

Building Requirements

1. Must conform to the 2009 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 Official.
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. Example: If the whole garage is dry walled, 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. Per the 2009 Michigan mechanical Code, no gas appliances allowed in bathrooms or toilet room.
13. ***Mechanical fasteners are required on all roof trusses.***

Footing Drain / Storm Water Certification

Property Location: _____

A sump / storm water **Discharge Permit** is required for all new home construction. Attachment of an existing or a new sump / drainage system to a storm lateral also requires a permit. The builder, a licensed plumber, an excavator or the homeowner may apply for the permit.

A sump / drainage system consists of a sump pit, sump pump and discharge to an approved:

- a. storm lateral, (must be used when available).
- b. an approved discharge location. The Building Department must pre-approve the location when a storm lateral is not available.

Any exception to these rules must be pre-approved by the Building Department prior to construction.

I hereby certify that the sump pump discharge from the property listed below will be hooked to the storm lateral. I also certify that **no footing drains or storm water connections of any kind will be made to the sanitary sewer system serving the property.**

Name (Signature)

Title

Name (Printed)

Date

Note: An occupancy permit will **not** be issued until the building inspector has checked the method of disposal for footing drains, down spouts etc.



Foundation Requirements

Property Location: _____

Gaines Township requires a **Certified Survey** of your property after the foundation is poured and **before framing can begin**. This survey must verify proper setbacks and minimum building openings (M.B.O.) All new structures require this survey to insure 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.

Name (Signature)

Title

Name (Printed)

Date



Building Department Codes

Gaines Charter Township is under the State of Michigan International Codes:

1. National Electrical Code / 2011 Michigan Amendments (Part 8, Electrical Code).
2. Michigan Building Code / 2009
3. Michigan Residential Code / 2009
4. Michigan Rehabilitation Code for Existing Buildings / 2009
5. Michigan Mechanical Code / 2012
6. Michigan Plumbing Code / 2012

Copies of these codes are available from:

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

Thomas M. Kozak
Gaines Charter Township Building Official



Plan Submittal Checklist

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 power and gas lines

Show the location of any easements.

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.

Floor Plans:

All plans should be in 1/4" scale.

Floor plans for each floor with all dimensions shown and room uses labeled.

If the basement is finished, the basement floor plan needs to be a separate sheet from the foundation plan.

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

Show locations and dimensions of all exterior decks / porches.

Show locations of all windows and doors.

Show 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.

Burning Ordinance

Sec. 20-150. Prohibited burning areas during certain months; areas requiring permit; items not allowed for burning.

- (a) There will be absolutely no burning of flammable waste material permitted in sections 5, 6, 7, 8 and 18 of the township during the months of September, October or November. This area is identified as north from 76th Street to 60th Street and west of Kalamazoo Avenue to Division Avenue. This also includes the mile bordered by 84th Street, Eastern Avenue, 76th Street and Division Avenue.
- (b) 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 **20-152 Areas where burning permitted with burning permit only.**
- (c) 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 for burning.
- (d) No burning of leaves or grass clippings shall be permitted at any time.
(Ord. No. 93-DC-01-ZL, § 2, 12-21-1993)

Contact Information:

Cutlerville Fire Station

Carl Gunderson, Captain
Russell Jansen, Cutlerville & Dutton Fire Chief
11 – 68th Street SW
Grand Rapids MI 49548
Non Emergency:
Fax:

Emergency: 911

7:00 a.m. to 4:00 p.m.
616 299.6055 Off Hours

616 455.7670

616 455.0221

Dutton Fire Station

3471 – 68th Street SE
Caledonia MI 49316

Emergency: 911

Non Emergency
Russell Jansen, Fire Chief Off hours cell phone:

616 541.0119

616 299.6055

Thank you for your cooperation!

