



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
Betsy Bart, Treasurer
Douglas Stier, Trustee
Betty Grader, Trustee

MINIMUM REQUIREMENTS FOR RESIDENTIAL BUILDING PERMIT

1. COMPLETED AND SIGNED BUILDING PERMIT APPLICATION FORM.
2. COMPLETED AND SIGNED CERTIFICATE OF ZONING COMPLIANCE.
3. VALID WATER SUPPLY PERMIT (MACOMB COUNTY HEALTH DEPARTMENT* SEE BELOW) AND WELL RECORD. **WELL REQUIRED BEFORE APPLICATION IS REVIEWED.**
4. VALID SEWAGE DISPOSAL PERMIT (MACOMB COUNTY HEALTH DEPARTMENT* SEE BELOW).
NOTE: The final grade of a building shell be a minimum of fourteen (14") inches, up to a maximum of thirty (30") inches, above the tile invert of the field as established by the Macomb County Health Department. Any other variances from these grade requirements must be submitted to the Ray Township Zoning Board of Appeals. (See Section 203 Building Grades – attached).
5. VALID CULVERT PERMIT (MACOMB COUNTY DEPARTMENT OF ROADS) ** SEE BELOW.
6. SOIL EROSION PERMITS, ACT #347 (MACOMB COUNTY PUBLIC WORKS). For house and/or pond. ***SEE BELOW.
7. SITE PLAN (3 COPIES FOLDED) show proposed and existing grade and **must** show road elevation at both corners using Health Department Bench Mark. Must be a certified engineered grade. Show elevation, drain and swales on site plan. Any and all flood zones as indicated by FEMA flood map **MUST** be shown on plan. Plans no larger than 24"x36" (Standard size). (1 copy retained by Building department and 1 by Assessor).
8. 3 PRINTS OF PROPOSED STRUCTURE (STAPLED AND FOLDED) (1 copy retained by Building department and 1 by Assessor, 1 returned to builder/contractor). Proposed Structures over 3,500 square feet require Architectural Seal and Signature on every page. Building Inspector may require copies of roof trusses and/or floor trusses. This includes commercial. Plans no larger than 24"x36" (Standard Size).
9. MICHIGAN UNIFORM ENERGY CODE WORKSHEET.
10. HOMEOWNERS PERMIT (Estoppel Certificate) or CURRENT BUILDERS LICENSE REQUIRED. Builder to furnish letter authorizing signer if not same name. Builder to furnish: Federal employer I.D.#, M.E.S.C. Employer #, Copy of Workman's Compensation Insurance and Liability Coverage, Driver's License # and date of birth.
11. CZC & PLAN REVIEW APPLICATION FEE: Due with application. (NON-REFUNDABLE).
HOMES UP TO 3,499 SQ. FT. - \$150.00
HOMES 3,500 SQ. FT AND OVER \$400.00
12. PERFORMANCE BOND required when permit is issued
To 3,499 SQ. FT. - \$1,000.00
3,500 SQ.FT. AND OVER - \$2,000.00
13. PERMIT FEE: Required when permit is issued. See fee schedule attached.
14. A FINAL BUILDING INSPECTION IS REQUIRED FOR OCCUPANCY – ADDRESS POST IS REQUIRED FOR OCCUPANCY
Address Plate and 4" reflective white numerals for each side of plate can be purchased for \$20.00 at the Ray Township Office.

*Macomb County Health Department
43525 Elizabeth Road
Mt. Clemens, MI 48043
Phone (586) 469-5512
Fax (586) 469-5885
Web: health.macombgov.org

**Macomb County Department of Roads
117 South Groesbeck Highway
Mount Clemens, MI 48043
Phone (586) 463-8671
Fax (586) 469-6130
Web: roads.macombgov.org

***Macomb County Public Works
21777 Dunham Road
Clinton Township, MI 48036
Phone (586) 469-5325
Fax (586) 469-5933
Web: publicworks.macombgov.org

SECTION 400 - STATEMENT OF INTENT.

The Agricultural Residential District is a single family residential district intended to maintain the Township's long- standing rural, open space character, including identified natural features and farmland, prevent the overcrowding of land in those areas and to provide an environment in which long term farming can be maintained by creating a balance between residential development potential and open space preservation.

