



5371 S. Saginaw St.
Grand Blanc, MI 48507
810-424-2600 Ext. 2904

Building Permit Application - Deck

Visit www.gbtgov.com or 810-424-2600 Ext. 2904 for assistance

Authority: 1972 PA 230

Penalty: Failure to provide the information may result in denial of your request.

Applicant to complete all items and provide plot plan and detailed construction drawings

***** Submit completed application with plot plan to permits@gbtgov.com *****

I. Project Information

Address	City	State	Zip	Township	County
		MI		Grand Blanc	Genesee
Subdivision	Parcel ID #	Date of Application:			

II. Identification

A. Owner or Lessee:				
Name	Phone #	Email:		
Address	City	State	Zip	
B. Contractor				
Name	Phone #	Email:		
Address	City	State	Zip	
Builders License #	Expiration Date:			
Fed Employer ID#	Worker's Comp Ins. Carrier	MESC Employer Number		

III. Completing Application

Deck Permit Details (Required)							
Please provide a complete description of the work to be completed under this permit:							
Joist Size		Post Size		Beam Size		Deck Material	Wood Composite Other
Area of Deck (sq. ft.)		Height From Grade (in.)		Railing Height (in.)		Stair Riser (in.)	

Construction Cost - Proposed Work:	\$	-
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III. Completing Application (Continued)

Plot plan required. Plan must show all dimensions and distances to lot lines, structures, underground utilities, right-of-ways, and easements. All overhead power lines within 36 feet of proposed construction must be shown. Plans must show the beams, post locations, and joist layout of the deck.

General:

Construction shall not be started until the permit has been approved and issued. Any regulated activity started prior to the applicant securing the permit will be charged an additional administrative fee at the same rate as the required permit fee, not to exceed \$100.00. This shall be paid prior to the issuance of the required permit. All construction shall be in compliance with the building code currently in effect. No work shall be concealed until it has been inspected. When ready for an inspection, please schedule on our website at www.gbtgov.com -> I want to -> Building Inspections. If scheduling by phone, please call 810-424-2690 and include the job location and permit number. Please note: the phone scheduling system is only for scheduling 1 day in advance.

Expiration of Permit:

A permit remains valid as long as work is progressing and inspections are requested and conducted. A permit shall become invalid if the authorized work is not commenced within six months after issuance of the permit or if the authorized work is suspended or abandoned for a period of six months after the time of commencing the work.

A permit will be cancelled when no inspections are requested and conducted within six (6) months of the date of issuance or the date of a previous inspection. Cancelled permits cannot be refunded or reinstated.

Soil Erosion/Sedimentation Control Permit:

It is the responsibility of the permit applicant to obtain an SESC permit or waiver from the Genesee County Drain Commission prior to commencing work under this permit. Permits can be obtained by visiting <https://www.gcdcwss.com/permit-process> or by calling 810-732-7870

IV. Applicant Information

Applicant is responsible for the payment of all fees and charges applicable to this application and must provide the following information:

Name	Phone #	Email:	
Address	City	State	Zip

V. Applicant Affidavit

As the Licensee:

I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent, and we agree to conform to all applicable laws of the State of Michigan. All information submitted on this application is accurate to the best of my knowledge.

As the Homeowner: (Please sign and submit the Homeowner Building Permit Acknowledgement Form)

I hereby certify that the work described on this permit application shall be installed by myself in my own home in which I am living or about to occupy. All work shall be installed in accordance with the building code and shall not be covered up, enclosed, or put into operation until it has been inspected and approved by the Building Inspector. I shall cooperate with the Building Inspector and I assume the responsibility to arrange for all necessary inspections.

VI. Signature of Applicant

Section 23a of the state construction code act of 1972, 1972 PA 230, MCL 125.1523a, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Violators of section 23a are subjected to civil fines.

