

**GARAGE
SHED
POLE BARN**

**BUILDING GUIDELINES FOR
RESIDENTIAL PROPERTIES**

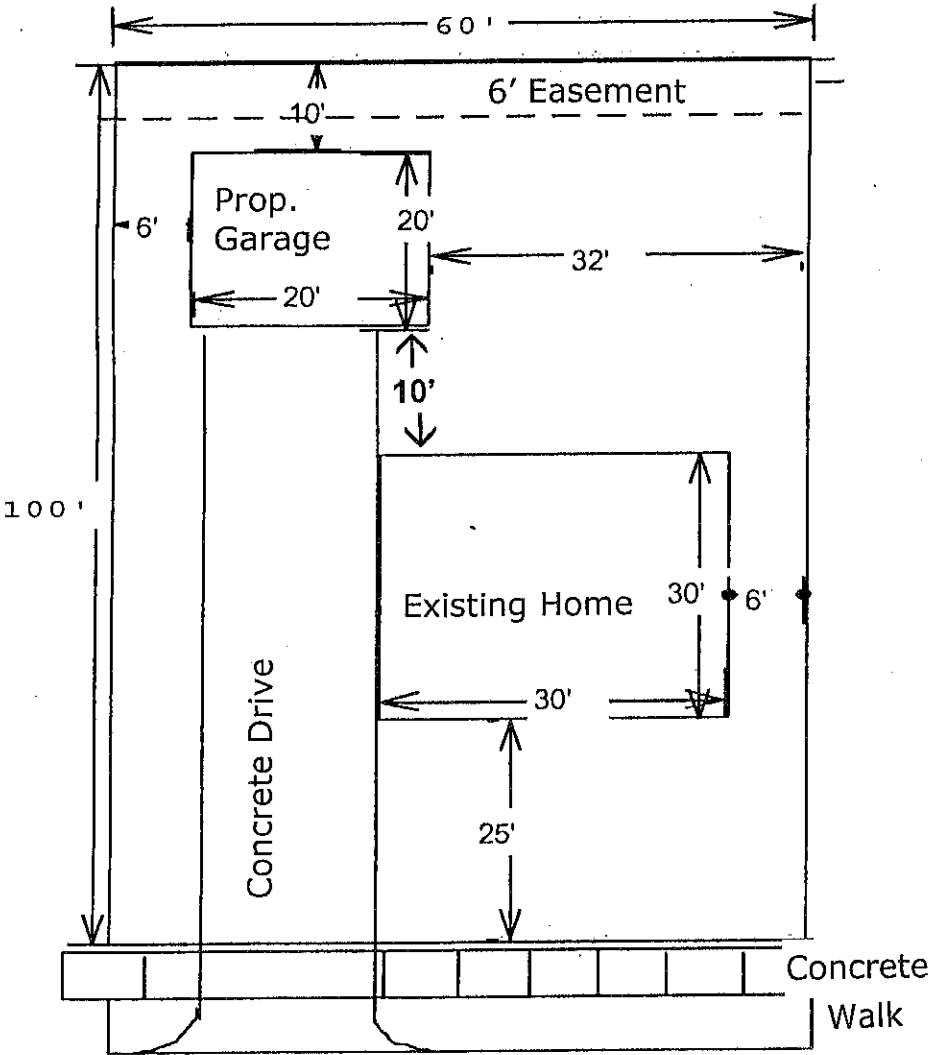
VILLAGE OF NEW HAVEN BUILDING DEPT.
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NEW HAVEN, MI 48048

Office Hours
Monday - Thursday
9:00 am - 5:00 pm

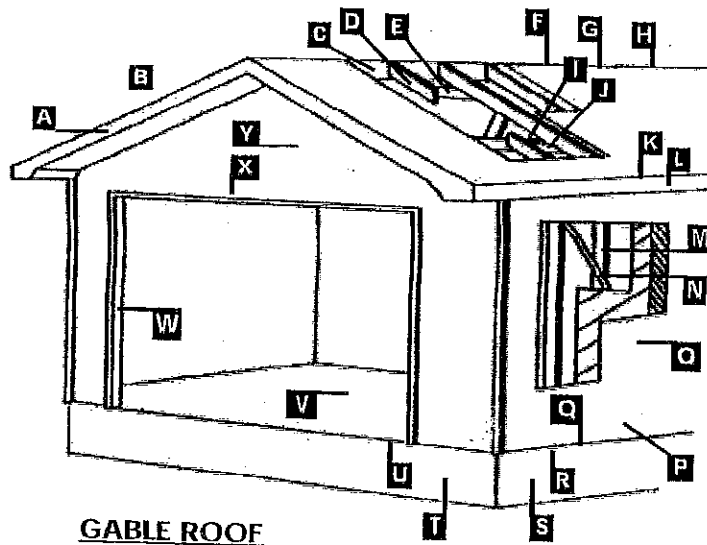
Phone: 586-749-5301 Ext. 214
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GARAGES & SHEDS

NOTES







- A. 2 Feet Front Coverage
- B. 4/12 Roof Pitch
- C. 2 x 8 Ridge Board
- D. 2 x 6 Rafters 16" o.c.
- E. Collar And Drop Ties
- F. 240 Asphalt Seal-Tab Shingles
- G. 15 Lb. Roof Felt
- H. ½" CDX Fir Plywood
- I. Reverse-Tie
- J. 2 x 6 Cross Ties, 4' o.c.
- K. Aluminum Drip Edge
- L. 6 x 6" Side Cornices
- M. 7 Foot Studs 16" o.c.
- N. Metal Wind-Bracing
- O. Vinyl Sided Wall Construction: ½" CDX Plywood Wall Sheathing / Tyvek Wall Wrap / Vinyl Siding / All Aluminum Trim / Gutter And Down Spouts
- P. Wolmanized Bottom Plates
- Q. Expansions Under Bottom Plate
- R. 21 AA Crushed Concrete Compacted Fill
- S. 4" Wide x 12" Deep Rat Wall
- T. ½" Floor Anchors; 6' On Center
- U. ¾" IMC Steel Conduit
- V. 4" Concrete Floor
- W. 17' x 7' Garage Door
- X. (2) 2 x 12 Headers Over The Garage Door Opening
- Y. All Exterior Wood Trim