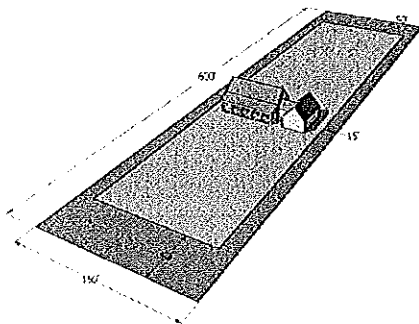
Areas zoned as Agricultural Residential are not intended to be serviced by the Township's planned public sanitary sewer system but may be serviced by municipal water in an effort to help alleviate pressure on the underground well water supply.

The zoned density is designed to manage the overall number of homes within the Township that will not be serviced by the Township's planned sanitary sewer district, understanding that significant numbers of homes on small lots and individual well and septic systems is not desirable. Further that a majority of the Township's roads are gravel and cannot accommodate a large amount of traffic generated from higher density single family homes.

It is intended that open space preservation and other best management practices will be utilized for developments within the Agricultural Residential District to preserve those environmental features identified within the Township's Master Land Use Plan.

Design Elements - Principal Structure	
Lot Dimensions	Requirement
Minimum Lot Area	90,000 sq. ft.
Minimum Lot Width	150'
Maximum Lot Coverage	35%
Maximum Impervious Surface	50%
Maximum Width to Depth Ratio	1:4
Yard Dimensions	Requirement
Minimum Front Yard Setback	

Road Designation	Regional	152'
	Major	110'
	Collector	93'
	Local	80'
Minimum Side Yard Setback		15'
Minimum Rear Yard Setback		50'
Building Dimensions		Requirement
Maximum Building Height	Stories	2
	Feet	35'
Minimum Floor Area	First Floor	Total
	One Story	960
One and One-Half Story	<u>800</u>	1,200
Two Story	650	1,300



(Amd. of 1-16-2018)

SECTION 203 - BUILDING GRADES.

- A. A plot plan shall be submitted to the Building Inspector showing building grades. Any building requiring yard space shall be located at such an elevation that a sloping grade shall be maintained to cause the flow of surface water to run away from the walls of the building. A sloping grade shall be established and maintained from the center of the front lot line to the finished grade at the front of the building, also from the rear lot line to the rear wall of the building. However, this shall not prevent the grading of a yard space to provide a sunken or terraced area, provided proper means are provided and maintained to prevent the runoff of surface water from flowing onto adjacent properties or into the storm sewer or septic system. The yard around any new building or addition shall be graded in such a manner as to meet existing grades and not permit runoff of surface water to flow or be stored on the adjacent properties.

The final grade of a building shall be a minimum of fourteen (14) inches, up to a maximum of thirty (30) inches, above the tile invert of the field as established by the Macomb County Health Department. Any other variances from these grade requirements must be submitted to the Zoning Board of Appeals.

- B. When a new building is being constructed on a vacant lot between two (2) existing buildings or adjacent to an existing building, the existing grade shall have priority over determining the grade around the new building.
- C. Final grading for all building sites shall be reviewed by the Building Inspector to determine that proposed and/or actual site grading is proper and that drainage from land lying upstream is not obstructed and that downstream properties will not be adversely affected by runoff from the property under design consideration. It shall be unlawful for any person to interfere with or obstruct the flow of drainage water across any property except as part of a plan approved by the Township Board.
- D. For those residential uses which are to be located on lots of less than one (1) acre or which in the opinion of the Building Official will cause increased runoff to the neighboring properties due to the proposed grades, size of structure, proximity to property line, etc. the Building Official may require a "Certificate of Grading and Location of Building" to be duly completed and certified by a registered engineer or land surveyor. Disputes regarding grades and elevations or the need for a certificate may be decided by the Township Board of Trustees after application and submittal of data.
- E. Any alteration of existing grades, or previously approved grades, by the fill or redistribution of earthen materials shall first be approved by the Township Building Inspector. In the event the Township Building Inspector determines that the fill or redistribution of earthen materials may impede, obstruct, or accelerate the natural flow of surface waters, a re-approval of the building grade shall be necessary. The Township Building Inspector may consult with the Township

Engineer regarding proposed grades and any drainage concerns. If it becomes necessary to consult the Township Engineer or conduct other special reviews as a result of such fill or redistribution, the landowner shall be responsible for any costs incurred to the Township.

SECTION 204 - BUILDINGS TO BE MOVED.