Signature:	Date:

VII. For Office Use Only

Use Group		Construction Type		Square Feet	
Approval Signature	Date	Permit Fee	\$	-	
		Plan Review Fee	\$	-	
		TOTAL FEES DUE	\$	-	



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SPECIFICATIONS for RESIDENTIAL DECKS

- 1.0 The Owner, home builder, or deck contractor, hereafter referred to as the contractor, shall submit plans, specifications and other documents as required by the jurisdiction having authority to obtain a permit and schedule required inspections of the residential deck. Decks shall not be used or occupied until final inspection approval is obtained. As a minimum, deck plans shall contain all elements of Section 2.0. *
- 2.0 The contractor shall submit deck plans that include the intended use and loading (40 pounds-per-sq-foot live load plus 10 pounds-per-sq-foot dead load), and details and specifications that address the structural issues listed in Section 2.1 through 2.10.
 - 2.1 Plan view of deck and residence, including post locations. Please refer to Section 507 -Exterior Decks of the 2015 Michigan Residential Code
 - 2.2 Joist spans, size, species or species group, grade, and preservative pressure treatment and retention (or heartwood of decay-resistant species per 2015 Michigan Residential Code Section R3 17.1). The ledger board should be treated to a ground contact preservative retention level because it creates a water trapping joint when placed against the house and is likely to collect debris and soil. Ground contact preservative retentions are 0.21 pounds per cubic foot for CA-B treatment and 0.40 pounds per cubic foot for ACQ-C or ACQ-D treatment.
 - 2.3 Protection of fasteners and connectors against corrosion (for example: “fasteners hot dip per ASTM A153” or “316 series stainless steel”).
 - 2.4 Guardrail and stair details showing spacing of pickets and sizes of openings. Connections between top rail and posts shall be specified. For plastic, vinyl, or wood-plastic composite railing systems, a copy of the ICC-ES Evaluation Report of the specific product to be used – available from the manufacturer or at <https://icc-es.org/evaluation-report-program/> should be included as part of the deck plan submittal.
 - 2.5 Detail of the lateral bracing system if the deck construction does not provide adequate support against lateral loads.
 - 2.6 Footing size and depth to bottom of footer.
 - 2.7 Post size, species or species group and grade, and preservative pressure treatment type and retention.
 - 2.8 Connection detail of girders to posts.
 - 2.9 Connection detail of posts to footings.
 - 2.10 Stair details showing riser heights, tread widths, openings between treads, illumination, and graspable handrail.
- * Primary causes for collapses are deficient connections between the deck ledger and the house band joist and related decay, and deficient guardrail systems and related decay and corrosion of fasteners (Example 2.3c).

CHARTER TOWNSHIP OF GRAND BLANC

Scott Bennett, *Supervisor*
Dave Robertson, *Clerk* Mark Kilmer, *Treasurer*
Trustees: Joel Feick Sarah Hugo Jude Rariden Paul White
Dennis Liimatta, *Superintendent*



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Wood/Composite Deck Construction

Building Permits

Building Permits are required for decks. When submitting your application, provide the following:

1. 2 sets of construction plans if submitting paper copies (1 set if digital)
2. 2 site plans indicating size, shape, placement and distance from property lines and easements. (1 set if digital submission)
3. Completed Building Permit application.

Required inspections (some decks may require additional inspections)

1. Post Hole Inspection
2. Final Inspection

Foundation

Posts to be set a minimum of 42" below grade and shall bear undisturbed soil.

Framing

All material in contact with the ground shall be approved suitable for ground contact use. All other material shall be pressure treated of decay resistant decay or redwood.

Framing Fasteners

All nails, bolts, brackets and fasteners to the house with lag screws or carriage bolts into the rim joist of the main structure. A flashing must be provided over the ledger board.

Handrails/Guardrails

Handrails having minimum and maximum heights of 34 inches and 38 inches respectively, measured vertically from the nosing of the treads, shall be provided on at least one side of the stairways of 4 or more risers. Spiral stairways and winders shall have the required handrail located on the outside radius. All required handrails shall be continuous the full length of the stairs.

The handgrip portion of the handrails shall not be more than 2 5/8 inches in cross-sectional dimension, or the shape shall provide an equivalent gripping service. The handgrip portion of handrails shall have a smooth surface with no sharp corners.

Handrails projecting from a wall shall have a space of not less than 1 ½ inches between the wall and the handrail.

