

# **NEW HOUSE REQUIREMENTS**

**2000**

## BEFORE YOU BEGIN:

- R110.1 **Permit Required:** A permit shall be obtained before beginning construction, alteration or repairs.
- R110.3 **Expiration:** Every permit issued by the Building Official under the provisions of this code shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within six months from the issue date of the permit or if the building or work authorized by such permit is suspended or abandoned at any time after work is commenced for a period of six months.
- R111.1 **Plans Required:** When required by the Building Official, plans shall be drawn to scale and shall be of sufficient clarity to indicate the nature and extent of work proposed and shall show in detail that it will conform to the provisions of this code and all relevant laws, ordinances, rules and regulations.
1. Two copies required of each drawing.
  2. Size: minimum 8-1/2" x 11", maximum 24" x 36".
  3. Must be drawn to scale.
  4. Must contain sufficient clarity and detail to show the nature and character of the work to be performed.
  5. **Plan review fee must be paid when plans are submitted.**

### Type of Plans Required:

1. **Site Plan**, new homes also require survey if lot has not been previously platted.
2. **Wall Section**, foundation to roof.
3. **Floor Plan**, must indicate room dimensions, location and sizes of all door and window openings.
4. **Elevations**, required for new homes.

### Permits Required:

1. **Building Permit**, covers structural work only.
2. **Plumbing Permit**, covers installation of plumbing only.
3. **Mechanical Permit**, covers installation of heating and air conditioning equipment, piping and ductwork<sup>1</sup>.
4. **Electrical Permit**, covers installation of electrical work only.
5. **New water and/or Sewer Service**, tap fees must be paid at the same time as Building Permit.
6. **Cement Work**; including approaches, city sidewalks and curb cuts require separate permit from Engineering Department.
7. **Right-of-Way Permit**, must be returned with the Building Permit application. A sketch or survey showing where utility tapes are going to be made must be attached

to the right-of-way application. We will contact you if a bond for right-of-way restoration is required.

8. **Homeowner's Permits**, one each for building, plumbing, mechanical and electric may be issued to owner if they are going to occupy the house being built. Pursuant to State of Michigan law, the owner must also be the occupant. Under the homeowner's permit, homeowner takes all responsibility for work. **Pursuant to State of Michigan laws, the owner must also be the occupant.**

## **BUILDING PERMIT WEATHER CARD MUST BE POSTED ON SITE.**

**Sewer and Water** – sizes and fees are available from the Water Department (810/445-5460).

**Right-of-Way/Performance Bond** - No work shall be performed in any right-of-way unless a performance bond has been obtained from the City of Roseville Engineering Department at 810/445-5445 (per Ordinance No. 1125, Section 290-4).

**Miss Dig** – before digging underground or working near overhead wires, you must call Miss Dig at 1-800-482-7171 (toll free). You must call at least three working days in advance of the starting date of your project.

## **INSPECTIONS**

1. Required inspections – check with individual inspector.
2. It is the responsibility of the permit holder to call for all inspections 24 hours in advance.
3. All inspection will be either AM (9-11:30) or PM (1-3:30) unless special arrangements are made with the inspector. Inspectors are normally in the office from 8:00-9:00 AM, 12:00 noon – 1:00 PM and 3:30-4:30 PM.

## **ZONING**

### **Yard Requirements**

- Front yard – minimum 25 feet.
- Rear yard – minimum 35 feet.
- Side yard – For lots 55 ft. or more at the building line - total of 15 ft., minimum 5 ft.
  - For lots less than 55 ft. at the building line – total of 14 ft., minimum 4 ft.
- Maximum height of structures – 2 stories or 25 feet.
- Maximum percentage lot area covered by all buildings:
  - Lots containing less than 5500 square feet – 35%
  - Lots containing 5500 square feet or more – 30%