THE PROCESS

1. Fill out a building permit application.
2. Submit two (2) copies of your plot plan indicating where you plan to build the accessory building. A mortgage survey will work well for this.
3. Submit two (2) copies of construction drawings if you plan to use conventional framing or submit detailed drawings from a pre-engineered building (i.e. wood or metal shed kit).
4. Once you receive approval you may start work.
5. Once you dig the trench and form up the 4" concrete floor, you must call for a garage trench inspection.
6. Once you receive approval you may pour the concrete.
7. Once all construction is complete, call for final building inspection.
8. If you plan to run electrical to the structure you will need an electrical permit. You should call for a trench inspection before covering electrical wiring from house to footing. Call for this inspection before you call for the garage trench inspection required by item 5 above.
9. You must also call for a final electrical inspection before calling for a final building inspection.

GENERAL REQUIREMENTS

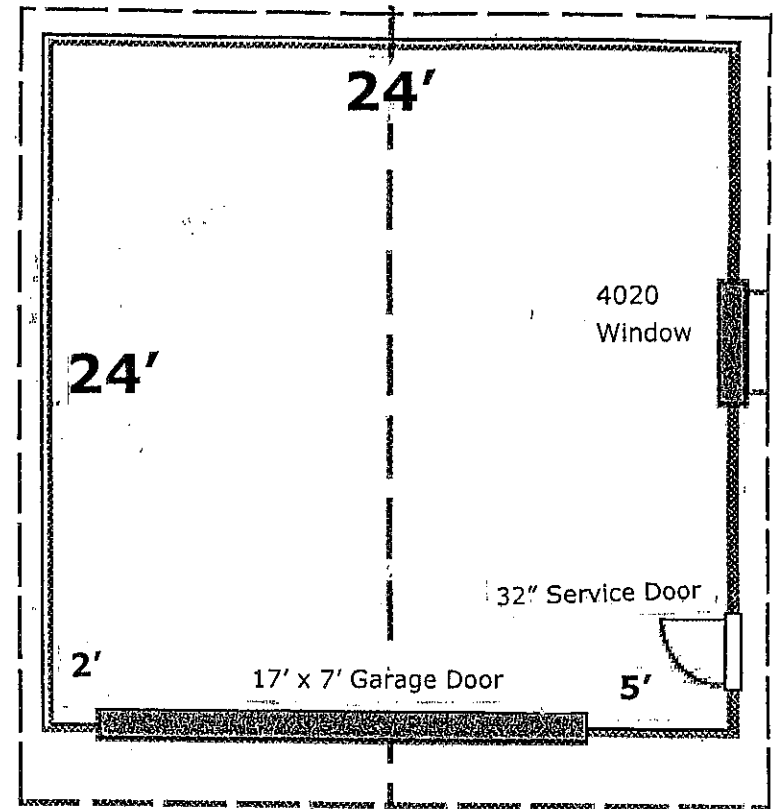
1. Concrete floors shall be poured in all detached garages, utility and storage sheds. The concrete floor shall be 4" thick with a 4" wide x 18" deep continuous rat wall. Structures 401 sq. ft. or larger require full 42" deep footings.
2. Pole barn construction is also referred to as post frame construction and is to be constructed according to the MRC – Chapter 4 or MBC – Chapter 18. A concrete floor is required if the pole barn is to be used for parking or storage of any vehicle.
3. For sheds under 200 Sq. Ft. and 17' in height or less, and if shed is dimensionally stable (walls and floors tied together) it can be set on stone and anchored to ground as follows: Site preparation: the area within the walls of the shed shall have all vegetation, topsoil and foreign material removed, and any fill material that is added shall be free of vegetation and foreign material. The fill

shall be compacted to assure uniform support of shed. A minimum 4" thick granular base of gravel having a maximum size of ¾" or crushed stone having a maximum size of ½" shall be placed over the compacted earth. If structure is wood, it must have all framing materials, blocking and sub flooring in pressure preservative treated wood. Structure must be anchored to the ground.

ZONING REQUIREMENTS

The following requirements shall apply to an accessory building located on residential property.

- One detached accessory building is permitted on an individual lot or parcel. In addition, one attached or detached garage shall be permitted on an individual lot or parcel
- Detached accessory building shall not exceed one story or 17' in height mid span
- Detached accessory buildings shall be located in a side or rear yard, and shall be located a minimum 10' from any other building or structure and 5' from any lot line. In no instance shall an accessory building be located within a dedicated easement or right-of-way
- When a detached accessory building is located on a corner lot, the minimum front yard setback required on the lot under Article 17, Schedule of Regulations, shall be maintained for both the front yard and the street-side side yard
- Detached accessory buildings shall not exceed 66% of the gross floor area of the principal building up to a maximum of 1200 sq. ft., and shall not occupy more than 30% of a rear yard. For purposes of determining maximum allowable size of accessory buildings, 600 sq. ft. of the garage shall not be included in the calculations



IMPORTANT NOTE

CHECK YOUR SUBDIVISION RESTRICTIONS BEFORE YOU START ANY WORK

This summary is designed as general information to assist the homeowner or contractor.