



Building Services Department
309 E. Chicago Blvd. • Tecumseh, MI 49286
Phone: 517-424-6548 • Fax: 517-423-3610
Email: braymond@tecumseh.mi.us
www.mytecumseh.org

Business Hours:
Monday - Thursday 7:00 a.m. - 6:00 p.m.
Closed Friday

Permit Guide

Garage Construction

General Information

- **Permit.** Before starting construction, post the permit in a front window visible from the street.
- **Miss Dig.** Before you dig, call Miss Dig at 800.482.7171.
- This handout is provided as a guide and does not preclude other designs based upon approved engineering principles.

Zoning Ordinance Requirements

- Please see attached Frequently Asked Questions (FAQs) page.
- The Zoning Ordinance impacts the allowed placement of a garage. It is recommended that you understand the provisions pertaining to your zone district before designing a proposed garage.

Building Code Requirements

- **Permit Requirement.** A building permit is required for the construction of a garage. Garage construction shall meet the requirements of the current Michigan State Residential Code, which is derived from the International Residential Code.
- **Special Requirements for Attached Garages.**
 - An attached garage is treated as an addition to the house.
 - Foundation footings must be a minimum of 42" below grade.
 - The garage shall be separated from the residence and its attic area by not less than ½" gypsum board applied to the garage side.
 - Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than 5/8" Type X gypsum board.
 - Door openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/8" in thickness, solid or honeycomb core steel doors not less than 1 3/8" thick, or 20-minute fire-rated doors. Windows are not allowed in these doors or in common walls.

- **Pole Barn Construction.** Pole barn type of construction (post) is allowed. The exterior siding and roofing must meet the exterior design criteria of the Zoning Ordinance.
- **Flooring/Drainage.** The floor must be of a non-combustible material and slope toward the overhead door opening for drainage.
- **Existing Foundation.** Existing foundations may be used if approved by the Building Inspections Division.
- **Foundation Anchoring.** ½" foundation anchor bolts must be embedded 7" into concrete or foundation anchor straps may be installed. Foundation anchor bolts may be installed no more than 72" on center and no more than 12" from the corners or ends of the foundation. Foundation anchor straps must be installed to the manufacturer's specifications, which is typically about 3' o.c.
- **Treated Lumber.** All lumber that comes in contact with concrete or is within 6" of grade must be treated.
- **Header.** Make sure the header size over the garage door is large enough to carry all roof loads. NOTE: Large overhead door openings in a load bearing wall will require a laminated beam (see lumber supplier or design professional for engineering the specific size and type), or steel beam, or girder trusses.
- **Bracing.** All corners of the building must be braced with plywood or diagonal wind bracing. See narrow wall detail if wall is less than 32" wide.
- **Roof Construction.** Roof construction may be truss or rafter type. The rafter size must be adequate for the span. If trusses are used they must be braced per the manufacturer's requirements. Proper tie downs are required. Only certified, engineered trusses are permitted (home designed trusses are not permitted).
- **Grading.** There must be a minimum clearance of 6" between the top of the foundation and the exterior finish grade and the exterior finish grade must slope away from the garage an additional 6" in the first ten feet away from the structure and must be landscaped to maintain these specifications.

Application Requirements

A completed Building Permit Application is required to obtain a building permit. An application form is available on-line at www.mytecumseh.org/government/dev-services/building-services-department.htm.

Plans. The following plans also are required:

- Building Plans showing proposed structures in detail, including front, side (include foundation), and top views which depict the materials and techniques to be used in construction (i.e., rafters: 2X8 SPF @ 16" o.c., engineered trusses @ 24" o.c. ect frame)
- Site Plan showing property lines, existing and proposed structures, driveways, sidewalks, streets, easements, and overhead power lines

Who Should Apply for a Building Permit?

While homeowners may apply for permits, the City will hold the applicant responsible for the work, regardless of the party that actually performed it.

If a contractor is performing the work, it is recommended that the contractor apply for the permit. In order to apply, a contractor must be licensed with the State and registered with the City.

Review Process

- Applicant submits a completed Building Permit
- Application form and required plans. Building Department staff reviews and approves the plans.

How Much Time Does It Take?

