

Charter Township of Garfield

Building Department

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REQUIREMENTS FOR RESIDENTIAL PLAN REVIEW

THE REQUIREMENTS FOR DRAWINGS TO ACCOMPANY THE APPLICATION FOR BUILDING PERMIT ARE ADDRESSED IN THE MICHIGAN RESIDENTIAL CODE SECTION R106.1.1. CONSTRUCTION DOCUMENTS SHALL BE OF SUFFICIENT CLARITY TO INDICATE THE LOCATION, NATURE, AND EXTENT OF THE WORK PROPOSED AND SHOW IN DETAIL THAT IT WILL CONFORM TO THE PROVISIONS OF THE CODE. AS A MINIMUM THIS OFFICE WILL REQUIRE TWO SETS OF DRAWINGS, DRAWN TO SCALE OF THE FOLLOWING:

1. SITE PLAN SHOWING THE LOCATION OF THE BUILDING OR STRUCTURE WITH DIMENSIONS IN RELATION TO LOT LINES, STREETS, AND OTHER BUILDINGS.
2. FOOTING AND FOUNDATION PLANS SHOWING MATERIALS AND DIMENSIONS OF PROPOSED WORK. INDICATE SUPPORTING BEAMS, POSTS, OR PIERS.
3. FLOOR PLANS TO SCALE OF EACH FLOOR INCLUDING EXTERIOR DIMENSIONS, LOCATION OF WINDOWS AND DOORS, AND IDENTIFICATION OF ROOMS OR SPACES. IDENTIFY BEAMS, HEADERS, AND JOISTS BY SIZE AND SPECIES. IF AN ADDITION, SHOW THE EXISTING BUILDING FLOOR PLAN WITH ROOM USES.
4. EXTERIOR ELEVATIONS SHOWING WINDOWS, DOORS, DECKS, DORMERS, OTHER PROJECTIONS, AND GRADE LINES.
5. SECTION THROUGH EXTERIOR WALL FROM FOOTING TO HIGHEST POINT ON ROOF, JOISTS BEAMS, RAFTERS, TRUSSES, OR OTHER STRUCTURAL MEMBERS. IDENTIFY MEMBERS AND INDICATE SIZES.

THE PURPOSE OF THE PLAN SUBMITTAL IS TO DETERMINE CODE COMPLIANCE AND IDENTIFY ANY REQUIRED CHANGES PRIOR TO ACTUAL CONSTRUCTION. THE PLANS MUST SHOW COMPLIANCE WITH APPLICABLE CODE REQUIREMENTS. CONSTRUCTION DRAWINGS SHALL SHOW THE SIZE, SECTION, AND RELATIVE LOCATION FOR ALL STRUCTURAL MEMBERS.