The moving of buildings, includes any buildings or structures being relocated within the Township, being moved out of Township or being moved into the Township. Board approval is not needed when the building is being moved within the property lines of a lot or when such move does not necessitate movement along a County, State or Township Road.

Moving of buildings into, within and/or out of the Township shall be approved by the Township Board prior to such moving. Approval shall be contingent upon the Board determining that the following conditions have been met:

- A. Any person desiring to move a building in Ray Township shall file an application for a building permit and a moving of building application with the Building Inspector.
- B. Record of adequate insurance is provided assuring any improvements in the public right-of-way are adequately insured.
- C. Adequate police protection has been arranged for with the appropriate agency(s).
- D. Record of all proper permits and approvals having been obtained.
- E. Where a structure is moved into the Township, the structure must comply with all codes and ordinances, as determined by the Township Building Official prior to obtaining a certificate of occupancy.
- F. That the necessary fees, licenses and financial surety have been received by the Township.
- G. A financial surety shall be required by the Township to insure that the ultimate moving, erection or construction of the building and the development of the site shall be in accordance with the approved plans and proposals. Such financial surety shall be in an amount equal to the estimated cost of the construction and the site improvements as determined by the Township Building Official. The financial surety will not be returned until a final occupancy permit has been granted.

SECTION 205 - BUILDING UNDER CONSTRUCTION.

- A. Any building or structure for which a building permit has been issued and the construction of which has been started, prior to the effective date of this Ordinance, may be completed and used in accordance with the plans and application on which said building permit was granted.

SECTION 2900 - ADMINISTRATIVE OFFICIAL.

A. Administrative Official.

1. The provisions of this Zoning Ordinance shall be administered and enforced by a Zoning Administrator and/or Building Inspector as appointed by the Township Board. Unless specifically directed otherwise by the Township Board, the duties of the Zoning Administrator shall be provided with the assistance of such other persons as the Township Board may direct. The Building Inspector shall serve under such terms and at such rate of compensation as the Township Board may determine.
2. If the Zoning Administrator/Building Inspector shall find that any of the provisions of this Ordinance are being violated, he shall notify in writing, the person responsible for such violation or the owner of record of the lot upon which such violation is taking place, indicating the nature of the violation. He shall order discontinuance of the illegal use of any lot or structures; or if illegal additions, alterations, or structural changes, discontinuance of any illegal work being done; or shall take any other action authorized by this Ordinance to ensure compliance with or to prevent violation of its provisions.

B. Permits Required.

1. A zoning compliance permit shall be required for all new uses, change of use, new construction or structural alteration of any structure or building.
2. A building permit, meeting all of the requirements of the applicable building code or the state construction code shall be required prior to the erection, alteration, moving or removal of any structure or building.
3. No building or zoning compliance permit shall be required for alterations or repairs for roofing repairs, siding or painting, or interior repairs, provided that such repairs shall not be construed to include the cutting away of any stone or masonry wall, the addition or removal of any beam or support, or the removal, change or closing of any staircase, means of ingress or egress, or any chimney or window or is otherwise not required by the applicable construction code. No building or zoning compliance permit shall be required for detached accessory buildings such as storage sheds, dog houses, bus shelters, or children's playhouses provided they do not exceed fifty (50) square feet in area.
4. Site plan approval and/or Special Approval may be required for certain uses according to the provisions of this zoning ordinance prior to the issuance of a building permit or a zoning compliance permit.
5. Applications shall be applied for in writing on the forms provided and according to the procedures established by the Township. The amount of fees charged for permits or inspections shall be established by the Township Board.

C. Certificates of Zoning Compliance.

It shall be unlawful to use, or occupy, or permit the use, or occupancy of any structure or premises, or parts thereof, hereafter created, erected, changed, converted, or wholly or partly altered or enlarged in its use or structure, until a certificate of occupancy and/or zoning compliance have been issued by the Building Inspector stating that the proposed use of the structure or lot conforms to the requirements of this Ordinance.

1. No nonconforming structure or use shall be changed, or extended until a certificate of compliance shall have been issued by the Building Inspector in compliance with the terms of this ordinance. The certificate of zoning compliance shall state specifically wherein the nonconforming use differs from the provisions of this Ordinance.
2. No permit for erection, alteration, moving, or repair of any structure shall be issued until an application has been made for a certificate of zoning compliance, and the certificate shall be issued in conformity with the provisions of this Ordinance upon completion of the work.
3. The Building Inspector shall maintain a record of all certificates of zoning compliance.
4. Failure to obtain a certificate of compliance shall be a violation of this Ordinance and punishable under the applicable provisions of this Ordinance.

