

BUILDING PERMIT AND PLAN REVIEW APPLICATION

Holly Township
102 Civic Drive
Holly, Michigan 48442
248-634-9331 x 301

BUILDING OFFICIAL SCOTT HERZBERG 810-955-4743

**APPLICANT TO COMPLETE ALL ITEMS IN SECTION I, II, III, IV, AND V
NOTE: SEPARATE APPLICATIONS MUST BE COMPLETED FOR PLUMBING,
MECHANICAL, AND ELECTRICAL WORK PERMITS
PLEASE ALLOW 72 HOURS FOR INSPECTIONS.**

I. PROJECT INFORMATION

Project Name	Parcel Identification Number		Lot Number
Address of Construction Site	City	State	Zip Code

II. OWNER

Name	Phone Number		
Address	City	State	Zip Code
Email address:			
Architect or Engineer's Name	Phone Number		
Address	City	State	Zip Code
License Number	Expiration date		

III. CONTRACTOR

Name	Phone Number		
Address	City	State	Zip Code
Email address:			
License Number	Expiration Date		
Federal Employer ID Number or Reason for Exemption			

Workers Compensation Insurance Carrier or Reason for Exemption

MESC Employer Number or Reason for Exemption

IV. TYPE OF IMPROVEMENT AND PLAN REVIEW

New Construction Addition Alteration Repair Mobile Home Demolition
 Residential (# of units _____) Residential Accessory Commercial Industrial Office
 Other _____ Cost of Construction _____

Size of New Structures or Additions: _____

BRIEFLY DESCRIBE PROJECT:

ADDITIONAL INFORMATION TO BE SUBMITTED

Copy of Contractor's License and driver's license if applicable.
Two sets of plans for all projects. Plans are to be accurate and specific for the proposed project.
Copy of Well and Septic permits from Oakland County Health department for new or alterations of system.
Copy of Driveway permit from Road Commission of Oakland County for new drive cuts on public roads.
Plot plan showing location of new and existing structures.

V. APPLICANT INFORMATION (Homeowner's signature indicates compliance with Section VI Homeowner's Affidavit.

Applicant is responsible for the payment of all fees and charges applicable to this application and must provide the following information.

Name	Telephone No.		
Address	City	State	Zip Code

I HEREBY CERTIFY THAT THE PROPOSED WORK IS AUTHORIZED BY THE OWNER OF THE RECORD THAT I HAVE BEEN AUTHORIZED BY THE OWNER TO MAKE THIS APPLICATION AS HIS/HER AUTHORIZED AGENT, AND WE AGREE TO CONFORM TO ALL APPLICABLE LAWS OF THE STATE OF MICHIGAN. ALL INFORMATION SUBMITTED ON THIS APPLICATION IS ACCURATE TO THE BEST OF MY KNOWLEDGE.

Section 23a of the state construction code act of 1972, 1972 PA 230, MCL 125.1523A prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Violators of Section 23a are subjected to civil fines.

Signature of Applicant

Date

VI. HOMEOWNER'S AFFIDAVIT

I hereby certify the construction work described on this permit application shall be installed by myself in my own home which I am living in or about to occupy. All work shall be installed in accordance with the Building code and shall not be enclosed, covered up or put in operation until it has been inspected and approved by the Building Inspector. I will cooperate with the Building Inspector and assume the responsibility to arrange for necessary inspections.

HOLLY TOWNSHIP
BUILDING DEPARTMENT
PERMIT PROCEDURE

1. A building permit is required for any addition or subtraction of square footage of a structure, work that involves structural changes, changes in exits, changes in use or new structures over 200 square feet in floor area.
2. A building permit must be obtained before any excavation or construction is started. An additional permit fee will be charged for work started without a permit.
3. A homeowner who is doing the work themselves on their principal residence may obtain their own permits.
4. Homeowners who hire a licensed contractor must require the contractor to obtain the permit.
5. To obtain a building permit you must submit the following information:
 - A. Completed "Building Permit and Plan Review Application".
 - B. Plot plan showing dimensions of property, location of Septic, well, all existing and new buildings. Include distance from front, rear and side lot lines. New homes must include well and septic separation distance;
 - C. Two sets of building plans. Construction plans for new houses must be accurate in detail and dimensions for this job. All changes must be noted on the plans, including insulation type and amount, exterior wall thickness and coverings and window size. One set will be kept by the inspector, the other will be returned to the applicant;
 - D. Soil erosion permit from Oakland County Drain Commission if work is to involve soil disruption within 500 feet of a lake or river body of wetlands and if 10 or more yards of soil will be disturbed;
 - E. New home construction requires a copy of a perk test from Oakland County Environmental Health Department. This perk permit must be less than two years old;