The Building Department's goal is to review single family residential projects the same day a complete application (including required plans) is received. An incomplete application form and/or inadequate plans will delay the process. Simple projects may be approved within a few minutes.

Fees. The building permit fee is based upon the cost of construction (material and labor) stated on the building permit application form.

- See fee schedule.

Inspections

Once a permit is issued, construction may begin. As the project progresses, the Building Inspections Division will need to inspect the work being performed. The following inspections are required for most decks:

1. **Footing Inspection.** After forms are placed and *before* cement is poured or blocks are laid.
2. **Final Inspection.** After completion of the garage and finish grading.

Other Inspection. In addition to the above inspections, the inspector may require other inspections to ensure compliance with the Code. For finished (drywalled) garage, a **Rough Inspection** is required before hanging of drywall.

Please call the Building Services Department at the phone number listed at the top of the permit to request an inspection. Every effort is made to perform an inspection within two (2) business days following the request. You should have your address available when you call. Inspectors' work schedules fill up quickly at certain times of the year. Calling more than a day in advance can help to avoid potential delays in the progress of your project.

Time Limitations

If work is not started within 180 days of the issuance of a building permit, the permit will have expired. Likewise, if work on the project is suspended for a period of 180 days, the permit will have expired.

For More Information:

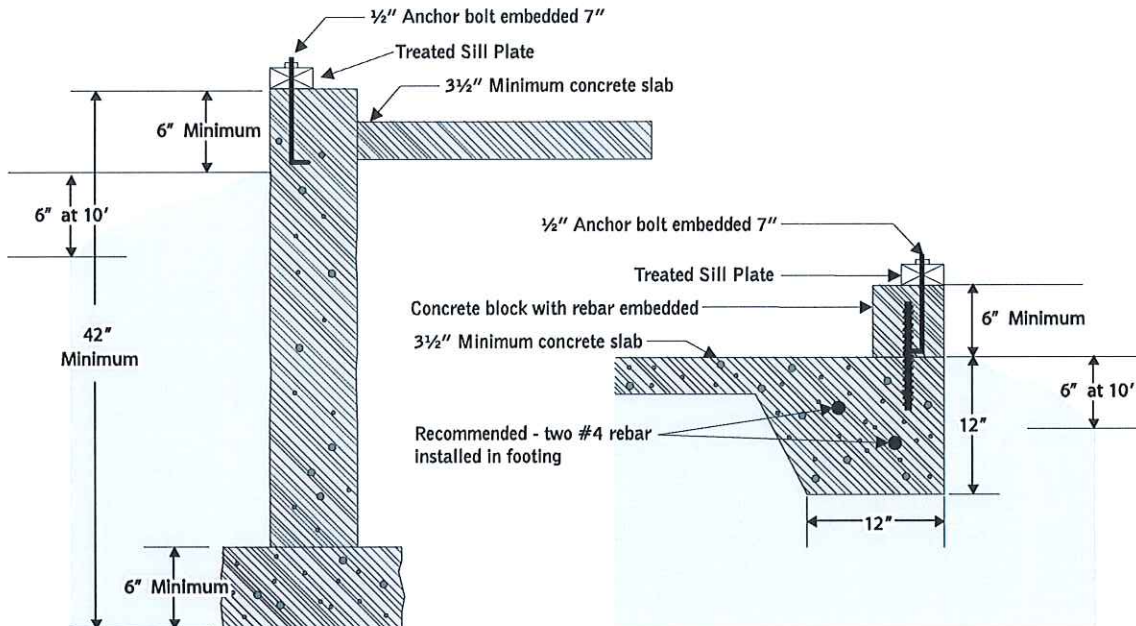
www.mytecumseh.org/government/dev-services/building-services-department.htm.

City of Tecumseh Building Services Department
309 E. Chicago Blvd.
Tecumseh, MI 49286
Telephone: 517.424.6457
FAX: 517.423.3610

Permit Guide Garage Construction

Foundation for detached garage over 400 sq. ft.

Turned down foundations for detached garages less than 400 sq. ft. and greater than 200 sq. ft.



Permit Guide Garage Construction

Garage narrow wall bracing method without hold-downs (two segments shown)

