

WALES TOWNSHIP
1372 Wales Center Road
Wales, MI 48027
(810) 325-1517 fax:(810) 325-9009
E-mail: wales@walestownship.org

BUILDING INFORMATION SHEET

Permits are required for all buildings, additions, ponds, pools, temporary trailers, decks, porches, and ramps, moving of buildings and demolitions of buildings.

AREA, WIDTH AND SETBACKS REQUIREMENTS: See attached schedule, Section 16.01. Front setback line is measured from the road easement.

TO APPLY FOR A BUILDING PERMIT PROVIDE PROOF OF:

- Property Address – Application at the Township Hall
- Septic Disposal Permit – (perk test)
- Well Permit from St. Clair County Environment Heal Dept. (810) 987-5306
- Driveway Culvert Permit from St. Clair County Road Comm. (800) 999-9424 Permits Dept.
- If you are disturbing any land within 500 ft. of a river, drain, or natural watercourse you must obtain a Soil and Sedimentation Permit from the St. Clair County Road Comm.
- Contractors must supply proof of State License
- You must provide two sets of blueprints, which must be approved by the building inspector prior to issuance of the building permit, and the Township will retain one set. Prints must show all details, including truss plan or roof load data sheet, roof pitch (minimum roof pitch is 4/12), footings and so forth
- You must have a property description and a site plot plan showing where the proposed building will be located on your property in relation to the lot lines and where any other buildings, well, septic, ponds, ditches, natural watercourses, easements escarpments, and electrical lines are located on your property (show all dimensions on the plan including lot sizes)

There is a performance bond required along with a plan review fee in additional to the building permit fee, prior to issuance of the building permit. The bond will be returned after all final inspections are completed and a Certificate of Occupancy has been issued.

Excavations for footings must be inspected **BEFORE** being poured. Plumbing, electrical and mechanical (heating) inspections **MUST** be obtained **BEFORE** calling for rough or final inspection by the Building Inspector or a re-inspection charge will be imposed. *Work must start within six months of issuance of permit.*

Minimum floor area per dwelling unit- for one-family:

| | |
|---|-------------------|
| One-bedroom dwellings..... | 750 square feet |
| Two-bedroom dwellings..... | 874 square feet |
| Three-bedroom dwellings..... | 1,000 square feet |
| Four-bedroom dwellings..... | 1,200 square feet |
| Plus, 120 square feet for each additional bedroom over four | |

- ✓ General information:
- ✓ 2003 Michigan Building Code is being enforced
- ✓ House numbers should be visible from the road
- ✓ Verizon Telephone Company. Residential Service: 1-800-544-7492
- ✓ Detroit Edison Co.: 1-800-477-4747

FOR INSPECTORS CALL

- ❖ BUILDING INSPECTOR.....Jim Waddy.....(810) 650-1714
 - ❖ ELECTRICAL INSPECTOR.....Paul Raicevich.....(586) 873-2660
 - ❖ PLUMBING AND MECHANICAL INSPECTOR.....Tim Kelly.....(810) 392-2582
- EFFECTIVE FEBRRUARY 29, 2004