NOTE: Proof of final approval of both well and septic required for Certificate of Occupancy
 - F. Driveway permit from Oakland County Road Commission if driveway is to be connected to county maintained road.
6. Information for a permit must be brought to:

Holly Township Clerks Office
102 Civic Drive
Holly, Michigan
248 634-9331 ext. 301
7. Any alterations, replacements, additions or subtractions of heating, plumbing or electrical requires an appropriate permit.
8. The construction inspectors are:
9. **PLEASE ALLOW 72 HOURS FOR INSPECTIONS.**

Building Inspector:
Scott Herzberg
810-955-4743

Plumbing Inspector:
Scott Herzberg
810-955-4743

Mechanical Inspector:
Scott Herzberg
810-955-4743

Electrical Inspector:
Mike Kyle
248-240-0653

RESIDENTIAL FEES	FEE
REGISTRATION of Building Contractor	\$ 15.00
BASE PERMIT FEE (one inspection) plus any of the following items (Required):	\$75.00
ADDITIONAL INSPECTIONS AND REINSPECTIONS	\$65.00
SINGLE FAMILY DWELLING w/crawl space or basement	\$.25/sq ft
FENCES OVER 7 FT.	\$75.00
GARAGES – Free Standing & Attached	\$.15/sq ft
ADDITIONS w/crawl space or basement	\$.25/sq ft
REMODELING – based on construction value per \$1000	\$8.00
POLE BARNS	\$.10/sq ft
ROOFS	\$.10/sq ft
SHEDS - 200 sq ft or more	\$.10/sq ft
SWIMMING POOLS – above grade	\$25.00
SWIMMING POOLS – inground	\$75.00
PORCHES/DECKS/BALCONIES	\$45.00
DEMOLITION	\$75.00
NEW MOBILE HOME IN MOBILE HOME PARK	\$75.00

COMMERCIAL, INDUSTRIAL, & OTHER FEES	FEE
BASE PERMIT FEE (one inspection) plus any of the following items (Required):	\$100.00
COMMERCIAL BUILDING	\$.45/sq ft
COMMERCIAL POLE STRUCTURE	\$.15/sq ft
COMMERCIAL REMODELING – based on construction value per \$1000.00	\$15.00
DEMOLITION	\$75.00
SIGN – TEMPORARY	\$25.00
SIGN – GROUND	\$50.00
SIGN – BUILDING	\$25.00

ADDITIONAL FEES EXEMPT FROM BASE FEE:	FEE
PLAN REVIEW – PER HOUR AND FRACTION THEREOF	\$65.00
INSPECTION PERTAINING TO SALE OF PROPERTY	\$125.00
SPECIAL INSPECTIONS AND ANY NOT COVERED ABOVE – PER HOUR	\$65.00
TEMPORARY CERTIFICATE OF OCCUPANCY (90 day limit)	\$75.00
<i>Expired Building Permit Renewal Fee:</i>	
<ul style="list-style-type: none"> • <i>Renewing permits before expiration - \$75.00 or 25% of permit fee, whichever is greater</i> • <i>Renewing permits within 90 days after expiration \$75.00 or 50% of permit fee, whichever is greater.</i> • <i>Permits renewed after 90 days after expiration – 100% of permit fee</i> 	

Sec. 32-134. Accessory buildings and uses.

(a)

Application to single-family residential uses.

(1)

Where the accessory building is structurally attached to a main building, it shall be subject to, and must conform to, all setback regulations of this chapter and building codes applicable to main buildings.

(2)

Accessory buildings may only be constructed at the same time as or after the construction of the principal building or structure on the same lot or parcel of land. Accessory buildings may only be maintained in conjunction with a principal building or structure on the same lot or parcel. If the principal building or structure is destroyed, demolished or removed, the accessory building shall also be demolished or removed.

(3)

An accessory building may be located in a front yard provided it is not in the required front yard setback. For properties with lake frontage, the detached accessory building shall be located no closer to the lot line of the water frontage than the single-family dwelling. All detached accessory buildings must conform to all other setback restrictions for a single-family dwelling in the applicable zoning district in which it is located. A minimum setback of ten feet from the dwelling and five feet from a side or rear lot line shall be required.

(4)

In no instance shall an accessory structure be located within a dedicated easement or right-of-way.

(5)

The accessory building and/or accessory structure shall not create a nuisance or hazard.

(6)

The total of all detached accessory roofed buildings located on a parcel shall be subject to maximum lot coverage requirements and shall be subject to the restrictions in floor area based upon parcel size listed in the schedule of regulations contained within this chapter. Farms shall be exempt from restrictions on total accessory floor area.