## **STORM WATER CONTROL**

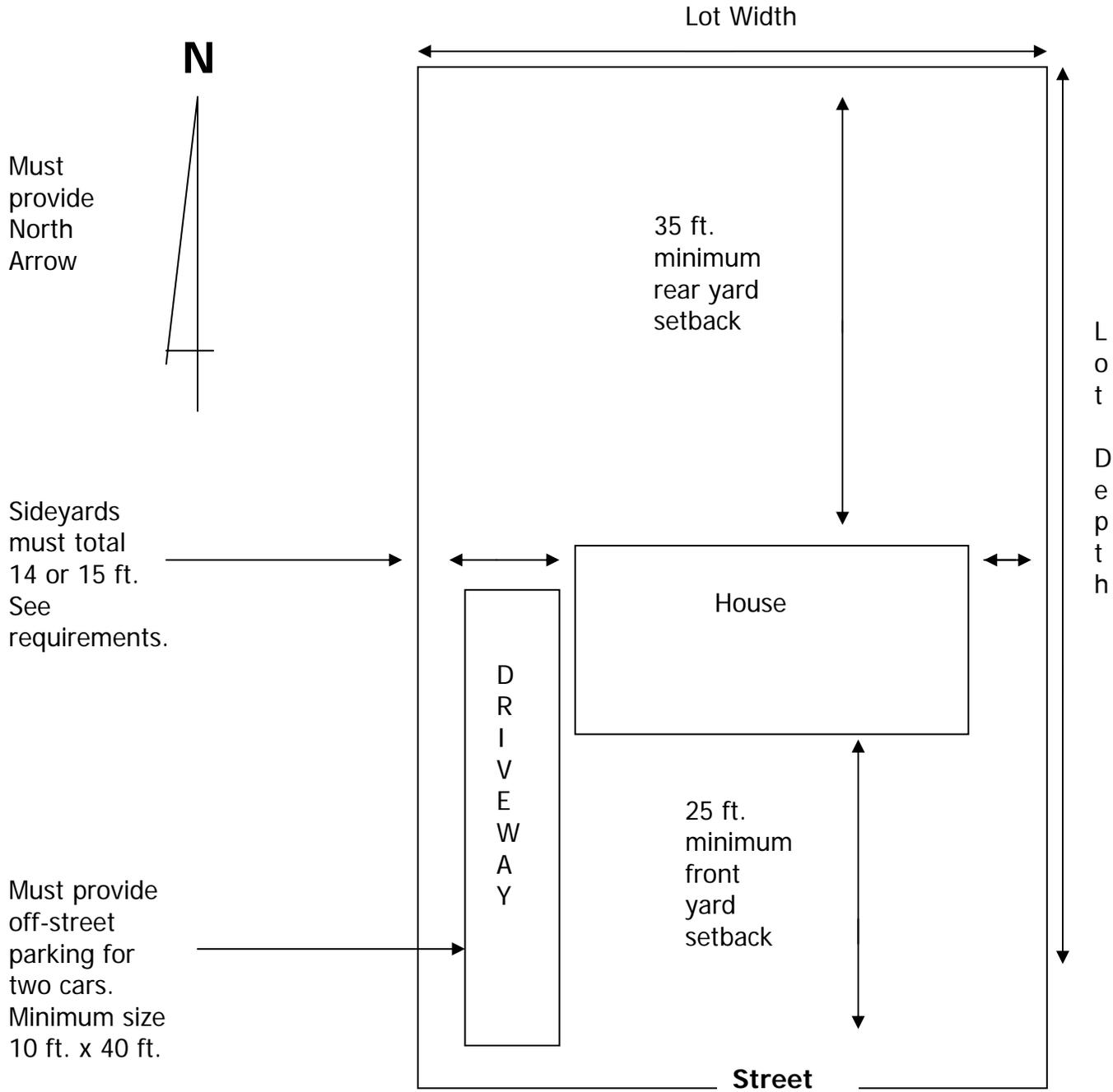
The installation of a rear yard drain may be required. Determination will be made by the Engineering Department during plan review.

**BUILDING HEIGHT**

The vertical distance measured from:

- the established grade to the highest point of the roof surface for flat roofs,
- to the deck line for mansard roofs,
- to the average height between eaves and ridge for gable, hip and gambrel roofs.