D. Building Permits.

Where a building permit is required for the erection or structural alteration of a building (other than a single-family dwelling or farm dwelling and other than accessory building to such dwellings), a Site Plan shall be reviewed and approved in accordance with the provisions of this Ordinance prior to the issuance of a building permit.

Before proceeding with the erection, alteration or removal of any structure or building, a permit shall be first obtained from the Building Inspector. The application for such permit shall be made in writing and upon printed forms furnished by the Township.

All applications for building permits shall be accompanied by the appropriate number of sets of plans drawn to scale, showing the actual dimensions and shape of the lot to be built upon; the exact sizes and locations on the lot of structures already existing, if any; and the location and dimensions of the proposed structure or alteration. The application shall include such other information as lawfully may be required by the Building Inspector, including data on existing or proposed structures or alteration, existing or proposed uses of the structures and lot; the location of existing or proposed wells, septic systems or drains; the number of families, housekeeping units, or rental units the structure is designed to accommodate.

1. One (1) copy of the plans shall be returned to the applicant by the Building Inspector after he shall have marked such copy either as approved, or disapproved, and attested to same by his signature on such copy. One (1) copy of the plans, similarly marked, shall be retained by the Building Inspector.

E. Certificates of Occupancy.

It shall be unlawful to use, or occupy, or permit the use, or occupancy of any structure or premises, or parts thereof, hereafter created, erected, changed, converted, or wholly or partly altered or enlarged in its use or structure, until a certificate of occupancy and zoning compliance shall have been issued therefore by the Building Inspector.

1. No occupancy permit shall be granted until the septic tank tile field and water supply system is inspected and approved by the Macomb County Health Department.
2. No change of use shall be made in any building, premises or land or part thereof now or hereafter erected, altered, or used that is not consistent with the provisions of this Ordinance and no such change or use or occupancy shall be made without the issuance of a certificate of occupancy and compliance for such new use.
3. A certificate of occupancy and compliance shall be applied for coincident with the application for a building permit. Where a certificate of use and occupancy is required not in conjunction with the issuance of a building permit, the same shall be issued on forms furnished by the Building Inspector. Every change of use shall require the issuance of a new certificate of use.
4. A temporary certificate of occupancy may be issued by the Building Inspector for a period not exceeding six (6) months during alterations for partial occupancy of a structure pending completion of such alterations, provided that such temporary certificate may include such conditions and safeguards as will protect the safety and health of the occupants and the public.
5. The Building Inspector shall maintain a record of all certificates of zoning compliance.
6. Failure to obtain a certificate of occupancy shall be a violation of this Ordinance and punishable under the applicable provisions of this Ordinance.

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 canceled 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 the 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 1/2, the original permit fee. The renewal permit will expire at the end of one (1) 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 any additional work after this period a new application, permit and fees shall be required.

G. Inspections.

As work progresses under a building permit the holder thereof shall cause the Building Inspector to be notified according to the requirements of the Township Building Code.

Each inspection shall be made as soon as possible following the receipt of notification. At the first inspection the Building Inspector shall determine to the best of his ability that the building or structure has been located in accordance with the site maps and that yard areas will comply with Township requirements.

Should the Building Inspector determine that the construction is not proceeding according to the plan filed or is in violation of any provision of this code or any other applicable ordinance, regulation or law, he shall notify the permit holder and further construction shall be stayed until correction has been affected and approved by the Building Inspector or upon notice and request for reinspection duly made.

If the permit holder fails to comply with the requirements at any stage of construction, the Building Inspector is hereby empowered to cancel the building permit issued and shall cause notice of such cancellation to be securely posted upon said construction. Posting of such notice shall be considered sufficient notification to the permit holder of cancellation thereof. No further work shall be undertaken or permitted upon such construction until a valid building permit shall thereafter have been issued.

H. Unlawful Structures.

Any uses of land or dwellings or construction or alteration of building or structure including tents or mobile homes used, erected, altered, razed or converted in violation of any of the provisions of this Ordinance are hereby declared to be a nuisance per se.