(7)

No detached accessory building in an R-1 and R-2 district shall exceed 14 feet in height. Accessory buildings in all other districts shall not exceed 22 feet in height.

(8) Nothing contained in this section shall be construed to affect the size of accessory buildings in conjunction with a legitimate farming operation as defined in this chapter, provided that all yard requirements are complied with.

(9) Private swimming pools and decks shall be subject to the following:

a.

No portion of the swimming pool, deck or associated structures shall be permitted to encroach upon any easement or right-of-way that has been granted for public utility use.

b.

All setbacks shall be complied with in accordance with the required setbacks specified within this chapter and consistent with the zoning district wherein the pool or deck is located.

c.

All swimming pools shall be enclosed in accordance with the single state construction code.

(10) An enlargement or alteration of an existing nonconforming building line shall be permitted provided that the accessory structure is not enlarged more than 50 percent of its existing gross floor area and provided that the accessory building is setback at least three feet from the lot line.

(11) The construction or placement of any accessory building or structure greater than 200 square feet shall require a building permit under the single state construction code.

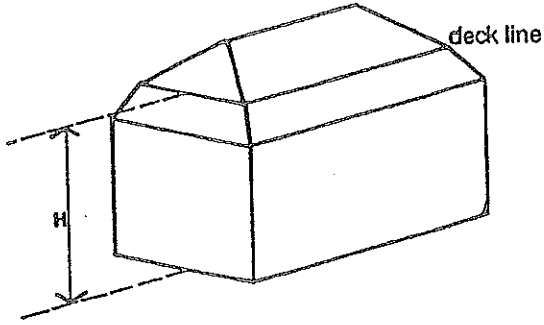
(b)

Application to all other uses. Accessory buildings and uses for all uses other than single-family residences shall comply with applicable setback and height restrictions specified for the zoning district wherein the accessory use or structure is located.

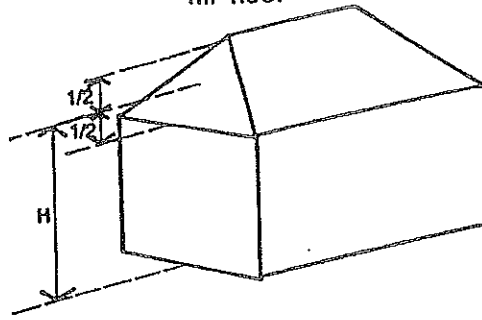
(Ord. No. 50, § 5.4, 11-17-1992; Ord. of 4-18-1995; Ord. of 8-19-2003; Ord. of 5-15-2013, § 1)

Sec. 32-502. - Building height.

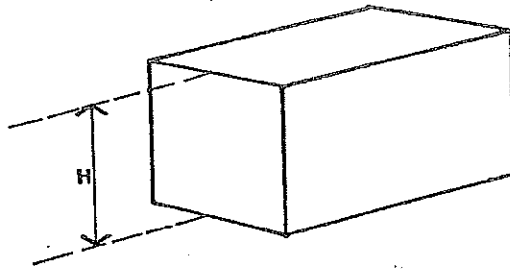
MANSARD ROOF



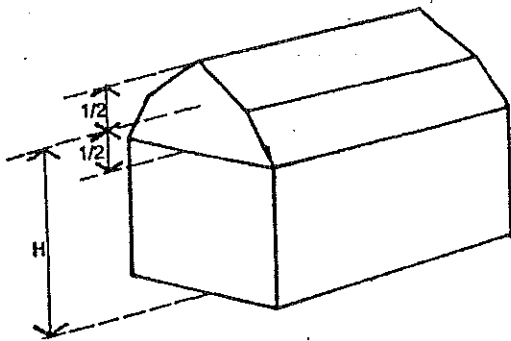
HIP ROOF



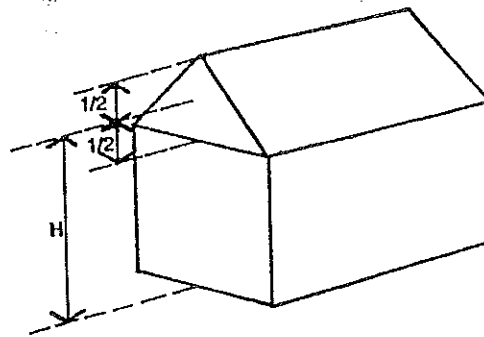
FLAT ROOF



GAMBREL ROOF



GABLE ROOF



Building Height

(Ord. No. 50, app. A-2, 11-17-1992)

XIV. SITE PLAN

