

CHARTER TOWNSHIP OF SPRINGFIELD

CODE ENFORCEMENT SERVICES

12000 Davisburg Rd.

Davisburg, MI 48350

PHONE: 248-846-6517 FAX: 248-846-6536

**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) 20093

**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:**

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

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