The Building Inspector or the Township Supervisor is hereby authorized to apply to a court of equity to abate the nuisance created by such unlawful use or structure. Whenever the Building Inspector has declared a structure to be not conforming with the requirements contained in this Ordinance, the owner or occupant may be required to vacate such structure or premises and such structure or premises shall not again be used or occupied until it has been made to conform with this Ordinance.

SECTION 2901 - SCHEDULE OF FEES, CHARGES, AND EXPENSES.

- A. Fees, charges, and expenses shall be assessed as part of the application for special use permits, site plan review, appeals, building permits, certificates of zoning compliance, and amendments to defray expenses incurred in processing such application.
- B. The Township Board by resolution shall establish a schedule of fees, charges, and expenses.
 - 1. The schedule of fees, charges and expenses may be altered or amended by resolution duly adopted by the Township Board.
- C. No action shall be taken on any application or appeal until all applicable fees, charges, and expenses have been paid in full.

SECTION 2902 - VIOLATIONS AND PENALTIES.

Any building or structure which is erected, altered, maintained or used or any use of land which is begun, maintained or changed in violation of any provisions of this Ordinance is hereby declared to be a nuisance per se. Any person, firm, or other organization which violates, disobeys, omits, neglects or refuses to comply with or resists the enforcement of any provisions shall be fined upon conviction not more than One Hundred (\$100.00) Dollars, together with the cost of prosecution or shall be punished by imprisonment in the County Jail for not more than ninety (90) days for each offense or may be both fined and imprisoned as provided herein at the discretion of the Court. Each and every day during which an illegal erection, alteration, or maintenance of use continues shall be deemed a separate offense. The imposition of any sentence shall not exempt the offender from compliance with the provisions of this Ordinance.

SECTION 2903 - REPEAL OF CONFLICTING PROVISIONS.

The Ray Township Zoning Ordinance passed by the Township Board on November 18, 1997 and as amended, is hereby repealed: All other resolutions or ordinances, or parts thereof, in conflict with the provisions of this Ordinance are to the extent of such conflict, hereby repealed.

SECTION 2904 - VESTED RIGHTS.

This Ordinance and any of the provisions hereof are not intended and shall not be construed to establish any vested right in or on behalf of any persons, firm or corporation in and to the continuation of any particular use, district, zoning classification or any activity therein and each of such matters are hereby declared to be subject to such later amendments to this Ordinance as may be necessary to appropriate for the further preservation and protection of public health, safety, welfare and morals.

RAY TOWNSHIP

REQUIREMENTS FOR PLOT PLANS/GRADING PLANS FOR SINGLE FAMILY CONSTRUCTION IN RAY TOWNSHIP

Shall be prepared, signed and sealed by a Licensed Professional Engineer/Architect or Land Surveyor if required by Ray Township Building Inspector.

Show the exterior house or structure elevations at no less than the 4 corners.

Show the lot corner, swale, drainage course and utility structure elevations if any.

North Arrow

Scale: Between 1" = 20 feet to 1" = 100 feet.

Preferred plan size to be prepared on an 8 1/2" x 11" or 8 1/2" x 14".

Legal Description

Site benchmark used. Health Department sets 100" benchmark

Existing Easements

Culverts if applicable, including size and elevation.

Street right-of-way and name.

Indicate the grade of existing structures adjacent to the site.

Slope, location and type of construction of existing and proposed drive.

Location and elevation of any watercourses, wet lands and regulated flood plains.

If a walk out basement is proposed, show location and elevation of walk out.

NOTE: This list of requirements is not intended to be all-inclusive. Conditions may warrant that additional information be provided or items may not be applicable to your plan.

SAMPLE SITE PLAN

PROJECT NUMBER

SHEET 1 OF 1

STATE LAW ACT 59
3 WORKING DAYS
BEFORE YOU DIG
DIAL TOLL FREE
HISS DIG
800 482 7171

MEASUREMENTS
OF THE
FOLLOWING:

