

BUILDING REQUIREMENTS

1. Must conform to the 2006 Michigan Residential Code.
2. All foundations must have membrane on the outside.
3. Stone and drain tile must be installed around the perimeter of footings unless otherwise approved by the Building Inspector.
4. All wood in contact with concrete shall be wolmanized.
5. All hallways and stairways shall be a minimum of 36" from finish wall to finish wall.
6. A separation wall shall be installed between the garage and house with ½" drywall with the seams taped and mudded.
 - a. Ex: If the whole garage is drywalled, it is not necessary to put the drywall up to the peak between the house and the garage.
7. All attic spaces shall be accessible. Accessibility not allowed in closets except walk-in closets.
8. A 22" x 30" scuttle hole is required and the cover shall be either ¾" plywood or 5/8" drywall.
9. Upon doing the final inspection, house numbers shall be on the house in contrasting colors.
10. During construction, house numbers must be posted visible from the street along with the building permit.
11. All openings to stairways, basements, and any open bridge or balcony must have temporary guardrails around them during construction.
12. No gas appliances allowed in bathrooms or toilet rooms. (2006 Michigan Mechanical Code.
13. ***Mechanical fasteners required on all roof trusses.***

POST ADDRESS

AND BUILDING PERMIT CARD

ON SITE

FOOTING DRAIN/STORMWATER CERTIFICATION

I hereby certify that the sump pump discharge from the property located at

will be hooked to the storm lateral. I also certify that ***NO FOOTING DRAINS OR STORMWATER CONNECTIONS OF ANY KIND WILL BE MADE TO THE SANITARY SEWER SYSTEM SERVING THE PROPERTY.***

NOTE: AN OCCUPANCY PERMIT WILL NOT BE ISSUED UNTIL THE BUILDING INSPECTOR HAS CHECKED THE METHOD OF DISPOSAL FOR FOOTING DRAINS, DOWNSPOUTS ETC.

Signature – Title

Date

NOTICE TO ALL BUILDING CONTRACTORS

SET BACK AND MINIMUM BUILDING OPENING REQUIREMENTS

Gaines Township requires a **certified survey** of your property ***after the foundation is poured and before framing can begin.*** This survey must verify **proper set backs and minimum building openings (M.B.O).** All new structures require this survey to insure that the structure is legally placed on the property

Special Note:

Building Features over thirty (30) inches in height must also be within the minimum front and side yard setback requirements. Initial building placement must take these building features into consideration prior to setting footings or pouring walls. Any structure with a roof must meet setback requirements.

Exceptions: Bow windows, bay windows, or chimneys without a foundation can encroach up to two (2) feet into the side yard.

Acknowledgement

Signed

Date

Address of property

BUILDING DEPARTMENT CODES

Gaines Charter Township is under the State of Michigan International Codes

1. National Electrical Code/2008 Michigan Amendments (Part 8, Electrical Rules).
2. Michigan Plumbing Code/2006
3. Michigan Building Code/2006
4. Michigan Mechanical Code/2006
5. Michigan Residential Code/2006
6. Michigan Rehabilitation Code for Existing Buildings/2006
7. International Fire Code/2006

Copies of these codes are available from:

Michigan Department of Labor and Economic Growth
Bureau of Construction Codes & Fire Safety
P O Box 30255
Lansing MI 48909
(517) 241-9313

Thomas M. Kozak
Gaines Charter Township Building Official

PLAN SUBMITTAL CHECKLIST FOR SINGLE FAMILY RESIDENCES/REMODELS/ADDITIONS

BUILDING ELEVATIONS:

- All four exterior elevations.
- For additions show how the new structure is attached to the existing.

SITE PLAN:

- Show the dimensions of all property lines.
- Show the location of all existing and proposed structures including distances to lot lines.
- For additions show location of septic fields, and wells.
- Show the location of any easements.
- For additions show the location of any power and gas lines.

FOUNDATION PLAN & DETAILS:

- Foundation plan showing all dimensions and steps in walls and footings.
- Location and size of all interior and exterior footings, pads, and piers.
- Show water proofing membrane.
- Show footing drain and stone.
- For additions show how the new is attached to the existing foundation.

FLOOR PLANS:

- All plans should be in 1/4" scale.
- Floor plans for each floor with all dimensions shown and room uses labeled.
*Note – Basement floor plan needs to be a separate sheet from the foundation plan if basement is finished.
- Locations and dimensions of all exterior decks/ porches.
- Locations of all windows and doors.
- The floor joists and truss layouts.

STRUCTURAL FLOOR PLANS AND DETAILS:

- Plans for engineered systems – floor and roof systems.
- Type, size and spacing of all joists and rafters and plywood.
- Layout and spacing of all pre-manufactured trusses.
- Type, size and location of each beam, header, purlin, and posts/columns.
- Details of major framing connections and post base/cap anchors/joist hangers/truss tie downs.
- Wall section from the foundation through shingles.

* **Note: Floor drains in an attached garage must be hooked to the sanitary sewer.**

GAINES CHARTER TOWNSHIP BURNING ORDINANCE

Section 2 Prohibited Burning

There will be absolutely no burning of flammable waste material permitted in Sections 5, 6, 7, 8, and 18 of the Charter Township of Gaines during the months of September, October, or November. This area is identified as North from 76th Street and West of Kalamazoo Avenue to Division. This also includes the mile bordered by 84th Street, Eastern Avenue, 76th Street and Division Avenue.

Cutlerville Fire Station
11 – 68th Street SW
Grand Rapids MI 49548
Non-Emergency 616.455.7670
Fax 616.455.0221
Emergency **911**

Carl Gunderson, Captain Call between 7:00 a.m. & 4:00 p.m.
Russ Jansen, Cutlerville and Dutton Fire Chief Call 616.299.6055 other times.

2. There will be no burning permitted in the remainder of the Township without first receiving a burning permit from the appropriate Fire Chief at no cost, in accordance with Section 4.

Dutton Fire Station
3471 – 68th Street SE
Caledonia MI 49316
Non-Emergency 616.541.0119
Emergency **911**

Russell Jansen, Fire Chief Cell Phone 616.299.6055

3. In no event whatsoever, shall any person burn any garbage, plastic, Styrofoam, or any other synthetic material or other hazardous materials, nor shall any rubber or rubber based material such as, but not limited to, rubber tires, be burned in the Township regardless of the method used of burning.

4. No burning of leaves or grass clippings at anytime.

Thank you for your cooperation!