



TOWNSHIP OF RAY

Building Department

64255 Wolcott Road, Ray Township, MI 48096 (586) 749-5171
Building Department Ext 203
Fax (586) 749-6190 Website www.raytpw.org

Board of Trustees

Joe Jarzyna, Supervisor
Lori Lascoe, Clerk
Douglas Stier, Treasurer
Charles Bohm, Trustee
Betty Grader, Trustee

PERMIT FEE SCHEDULE

All building applications must include a Certificate of Zoning (CZC) application compliance form, unless listed as "Not Required". Plan review and Zoning compliance fees are due upon submission and are *Non-Refundable*.

Checks, Cash, Credit / Debit cards are acceptable. A convenience fee of 3% will be added to your card from the card processor.

***ACCESSORY BUILDINGS/DETACHED GARAGE**

All Required Inspections	\$75.00 each
Plan REVIEW / CZC	\$125.00 (non-refundable)
Permit Fees	\$100.00 (plus Required Inspections)
Bond	\$500.00

* Signed affidavit of zoning compliance required before permit issue – see requirements page

Addition up to 499 sq. ft., Decks, Gazebos, Patios/Covered Patios, Ponds, In-Ground pools and Porches/Covered Porches require the following:

All Required Inspections	\$75.00 each
Plan REVIEW / CZC	\$100.00 (non-refundable)
Permit Fees	\$100.00 (plus Required Inspections)
Bond	\$500.00

DEMOLITION: Plan Review required. Inspections are required for foundation removal, fill in and grade level. Wells will need to be filled/abandoned according to Macomb County Health Department requirements, septic to be removed/crushed according to Macomb County Health Department requirements. CZC is not required at this time

All Required Inspections	\$75.00 each
Plan REVIEW	\$100.00 (non-refundable)
Permit Fees	\$100.00 (plus Required Inspections)
Bond	\$500.00

Fences requiring footing, Handicap Ramps, Miscellaneous and Above Ground Pool

All Required Inspections	\$75.00 each
Plan REVIEW / CZC	\$100.00 (non-refundable)
Permit Fees	\$40.00 (plus Required Inspections)
Bond	\$250.00

RESIDENTIAL HOMES, ADDITIONS AND ALTERATIONS UP TO 3,499 SQ. FT

All Required Inspections	\$75.00 each
Plan REVIEW / CZC	\$150.00 (non-refundable)
Permit Fees	\$250.00 (plus Required Inspections)
Bond	\$1000.00

RESIDENTIAL HOMES, ADDITIONS AND ALTERATIONS 3,500 SQ. FT AND OVER REQUIRES ARCHITECTURAL SEAL AND SIGNATURE ON EACH PAGE

Required Inspections	\$75.00 each
Plan REVIEW / CZC	\$400.00 (non-refundable)
Permit Fees	\$600.00 (plus Required Inspections)
Bond	\$2000.00

REVIEWS ARE REQUIRED BY ALL INSPECTORS:

If a Fire Marshall review is necessary there will be an extra charge of \$100.00

COMMERCIAL, BUILDING – REQUIRES ARCHITECTURAL SEAL AND SIGNATURE ON EACH PAGE

PLANS REQUIRING SITE PLAN APPROVAL SEE RAY TOWNSHIP ZONING ORDINANCE 36, SECTION 2108.

Permit Fees	\$700.00 (plus Required Inspections)
Inspection Fee	\$75.00 (per required Inspection)
Bond	\$2000.00
Building Plan REVIEW / CZC	\$200.00 (non-refundable) required
Electrical Plan <i>(if required)</i>	\$200.00
Mechanical Plan <i>(if required)</i>	\$200.00
Plumbing Plan <i>(if required)</i>	\$200.00
Fire Marshall <i>(if required)</i>	\$200.00

COMMERCIAL, FENCES

Plan REVIEW / CZC	\$125.00 (non-refundable)
Permit Fees	\$100.00 (plus Required Inspections)
Inspection Fee	\$75.00 (per required Inspection)
Bond	\$500.00

COMMERCIAL, SIGNS

Plan REVIEW / CZC	\$125.00 (non-refundable)
Permit Fees	\$100.00 (per required Inspection)
Inspection Fee	\$75.00 (per required Inspection)
Bond	\$500.00

Electrical, Mechanical and Plumbing are separate *PERMITS*

ADDITIONAL INSPECTIONS AND RE-INSPECTIONS \$75.00 EACH, DISAPPROVED INSPECTION FEE MUST BE PAID PRIOR TO RE-INSPECTION

VIOLATION STOP WORK ORDER \$125.00

PERMIT FEES AND PERFORMANCE BONDS ARE PAYABLE UPON PERMIT ISSUE – BOND AND PERMIT FEES MUST BE PAID WITH SEPARATE CHECKS, CASH OR CREDIT/DEBIT CARD, ADD 2% FEE FOR CARD PAYMENTS.

**PERFORMANCE BOND WILL BE REFUNDED AFTER FINAL INSPECTION APPROVAL AND ISSUE OF FINAL CERTIFICATE OF OCCUPANCY. ALL BOND REFUND PAYMENTS MUST BE APPROVED BY BOARD AT THE REGULAR MONTHLY BOARD MEETING.
(BOND REFUND DATE WILL BE DETERMINED BY BOARD MEETING DATE)**

RAY TOWNSHIP ZONING ORDINANCE NO 36, SECTION 2900 F. EXPIRATION OF BUILDING PERMIT

If the work described in any building permit has not begun within six (6) months from the date of issuance thereof, said permit shall expire, except as otherwise provided herein; it shall be cancelled by the Building Inspector; and written notice thereof shall be given to the persons affected.

If the work described in any building permit has not been completed within one (1) year from date of issuance, the permit shall expire unless it is renewed. The Building Inspector may reissue said permit for a second period of one (1) year at the cost of ½ original permit fee. The renewal permit will expire at the end of one (10 year having allowed a total of two (2) years for final construction under original permit.

At the end of two (2) years from the date of issuance of the original building permit, the permit shall expire and the Building Inspector will notify the permit holder in writing of said expiration. No further work may be undertaken and all monies (financial guarantees, plan reviews and permit fees) will be forfeited. To undertake additional work after this period a new application, permit and fees will be required.