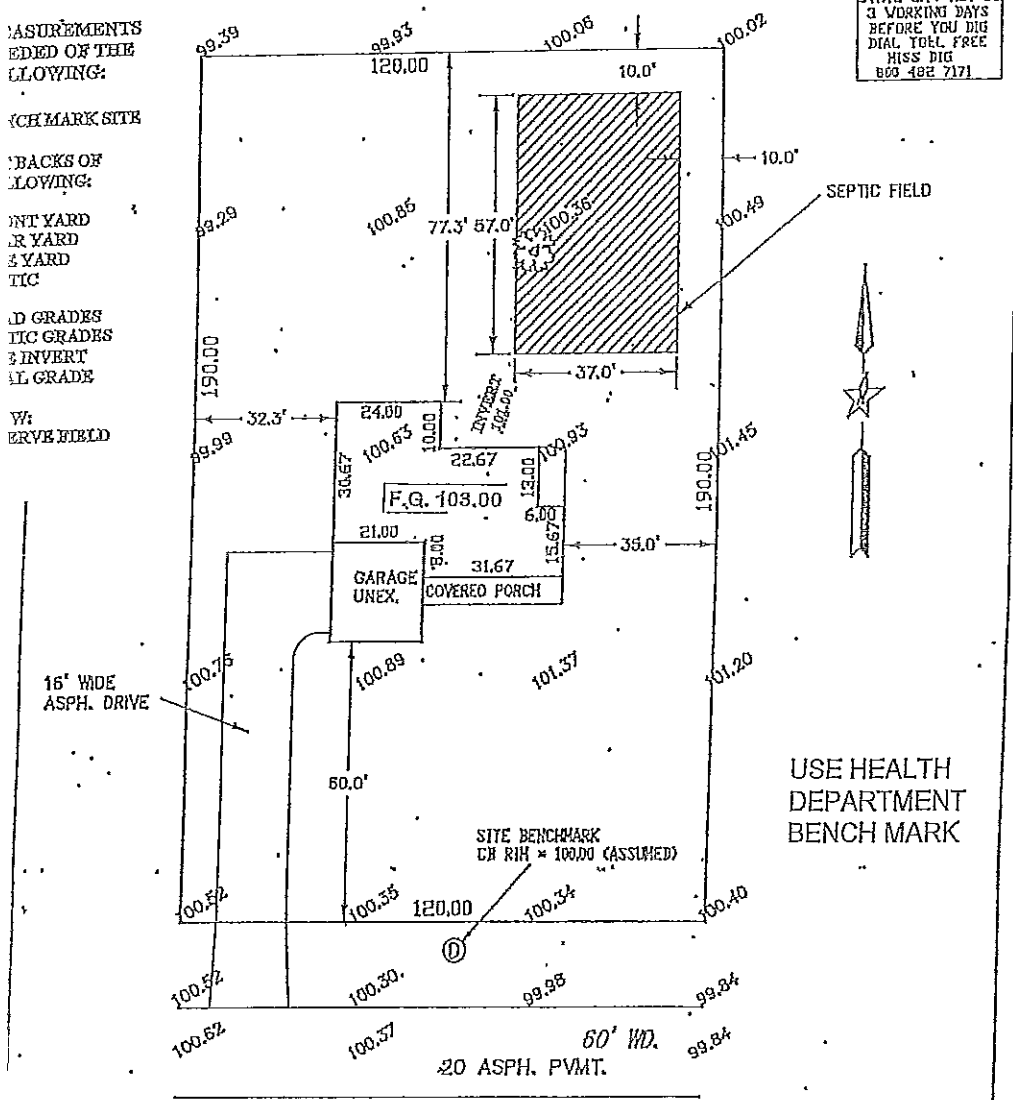
BENCHMARK SITE

BACKS OF
FOLLOWING:

FRONT YARD
REAR YARD
SIDE YARD
EASEMENT

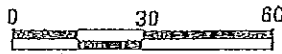
FINISHED GRADES
EXISTING GRADES
SEWER INVERT
WATER GRADE

SEWER SERVICE FIELD



LEGAL DESCRIPTION

55.60 EXISTING GRADE
95.00 PROPOSED GRADE



SCALE 1"=30'