# YARD REQUIREMENTS



See Building Inspector for information on corner lots.

## MINIMUM FLOOR AREA FOR NEW HOUSES

### Lot Width Less Than 55 Feet

STORY	MINIMUM AREA REQUIREMENT	
	WITH BASEMENT	WITHOUT BASEMENT
One Story	816 square feet	960 square feet
One-1/2 Story	720 square feet	864 square feet
Two Story	624 square feet	768 square feet

### Lot Width Greater Than 55 Feet

STORY	MINIMUM AREA REQUIREMENT	
	WITH BASEMENT	WITHOUT BASEMENT
One Story	960 square feet	1,108 square feet
One-1/2 Story	864 square feet	1,012 square feet
Two Story	768 square feet	916 square feet

Minimum house width – 24 feet.

- 2005      **Off-street Parking** – Provide for two vehicles. Minimum size must be 10 feet by 20 feet for each vehicle. Surface must be asphalt to concrete.  
**Building Exterior** – All dwelling units shall be provided with exterior finish materials similar to the dwelling units on adjacent properties and surrounding neighborhood.

## BUILDING PLANNING

- R203.1    **Light and Ventilation** – All habitable rooms shall be provided with aggregate glazing area of not less than 8% of the floor area of such rooms. One-half of the required area of glazing shall be operable.
- R204      **Room Sizes** – Every dwelling unit shall have at least one habitable room that shall have not less than 150 square feet of floor area. Habitable room shall have an area of not less than 50 square feet of floor area. Habitable rooms, except kitchens, shall be not less than seven feet in any horizontal dimension.
- R205      **Ceiling Height** – Habitable rooms, except kitchens, shall have a ceiling height of not less than seven feet, six inches. All other rooms including kitchens, baths and hallways may have ceiling height of not less than seven feet measured to the lowest projection from the ceiling. Basements without habitable spaces may be not less than six feet, eight inches.

R210.1 **Exit Required** – Not less than one exit conforming to this chapter shall be provided from each dwelling unit.

R210.2 **Emergency Egress Opening**

R809.4 **Emergency Escape** – Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units shall be operable from the inside without the use of separate tools. Where windows are provided as a means of egress or rescue, the windows shall have the bottom of the clear opening not more than 44 inches (1118 mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening of 5.7 square feet (9.53m<sup>2</sup>). The minimum net clear opening height dimension shall be 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm). Bars, grilles or screens placed over emergency escape windows shall be releasable or removable from the inside without the use of a key, tool or excessive force.

## EXCEPTIONS

1. The minimum new clear opening for grade floor windows shall be 5 square feet (9.47m<sup>2</sup>).
2. An outside window or an exterior door for emergency escape is not required in buildings where the sleeping room is provided with a door to a corridor having access to two remote exits in opposite directions.
3. An outside window or an exterior door for emergency escape is not required in buildings equipped throughout with an automatic sprinkler system in accordance with section 1004.2.1 or 1004.2.2.

R211 **Doors and Hallways** – The required exit door shall be a side-hinged door not less than 3 feet in width and 6 feet, 8 inches in height. The minimum width of a hallway or exit access shall be not less than 3 feet.

R212 **Landings** – A minimum 3 feet by 3 feet by 3 feet landing shall be required on each side of an egress door.

R213        **Stairways** – Minimum tread – 9 inches. Maximum rise 8¼ inches.  
Maximum width – 3 feet.

## **STAIRWAYS**

R214.1        **Handrails** – handrails having minimum and maximum heights of 30 inches and 38 inches respectively, measured vertically from the nosing of the treads, shall be provided on at least one side of stairways of three or more risers.

R214.2        **Guardrails** – Porches, balconies or raised floor surfaces located more than 15 inches above the floor or grade below shall have guardrails not less than 36 inches in height.

## BASEMENT FLOOR AND SUBSOIL DRAINAGE SYSTEM

R303      **Footings** – All exterior walls, bearing walls, columns and piers shall be supported on continuous solid masonry or concrete footings, wood foundations or other approved structural systems which shall be of sufficient design to support safely the loads imposed. Minimum depth – 42 inches, Minimum width – 8 inches.

