



BUILDING, ZONING AND PLANNING INFORMATION FOR DELHI CHARTER TOWNSHIP RESIDENTS

This informational guide is provided by the Department of Community Development to assist residential property owners with common questions relating to fencing, decks, swimming pools, sheds, permits, and other minor property improvement projects.

FENCING

To protect the use and enjoyment of residential property and the public's safety the following Township fence requirements have been put into place:

- ✓ A permit is required to erect or alter the location of any fence.
- ✓ It is the property owner's responsibility to verify that any fence they install is within their property lines. No fence may extend into the road right-of-way.
- ✓ Fences between 3 feet and 10 feet in height may not be constructed within 20 feet of the intersection of a driveway and sidewalk or right-of-way.
- ✓ No fence may create a "dead space" between an existing fence or building. Fencing shall have the framing directed inward toward the property.
- ✓ Materials such as scrap wood, metal panels, or other materials not intended for fencing shall not be permitted. Barbed wire, razor wire, and electric current fencing are prohibited in residential areas.
- ✓ No solid fence higher than three (3) feet may be erected within a front yard unless it meets the following conditions:
 1. Within a Principal Front Yard (yard parallel/adjacent to primary access road)
 - a. May construct up to four (4) feet in height if the material used does not obstruct vision through the fence.
 2. Within a Secondary Front Yard (yard parallel/adjacent to the secondary road).
 - a. May construct up to four (4) feet in height if the material used does not obstruct vision through the fence.
 - b. May construct up to six (6) feet if fence is setback ten (10) feet from the road right of way and required plantings are installed.
- ✓ Required Plantings include one (1) evergreen for every thirty (30) feet of frontage and one (1) shrub for every ten (10) feet of frontage, planted to meet specifications in Ord. 39, § 6.2.4 (2)(b)(1)
- ✓ No fence exceeding six (6) feet in height above grade may be erected in the side or rear yard unless:
 - a. All abutting property owners submit a written statement approving the plan and;
 - b. The elevation of the subject property is one or more feet lower than abutting properties or the safety of the owner of the subject property is endangered by uses on any abutting property.

SWIMMING POOLS

If you are thinking of purchasing a temporary or permanent swimming pool (or if you already have one) please be aware of the following State of Michigan regulations:

- ✓ A building permit is required for the installation of ANY swimming pool which contains over 24 inches of water.
- ✓ Any in-ground, above-ground, on-ground, temporary or permanent swimming pool containing 24" of water or more must be surrounded by a minimum of a 48" tall barrier.
- ✓ This barrier usually comes in the form of a fence with a self-latching gate located on the poolside, min. of 3" below top of gate (other restrictions may apply).
- ✓ If the walls of a permanent above-ground pool reach or exceed a height of 48 inches it is not necessary to install a fence or additional barrier.
- ✓ Above or on-ground pool ladders and/or entrances must be capable of being secured, locked or removed.

ACCESSORY STRUCTURES

An accessory structure is any subordinate structure located on the same lot with a principal building and which is devoted exclusively to an accessory use (e.g. shed, garage, swimming pool).

- ✓ No accessory structure shall project into any front yard.
- ✓ No accessory building, including detached garages, in residential districts shall be closer than five (5) feet to the rear yard lot line.
- ✓ No accessory building, including detached garages, in residential districts shall be closer than three (3) feet to a side yard lot line.
- ✓ No accessory building, including detached garages, shall be closer than ten (10) feet to any other structure.
- ✓ Temporary structures such as those utilizing tarps, canvas, plastic, or any other material not deemed acceptable by the State Building Code are prohibited in residential districts.
- ✓ Structures over 200 square feet require a permit.

DECKS

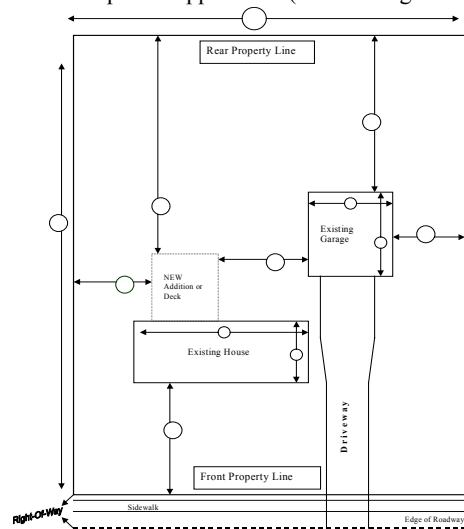
Decks can be a welcome addition to any home. In order to ensure their safety and capability of supporting imposed weight loads the following requirements must be met:

- ✓ A building permit must be secured prior to constructing any deck. When making application you must provide construction plans by completing a deck-spec form, a site plan, a building permit application, and a soil erosion permit.
- ✓ All decks are required to be erected or setback a certain distance away from the property line in accordance with the zoning ordinance.
- ✓ Most decks require a post hole and setback inspection as well as a final inspection.
- ✓ In most cases, footings for posts or support members must be set a minimum of 42" below grade and shall bear on undisturbed soil.
- ✓ All material in contact with the ground shall be approved for ground contact use and all other materials shall be pressure treated or decay resistant wood.
- ✓ All framing fasteners shall be exterior grade. There are new preservatives that are now being used in treated lumber that are more corrosive, therefore, builders and homeowners should consult with their treated wood supplier for product recommendations.
- ✓ Handrails having a minimum and maximum heights of 34 inches and 38 inches respectively, measured vertically from the nosing of the treads, shall be provided on at least one side of the stairways of three or more risers. All handrails must be continuous the full length of the stairs.
- ✓ Guardrails of not less than 36" in height shall be required on porches, balconies or raised floor surfaces located more than 30 inches above grade. Said guardrails shall have intermediate rails which have no more than a 4" opening.
- ✓ Minimum post size is 4" x 4" nominal. Where decks are elevated, such as a 2 story deck, cross bracing may be required to eliminate sway.
- ✓ The maximum span between support joists may vary depending on wood species so please consult with your materials supplier or a licensed builder.

REMODELING & ADDITIONS

Planning to remodel that old house? Time to add that addition or finish that basement? Please use the following information to guide your remodeling project:

- ✓ Permits, including but not limited to building, plumbing, mechanical, electrical, and soil erosion must be secured prior to renovation.
- ✓ Construction plans are required.
- ✓ A homeowner may secure permits for work he/she is performing on the home where they reside.
- ✓ State law requires that a licensed contractor secure permits for renovations to dwellings or structures where the homeowner does not reside.
- ✓ Make sure your builder is licensed, insured, and has obtained the necessary permits. You can call the State to verify past complaints about a contractor at (900) 555-8374.
- ✓ Aesthetic improvements such as painting, wallpapering, floor covering, cabinet & counter top installation and exterior siding do not require a permit.
- ✓ When re-roofing a structure, the existing coverings must be removed when roof has two or more layers of any type of roofing material.
- ✓ A site plan which indicates the property lines with lengths and all building dimensions must be submitted with the permit application (see drawing for example)



PERMITS

- ✓ Excavation for any structure, the erection of, addition to, or alteration of any building or structure shall not occur until a permit is secured. Building or trade permits are required for all additions or alterations with the following exceptions:
 1. Accessory structures under 200 square feet
 2. Retaining walls under 4 feet in height
 3. Sidewalks or driveways
 4. Painting, carpeting, or other finish work
 5. A prefabricated pool less than 24" in depth
 6. Swings and playground equipment
 7. Window awnings supported by exterior wall
 8. Minor electrical repairs and maintenance
 9. Minor mechanical repairs and maintenance
 10. Minor plumbing repairs and maintenance
- ✓ Excavation may require a soil erosion permit from the Ingham County Drain Commission at (517) 676-8395.
- ✓ Building permit fees are based on \$6 per \$1000 valuation or fraction thereof, based on the cost arrived at through the following building permit fee schedule:
 - Open deck or porch = \$9.00 per sq. ft.
 - Roofed porch = \$14.00 per sq. ft.
 - Sun porch (unheated) = \$50.00 per sq. ft.
 - Sun porch (heated) = \$85.00 per sq. ft.
 - Garage/Pole building (detached) = \$18.00 per sq. ft.
 - Garage/Pole building (attached) = \$21.00 per sq. ft.
 - Existing basement (finished) = \$20.00 per sq. ft.
 - Unfinished basement area = \$11.00 per sq. ft.
 - Finished basement area = \$31.00 per sq. ft.
 - Finished living area = \$85.00 per sq. ft.
- ✓ The minimum building permit fee is \$50.00
 - Carport = 3.60 per stall
 - Manufactured Home = \$150 Flat Fee
 - Perimeter Fence Permit = \$50.00

This pamphlet is not all-inclusive of all code and permit requirements; codes and fees are subject to change. This pamphlet is intended as an informational tool only and in no way substitutes the fees, codes and requirements adopted by local and State regulatory boards. Codes and fee schedules are available for review at the Township Hall.

For more detailed information relating to permit fees, building code requirements, and zoning regulations please contact the Delhi Charter Township Department of Community Development at (517) 694-8281.