



VILLAGE OF WOLVERINE LAKE

BUILDING PERMIT

INFORMATION

425 Glengary

Wolverine Lake, Michigan

248/624-1710

DO I NEED A PERMIT?

Permits are required for all new construction (including decks and pools). A permit is not required for some repairs, however, repairs such as cutting away part of any wall, partition or portion thereof, the removal or change of any required means of egress, recovering any wall or roof system will require a permit.

A general rule of thumb is a permit is required for most alterations except routine maintenance. If you are unsure as to whether your project requires a permit, call the village office. It generally takes 7-10 days to obtain a building permit.

HOW TO APPLY FOR A PERMIT

Come to the Village office for a building permit application. Applications are also available to print from our website, www.wolverinelake.com. If the homeowner is doing the work, the homeowner completes the application, if a contractor is doing the work, the contractor completes the application and pulls the permit. Two sets of preliminary construction plans showing all the dimensions, materials being used, size of beams, joists, etc. and also two site plans which show where the septic, well, setbacks and all accessory buildings are located are needed along with a site plan review fee. The documents will then be reviewed by the Oakland County Health Department (if applicable) and the Village Building Inspector to ensure compliance with Village ordinances and BO-CA construction codes.

SETBACK REQUIREMENTS FROM PROPERTY LINES

(All setback measurements are minimums which need to be met)

R1-A Single Family Residential	
Front	25 Feet ▲
Each Side	10 Feet
Rear or Lakefront	35 Feet ▲*
R1-B Single Family Residential	
Front	25 Feet ▲
Each Side	10 Feet
Rear or Lakefront	35 Feet ▲*
R1-LF Single Family Lakefront	
Front	25 Feet ▲
Each Side	5 Feet
Rear or Lakefront	35 Feet ▲*
Non Residential Buildings	
Front	25 Feet ▲
Each Side	25 Feet
Rear or Lakefront	25 Feet ▲*

▲ The setback indicated is a minimum which shall be increased as necessary to equal the average setback of other structures on either side of said building or structure along the same street along the same rear lot lines or by 35 ft or more along the same lake front side of the home.

▲ * Setback indicated is a minimum which shall be increased if necessary to equal the average setback of the four adjacent lots on either side. On lakefront parcels setback shall be measured from the recorded lake line or promenade line.

Application and Plan Review Fees

(NON REFUNDABLE AND PAYABLE UPON SUBMITTAL OF APPLICATION)

Fence*	\$35.00
Shed*	\$35.00
Signs	\$50.00
Deck	\$50.00
Demolition—Residential	\$50.00
Demolition—Non-Residential	\$75.00
Garage—Detached	\$50.00
Pool—Above Ground	\$40.00
Pool—Below Ground	\$50.00
Construction (under \$15,000)	\$50.00
Construction (\$15,000 to \$49,000)	\$75.00
Construction (50,000 and up)	\$100.00

Registration of Builders License \$25.00
-Registrations are good for one (1) calendar year

A site plan is required with all construction plans which show:

- Lot Lines
- Septic tank and field
- Well
- All buildings
- Measurements of proposed buildings to property lines
- Measurements of existing buildings to property lines
- Measurements of adjacent lots - see setback requirement from property lines on reverse side

Original signature of License Holder is required on all permit applications.

Separate permits and contractor registrations are required for electrical, plumbing and mechanical.

Permit Prices

Sign	\$50.00
Demolition—Residential	\$100.00
Demolition—Non-Residential	\$150.00
Pools—Above Ground	\$50.00
Pools—Below Ground	\$75.00
Re-roof	\$50.00
Siding	\$50.00
Windows	\$50.00
Additional Inspection Fees	\$50.00

ALL OTHER CONSTRUCTION

All other construction based on value+

(square feet = value) using the construction cost table from the Bureau of Construction Code

Residential Construction:

\$50.00 for the first \$1,000.00
\$8.00 for each additional \$1,000.00

Non-Residential Construction:

\$100.00 for the first \$1,000.00
\$10.00 for each additional \$1,000.00

Failed or Additional Inspections \$50.00 each

+Minimum permit fee of \$100.00 on all other construction

Soil Erosion Permits - Residential

Seawalls, Decks, Patios, Landscaping \$75.00

Demolition, New Construction, Reconstruction, Additions \$300.00**

**A \$300.00 Bond is also required. Any unused bond money will be refunded after the Village's Soil Erosion Agent closes the Soil Erosion Permit

Fences and Sheds

Fence	\$50.00
Shed	\$50.00

*Fences and sheds do not require construction inspections, however a site plan review and inspection of placement is required.

Building Department Tidbits

1. All inspectors work part time and require a twenty four hour (24) notice for all inspections.
2. Oakland County Health Department's approval is required for most building permits.
3. A site plan is generally a survey or a drawing to scale.
4. Permit approval generally takes 7 to 10 days but can take longer.

Engineering Applications/Permits

Road Right of Way (ROW) - Residential \$130.00

Road Right of Way (ROW) - Non-Residential

\$75.00 application fee. The Engineer to determine the permit fee based on the number of inspections and all associated costs of the job.

ROW Non-Residential **Bond** for each project is also at the discretion of the Engineer

Bonds can be paid with Cash, Certified Check, Irrevocable letter of Credit or Security Bond.

Soil Erosion - Non-Residential

\$75.00 application fee. The Engineer to determine the permit fee based on the number of inspections and all associated costs of the job.

Soil Erosion Non Residential **Bond** for each project is also at the discretion of the Engineer

Bonds can be paid with Cash, Certified Check, Irrevocable letter of Credit or Security Bond.