R311.1 **Crawl Space** – Minimum depth – 18 inches.  
**Ventilation** – The minimum net area of ventilation opening shall be not less than 1 square foot for each 150 square feet of crawl space area. One such ventilating opening shall be within 3 feet of each corner of said building.  
**Access** – Minimum - 18 inches by 24 inches.

**If crawl space is below outside grade, install positive drainage.  
For approval of other methods, contact inspector.**

**FLOOR JOIST SPAN**

**40 pounds per square foot**

2 x 6	(16 inches on center)	8 feet, 10 inches maximum clear span
2 x 8	(16 inches on center)	11 feet, 8 inches maximum clear span
2 x 10	(16 inches on center)	14 feet, 11 inches maximum clear span
2 x 12	(16 inches on center)	18 feet, 1 inch maximum clear span

**30 pounds per square foot (Bedrooms)**

2 x 6	(16 inches on center)	9 feet, 9 inches maximum clear span
2 x 8	(16 inches on center)	12 feet, 10 inches maximum clear span
2 x 10	(16 inches on center)	16 feet, 5 inches maximum clear span
2 x 12	(16 inches on center)	19 feet, 11 inches maximum clear span

**Ceiling Joist Span**

2 x 4	(16 inches on center)	8 feet, 1 inch maximum clear span
2 x 6	(16 inches on center)	12 feet, 9 inches maximum clear span
2 x 8	(16 inches on center)	16 feet, 10 inches maximum clear span
2 x 10	(16 inches on center)	21 feet, 6 inches maximum clear span

**RAFTERS SPAN**

**Slope over 3 in 12, 30 pounds per square foot**

2 x 4	(16 inches on center)	7 feet, 11 inches maximum clear span
2 x 6	(16 inches on center)	12 feet, 5 inches maximum clear span
2 x 8	(16 inches on center)	16 feet, 4 inches maximum clear span
2 x 10	(16 inches on center)	20 feet, 1 inch maximum clear span

**Slope 3 in 12 or less, 30 pounds per square foot**

2 x 6	(16 inches on center)	11 feet, 6 inches maximum clear span
2 x 8	(16 inches on center)	15 feet, 2 inches maximum clear span
2 x 10	(16 inches on center)	19 feet, 4 inches maximum clear span
2 x 12	(16 inches on center)	23 feet, 6 inch maximum clear span

**FLOOR CONSTRUCTION AND FRAMING DETAILS**

R707      **Attic Ventilation** – The net free ventilating area shall be not less than 1 to 150 of the area of the space ventilated.

R708      **Attic Access** – A readily accessible attic access framed opening not less than 22 inches 30 inches shall be provided to any attic area having a clear height of over 30 inches.

**Roof Coverings**

R803.2      **Slopes of 4 inches in 12 inches or greater** – Asphalt shingle roofs shall have an underlayment of not less than one ply of No. 15 felt. An ice shield must be installed from eave’s edge to a pointe 24 inches inside the exterior wall line.

R803.3      **Slopes less than 4 inches in 12 inches but not less than 2 inches in 12 inches** – Nominally double-coverage asphalt shingles may be installed on slopes as low a 2 inches in 12 inches, provided the shingles approved self-sealing shingles or are hand sealed and are installed with an underlayment consisting of two layers of No. 15 felt. Where there is a possibility of ice forming along the eaves and causing a backup of water, the two layers of felt shall be cemented together in addition to the required nailing, from the eaves up the roof to overlie a point 24 inches inside the interior wall line of the building.

**THIS HANDOUT IS MEANT TO BE ONLY A GUIDE AND DOES NOT CONTAIN ALL OF THE CODE REQUIREMENTS FOR CONSTRUCTION. SHOULD YOU HAVE ANY QUESTIONS REGARDING THE REQUIEIMENTS, PLEASE CONTACT THE BUILDING DEPARTMENT.**

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