

CHARTER TOWNSHIP OF SPRINGFIELD

CODE ENFORCEMENT SERVICES

6401 CITATION DRIVE

CLARKSTON, MI 48346

PHONE: 248-625-8480

FAX: 248-625-8455

Office hours: 9 am to 3 pm Monday through Thursday

Building Inspector: Bill Dinnan

Electrical Inspectors: Ron Shelton, Doug Weaver, Charlie Land

Plumbing Inspectors: Tim Koerber, Merle West

Mechanical Inspectors: Charlie Warner, Merle West

Hours and days of inspection:

Building – Monday, Wednesday & Friday

Electric – During normal business hours

Plumbing – After 3:30 pm

Mechanical – During normal business hours

Subject to change due to number of inspections and holidays. All inspectors are contracted.

Electrical, Plumbing and Mechanical inspectors do not have office time; you must contact CES to schedule an inspection or leave a message for the inspectors.

REQUIREMENTS FOR A BUILDING PERMIT:

1. Fill out a building permit application.
2. Three (3) sets of building plans consisting of: Foundation plan, floor plan, elevations, cross section of building showing the building material to be used. (One set of plans will be returned to you after being approved and signed.)
3. Plot plan to scale showing location of easements, drainage, grades, property lines, proposed building (s) and any existing structures.
4. Copy of perc permit, driveway permit, well permit and soil erosion, where required.
5. Association approval on plans and plot plan are requested in all developments.
6. After receiving building permit, post permit on structure.

A final water test and septic approval is required from Oakland County prior to obtaining a certificate of occupancy. Call Oakland County Environmental Health at least one month (1) prior to final inspections.

Obtain well and septic permits from:

Oakland County Environmental Health Department
County Service Center Building #36 East
1200 Telegraph Road
Pontiac, MI 48341
(248) 858-1312

Obtain driveway permits from:

Road Commission for Oakland County
2420 Pontiac Lake Road
Waterford, MI 48328
(248) 858-4751

Obtain soil erosion permits from:

Oakland County Drain Commission
Bldg #95 West
One Public Works Drive
Waterford, MI 48328-1907
(248) 858-0958

BUILDING CODES:

MICHIGAN RESIDENTIAL CODE 2006-RESIDENTIAL DWELLINGS

MICHIGAN BUILDING CODE 2006-COMMERCIAL BUILDINGS

MICHIGAN RESIDENTIAL PLUMBING 2006

MICHIGAN RESIDENTIAL MECHANICAL 2006

NATIONAL ELECTRICAL CODE 2008 / MICHIGAN ELECTRICAL CODE RULES (PART 8)

MICHIGAN REHABILITATION CODE (EXISTING BUILDINGS) 2009

MINIMUM HOUSE SIZES FOR ALL RESIDENTIAL DISTRICTS:

1 STORY	1000 SQUARE FEET
1 ½ STORY	1250 SQUARE FEET
2 STORY	1500 SQUARE FEET

****THESE ARE TOWNSHIP RESTRICTIONS-YOU MUST ALSO CHECK FOR SUBDIVISION OR ASSOCIATION RESTRICTIONS****

INSPECTIONS REQUIRED:

PLUMBING: Under-slab (if required), pressure test, rough, final.

MECHANICAL: Fireplace (if required), gas pressure, rough, final.

ELECTRICAL: Service & underground (if required), rough, final.

BUILDING: Footing (house), backfill, footing (garage), rough, final.

Commercial buildings are required to have slab inspections.

REGARDING ROUGH AND FINAL INSPECTIONS: Plumbing, electrical, and mechanical inspections must be approved before building inspection can be done.

Re-inspection fee: \$40.00

SETBACKS:

Zone	Lot Size	Road frontage	Road setback	Side setback	Rear setback
R-1-A	2.5 acres	165 feet	75 feet	25 feet	35 feet
R-1	1.5 acres	150 feet	50 feet	25 feet	35 feet
R-2	1 acre	120 feet	50 feet	15 feet	35 feet
R-3	.5 acre	110 feet	50 feet	15 feet	35 feet

Structures for animals (all Zoning Districts) 200 feet from neighbors dwelling and 100 feet from all lot lines.

- These are Township restrictions-check for subdivision restrictions
- All work done without a permit will be double fined

The total of all attached and detached accessory buildings located on a parcel shall be subject to maximum lot coverage requirements and the following restrictions in floor area based upon parcel size.

- You will need to supply the Township with the square footage of your property to determine the size allowable, for accessory structures.
- For complete zoning requirements and restrictions you should purchase and read the Springfield Township Zoning Ordinance. A copy can be obtained through the Supervisor's Office at (248) 846-6502.
- A sign must be posted with the address – visible from the road –before any inspections will be done.
- Please be advised that any new additions may change your taxable value on the property. If you have questions, contact the Assessing Department at (248) 846-6530.