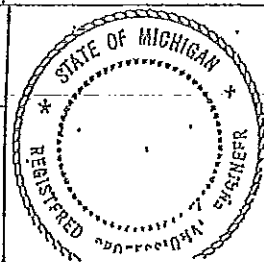
Civil Engineering and Surveying

Certified by

PREPARED FOR

ORIGINAL

REVISED



2

RAY TOWNSHIP STREET NUMBERING ORDINANCE

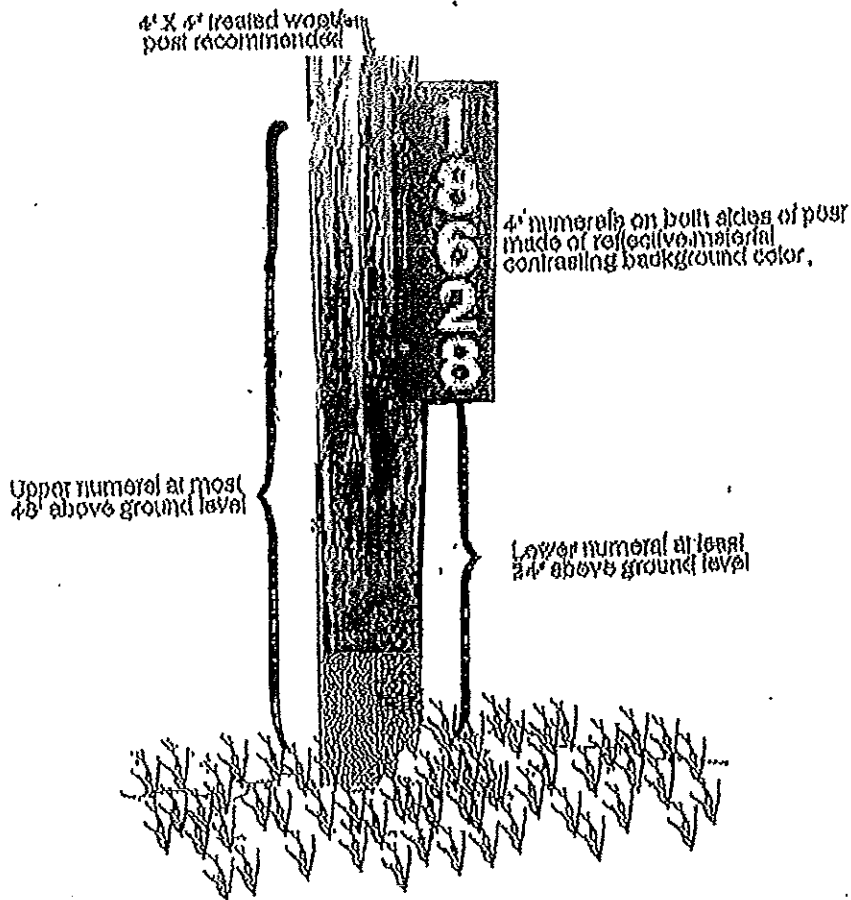
At the request of the Ray Township Fire and Rescue Department, your Township board has adopted an ordinance requiring residents to have their house number displayed in front of their home on a street number post. The purpose of this requirement is for your safety. The Fire and Rescue Department have been having a difficult time finding a residence in an emergency situation where every second counts. The ordinance as adopted is a fairly uniform method of identification which can be used to locate you in such emergencies. We hope that the inconvenience of placing this post in your yard will be out weighed by the added protection it will give you and your family.

A 4" X 4" treated post is recommended and it is required that the numerals on the post be 4" reflective numerals. The numerals should be arranged vertically with the highest numeral not more than 48" and the lowest not less than 24" above the ground. The post should be located not more than 20 feet from the right-of-way and not more than 10 feet from the vehicular entrance or drive to the principal building and should be visible to traffic approaching from either direction. In some incidence's, this post could also be used to support your mailbox but must be on the same side of the road as your residence.

One (1) address plate and 4" reflective white numerals for each side of plate can be purchased for Twenty dollars (\$20.00) at the Ray Township Hall, 64255 Wolcott, Ray, MI 48096 during regular business hours, Monday-Thursday from 9-5 or at the Ray Township Fire Department, 20301 29 Mile Rd, Ray, MI 48096, Monday-Friday from 9-5.

RAY TOWNSHIP STREET NUMBER POST

(REQUIRED BY ORDINANCE)



A POST SHALL BE LOCATED NOT MORE THAN 20 FEET FROM THE ROAD RIGHT-OF-WAY AND NOT MORE THAN 10 FEET FROM THE VEHICULAR ENTRANCE OR DRIVE TO THE PRINCIPAL BUILDING.

FOR FURTHER INFORMATION OR SPECIAL REGULATIONS ON MULTIPLE DWELLING OR COMMERCIAL BUILDINGS, CONTACT THE RAY TOWNSHIP OFFICE DURING REGULAR BUSINESS HOURS AT 64255 WOLCOTT ROAD, RAY TWP, MI. 48096 PHONE: (586) 749-5171



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 3% 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.