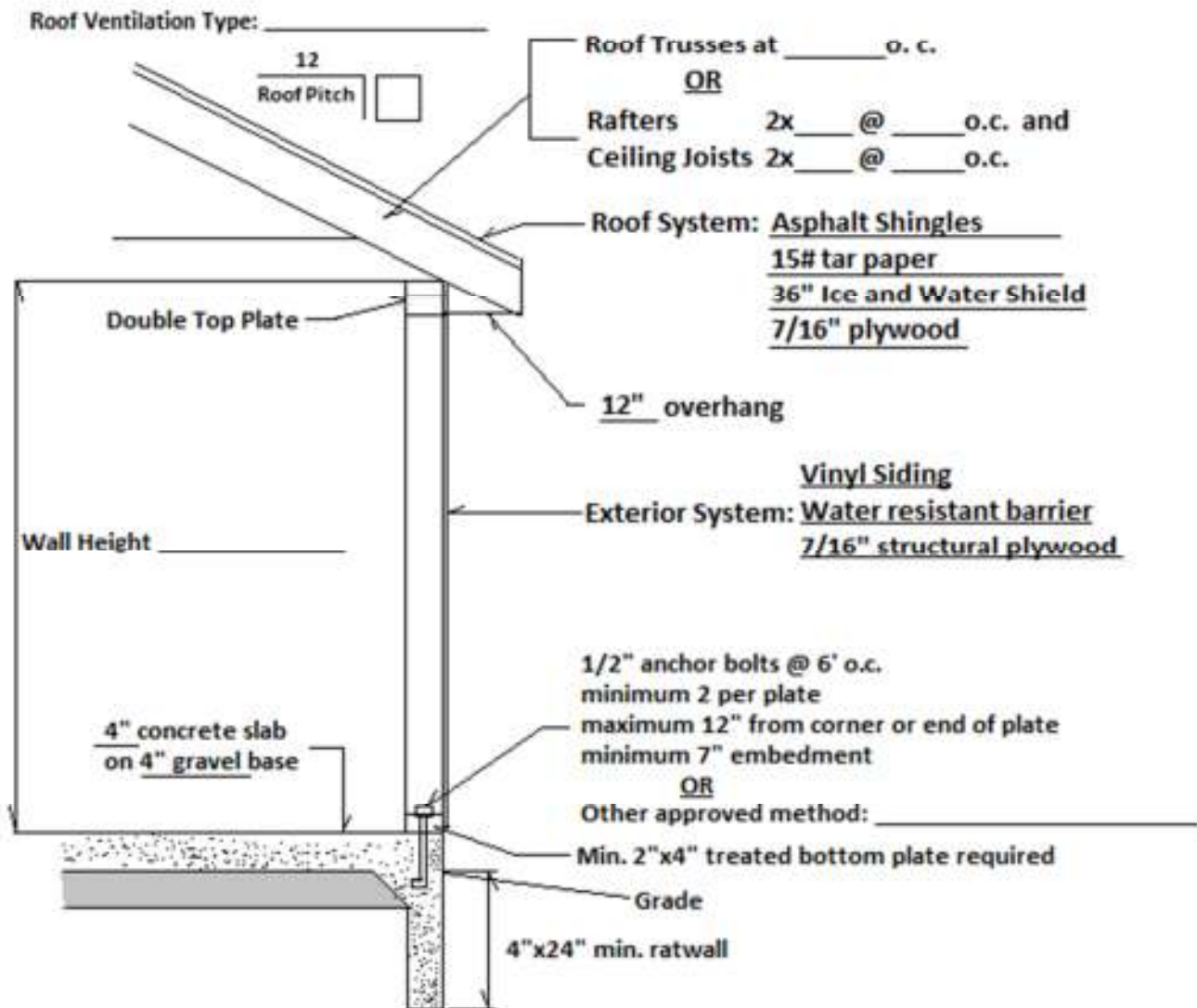
1. Attached garages must meet the same yard setbacks as the main dwelling.
2. Detached garages and sheds, if less than 3 feet from the main dwelling, shall be rated for fire. The structure must be 3' from a side and 6' from a rear property line. Corner lots have different setbacks (Contact a building inspector for explanation). No accessory structure may be located within an easement.
3. Accessory structures may not be located in any required yard except the rear yard.
4. The maximum height of an accessory structure is one story or 14 feet. 'Height' is determined as $\frac{1}{2}$ the distance between the eave and the ridge.
5. Detached accessory buildings square footage shall not exceed one of the following:
 - A) 650 square feet
 - B) $\frac{1}{2}$ the floor area of the principal dwelling.
 - C) 2% of the total square footage of the lot or parcel.
 - D) Maximum coverage required or non-required rear yard shall not exceed 25%.
6. Each home is limited to two detached accessory buildings and their total size shall not exceed the area limitations outlined in item 5 (above) with a maximum limitation of 2500 square feet.
7. Allow 5-10 BUSINESS DAYS for permit processing.

BUILDING CODE REQUIREMENTS:

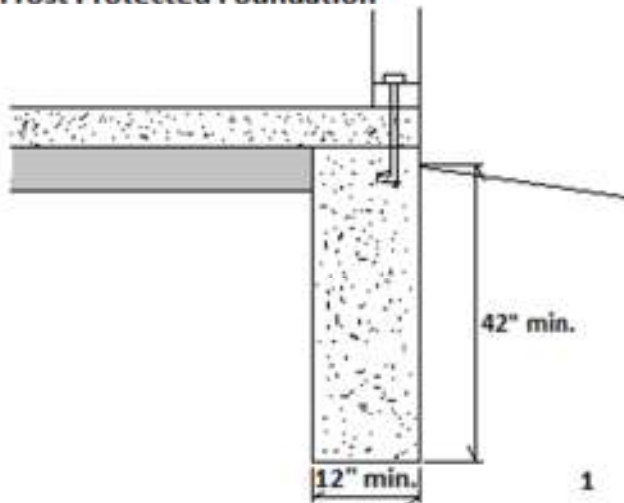
1. Detached garages & sheds, up to 600 sq. ft., may be erected on a minimum 4" x 24" ratwall, any larger detached garage requires a 12" x 42" foundation.
2. Anchor bolts, a minimum of $\frac{1}{2}$ " diameter, must be embedded into concrete at least 7" and in grouted masonry 15". Bolts shall be installed within 12" of ends and no more than 6 feet on center. Anchor straps shall be no more than 3.5 feet on center.
3. Bottom wall plates shall be treated lumber. Top plates shall be doubled. Corners shall be built-up of 3 studs.
4. Wall and roof framing shall be at 16" on center. When pre-engineered roof trusses are used, 24" on center is allowed.
5. Wall bracing is required in accordance with MRC.
6. Roof sheathing shall be a minimum of 7/16". Plywood clips are required for 24" on center.
7. Attached garages require a $\frac{1}{2}$ hour firewall separation from the residence and its attic with $\frac{1}{2}$ " drywall applied to the garage side. Adjoining doors shall be solid core 1 $\frac{3}{8}$ " thick or metal clad.

Accessory Buildings 200 sq. ft. or larger are required to adhere to the current edition of the Michigan Residential Code

Accessory Structure Example of Wall Section Detail



Frost Protected Foundation



Light Frame accessory structure less than 600 sq. ft. with an eave height of 10' or less DOES NOT require a frost protected footing

If less than 600 sq. ft. rodent protection is required by means of a 4"x24" ratwall

Accessory Structure Wall Section Detail

(fill in all information as required for your accessory structure)

