



TOWNSHIP OF BRUCE

Building Department

223 East Gates Street

Romeo, Michigan 48065

Building Department Direct Line: 586-258-7053

General Office Phone: 586-752-4585 extension 122

Fax: 586-752-4866

Email: building@brucetwp.org

Web: www.brucetwp.org

amended 5/1/2017

I. Building Permit Application Requirements

A. SITE PLAN (2 copies) shall include, but not be limited to, the following:

1. distance from building to all property lines
2. distance from center of road to building (include front setback & road right of way)
3. location of all existing buildings
4. location of septic field & tank or sewer line; sump line; and well
5. building grade in relation to center of road and neighboring structures; grade elevations at corners; floodplain elevations & contours if applicable
6. utility easements & overhead lines
7. general drainage of lot
8. signed & sealed by registered engineer or surveyor

B. BUILDING PLANS (2 complete sets required) shall comply with the Michigan Building Code and shall include, but not be limited to, the following:

1. foundation plan
2. floor plans shall be proper scale and clearly show room sizes
3. section cut through fireplace to show construction
4. indicate floor and roof framing sizes and spacing
5. show building elevations of all sides and dimensions
6. indicate correct window sizes and types
7. cross section of house showing R-factors of insulation and general construction
8. homes with over 3500 square feet of living space require an architect's seal

C. LEGAL DESCRIPTION or lot number

D. BUILDER'S LICENSE NUMBER and information required by State of Michigan Act 135 of 1989

E. SEPTIC PERMIT issued by the Macomb County Environmental Health Department, 43525 Elizabeth Road, Mt. Clemens, 586-469-5236 or TOWNSHIP SEWER TAP PAYMENT & PERMIT

F. WELL PERMIT issued by the Macomb County Environmental Health Department (see item E. above)

G. SOIL EROSION PERMIT issued by Macomb County Public Works Department, Permit Department, 21777 Dunham, Clinton Twp., 48036, 586-469-5325 or letter of exemption

H. APPROACH PERMIT issued by Macomb County Department of Roads Permit Department, 117 South Groesbeck, Mt Clemens, 48043 586-463-8671 PRIVATE ROADS DO NOT REQUIRE THIS PERMIT

I. UNIFORM ENERGY CODE (UEC) CALCULATIONS WORKSHEET is required for all new homes (homes over 3500 square feet of living space also require a heating plan)

*Lots in Developments may require a review by the association for compliance with their requirements

*Detroit Edison 800-477-4747 www.dteenergy.com

*SEMCO Energy 800-624-2019 www.semcoenergygas.com

*Miss Dig 800-482-7171 or 811

II. Fees

A. BUILDING PERMIT

MINIMUM PERMIT FEE \$75.00

Residential- Single Family

Basement.....	\$.10/sq.ft.
Garage.....	.15/sq.ft.
1 st Floor.....	.15/sq.ft.
2 nd Floor.....	.10/sq.ft.

Commercial.....	\$.18/sq.ft.
Industrial.....	.15/sq.ft.
Accessory Structure.....	.15/sq.ft.

Swimming Pools-

Above ground.....	\$ 75.00
Below ground.....	.20/sq.ft.

Alteration, remodel or repair

based on cost of construction
 To \$5,000.....\$75.00
 Over \$5,001.....add \$3.00 per \$1,000

B. GENERAL

Reinspection.....	\$ 40.00
Special inspection	
on job/one hour minimum.....	40.00/hr
Mobile home installation permits include one	
inspection each- plumbing, heating, electrical,	
and building.....	130.00
Application to the Construction Board of Appeals.....	200.00
Sewer tap fee.....	3000.00

C. PLAN REVIEW FEES

New Single Family Residential

Less than 3500 sqft living space.....	\$ 75.00
Over 3500 sqft living space (bldg. & mechanical)	150.00
Residential addition/alteration.....	40.00
Commercial/Industrial/Multi-Family.....	50.00 per 1000 sqft

D. PLUMBING, ELECTRICAL, AND MECHANICAL PERMITS

Costs vary with size and type of job- a complete fee schedule and applications are available on request.

III. Financial Guarantees

All applications for issuance of building and /or remodeling permit shall be accompanied by a financial guarantee to the Township to assure compliance with all Township ordinances pertaining to construction and occupancy of new or remodeled structures.

SINGLE FAMILY RESIDENTIAL NEW CONSTRUCTION

To 3000 sq ft	\$400	@temporary occupancy additional	\$300
Over 3001 sq ft	\$650	@temporary occupancy additional	\$350

ALL OTHER CONSTRUCTION AND/OR REMODELING shall be based on the following table:

<u>Estimated Cost of Construction</u>	<u>Amount</u>
\$ 1,000 to 1,999	\$ 50.00
2,000 to 4,999	100.00
5,000 to 9,999	200.00
10,000 to 49,999	300.00
50,000 plus	300.00 plus \$5.00 per \$1,000 over \$50,000

Financial guarantees may be in the form of either cash or check. Upon full compliance with all Township ordinances pertaining to construction, the balance of such financial guarantee will be refunded to the applicant following the next regular Bruce Township Board meeting.

IV. Conditional (Temporary) Occupancy

In the event a conditional (temporary) occupancy is authorized by the building inspector, an additional financial guarantee will be required. (see III. Financial Guarantees)

V. Inspections

Bruce Township’s inspectors are employed on a part-time basis; therefore, we ask that inspection requests be made a minimum of one day in advance. Inspections for the following business day must be called in not later than 4pm.

REQUIRED INSPECTIONS:

BUILDING:

- footing- house (before concrete)
- basement wall (before backfill)
- footing-garage (before concrete)
- fireplace, masonry (at damper)
- pea stone (basement floor)
- sand (garage/accessory building floor)
- roofing (during roofing process)
- brick veneer (during bricking process)
- rough (& engineered truss documentation)
- insulation
- final (before occupancy)

PLUMBING:

- underground (inside drains)
- sump line
- rough
- softener
- final

MECHANICAL:

- rough
- fuel storage tank
- fireplace (rough & final)
- gas piping
- final

ELECTRICAL:

- service
- rough
- final

HOUSE GRADE & LOCATION CERTIFICATE

(preliminary & final)

BLOWER DOOR TEST

PHOTOS OF CEILING INSULATION DEPTH & ATTIC FIREPLACE FLUE INSULATION SHIELD

VI. Miscellaneous Information

All QUESTIONS AND INSPECTION REQUESTS must be made through the Bruce Township Building Department office:

223 East Gates Street
 Romeo, MI 48065
 Building Department Direct Line: 586-258-7053
 Fax: 586-752-4866
 E-mail: building@brucetwp.org
 Web site: www.brucetwp.org

Our REGULAR OFFICE HOURS are 8:30am to 4:30pm, Monday through Friday

Messages, questions and inspection requests can be made by leaving a message at the Direct Line on the recorder, fax or e-mail. Inspections for the following day must be scheduled not later than 4pm. (For inspection requests - give information regarding site address, type of inspection, date the inspection is needed; name & phone number of caller; and special instructions regarding entry.)

Permits are granted on the express condition that the CONSTRUCTION SHALL, in all respects, CONFORM TO THE ORDINANCES OF BRUCE TOWNSHIP regulating the construction of buildings, and may be revoked at any time upon violation of any of the provisions of these ordinances.

Building, plumbing, electrical and mechanical PERMITS ARE VALID FOR TWO YEARS.

In addition to a building permit, plumbing, electrical, mechanical, fireplace, softener and gas piping, OTHER PERMITS MAY BE REQUIRED. Application for these permits is to be made by the licensed contractor performing the work or the homeowner when the homeowner is doing the work.

VI. Miscellaneous Information (continued)

SPECIAL INSPECTIONS and REINSPECTIONS are not included in the regular permit fee and are to be paid before another inspection will be scheduled.

For ROUGH and FINAL INSPECTIONS, the plumbing, mechanical and electrical work must be approved before the building inspection can be scheduled.

TOILET FACILITIES MUST BE PROVIDED for construction workers throughout the project.

A DUMPSTER MUST BE PROVIDED and the construction site be kept clear of debris throughout the project.

Prior to and during construction, it is required the ADDRESS BE DISPLAYED IN 4" NUMBERS, and made visible from the road. Township Ordinance #172 also requires, prior to occupancy, a PERMANENT ADDRESS POST be located not more than 20 feet from the road right-of-way and not more than 10 feet from the vehicular entrance or drive to the principal building.

A PRELIMINARY HOUSE GRADE & LOCATION CERTIFICATE is required prior to beginning rough carpentry. This must be a certified as-built elevation of the lowest floor (including the basement) completed by a registered land surveyor, engineer or architect.

AN AIR LEAKAGE / BLOWER DOOR test certificate is required before final building inspection.

A FINAL HOUSE GRADE & LOCATION CERTIFICATE is required prior to a final building inspection. This must be a certified as-built elevation certificate showing elevations at the house & the perimeter of the lot.

Prior to a rough building inspection, DOCUMENTATION FOR ENGINEERED TRUSSES and joists must be filed with the building department.

LETTER CONFIRMING TYPE AND R-VALUE OF INSULATION IN ATTIC is required.

If the construction is within the SEWER AND/OR WATER DISTRICT OF THE TOWNSHIP, a sewer and water tap permit is required. These permits can be issued only to a licensed contractor registered with the Township.