CHARTER TOWNSHIP OF GRAND BLANC

Scott Bennett, Supervisor

Dave Robertson, Clerk Mark Kilmer, Treasurer

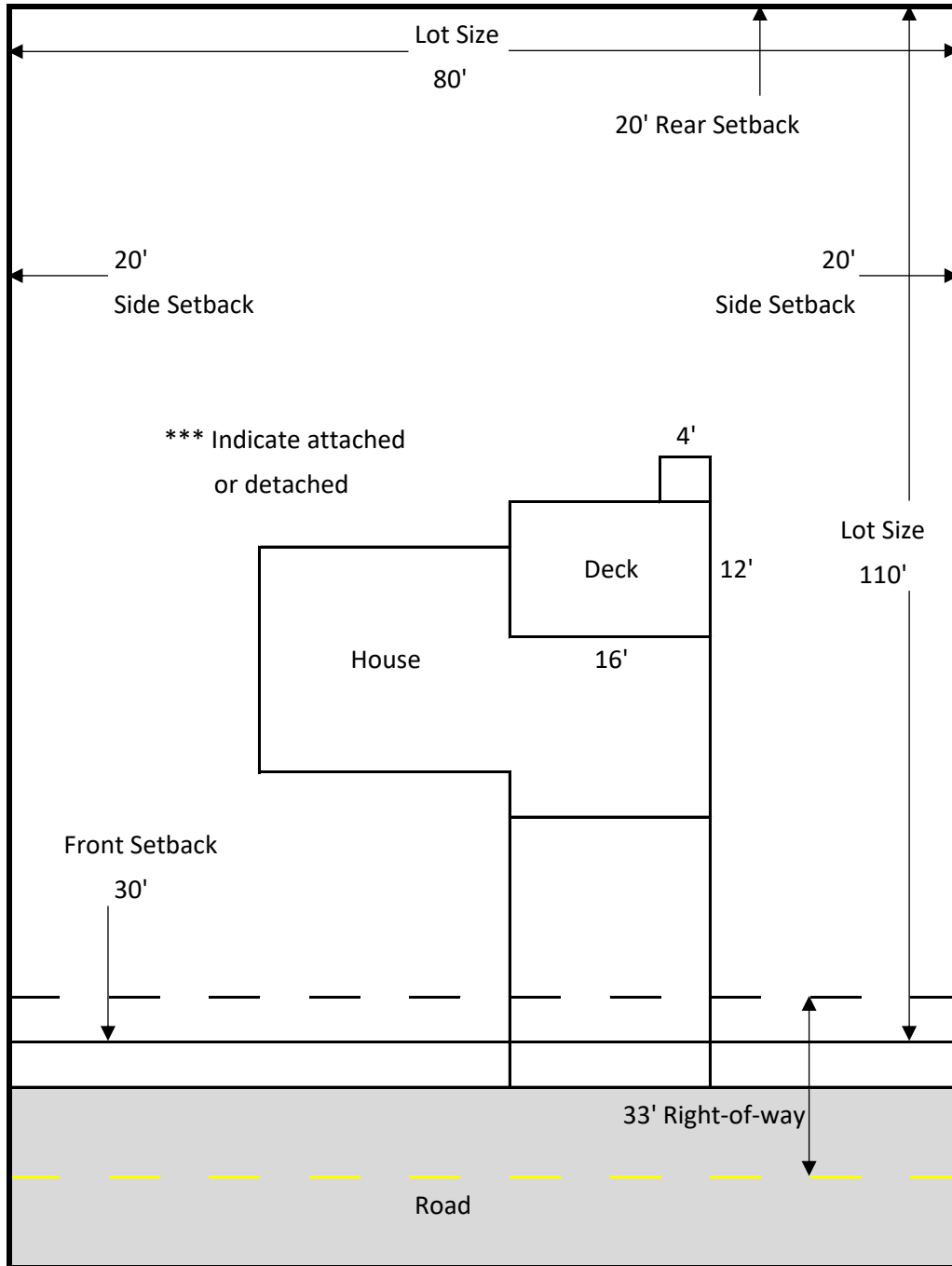
Trustees: Joel Feick Sarah Hugo Jude Rariden Paul White

Dennis Liimatta, Superintendent

****Example****

Deck Plot Plan

Plan must show all dimensions and distances to lot lot lines, structures, underground utilities, right-of-ways, and easements. All overhead powerlines within 36 feet of construction must be shown.



RESIDENTIAL DECK

Deck Guards

Guards are required if the floor is 30 inches or more off the ground. Openings shall be sized so a 4-inch sphere will not pass through.

Floor joist Clear Span - _____

Floor Joist Size - _____

Floor Joist Species of Treated Lumber - Ponderosa Pine: _____

Southern Yellow Pine: _____

Other: _____

Floor Joist Spacing - _____

Deck Floor Material - _____

Carrier/Beam Size - _____

Carrier/Beam Species of Treated Lumber - Ponderosa Pine: _____

Southern Yellow Pine: _____

Other: _____

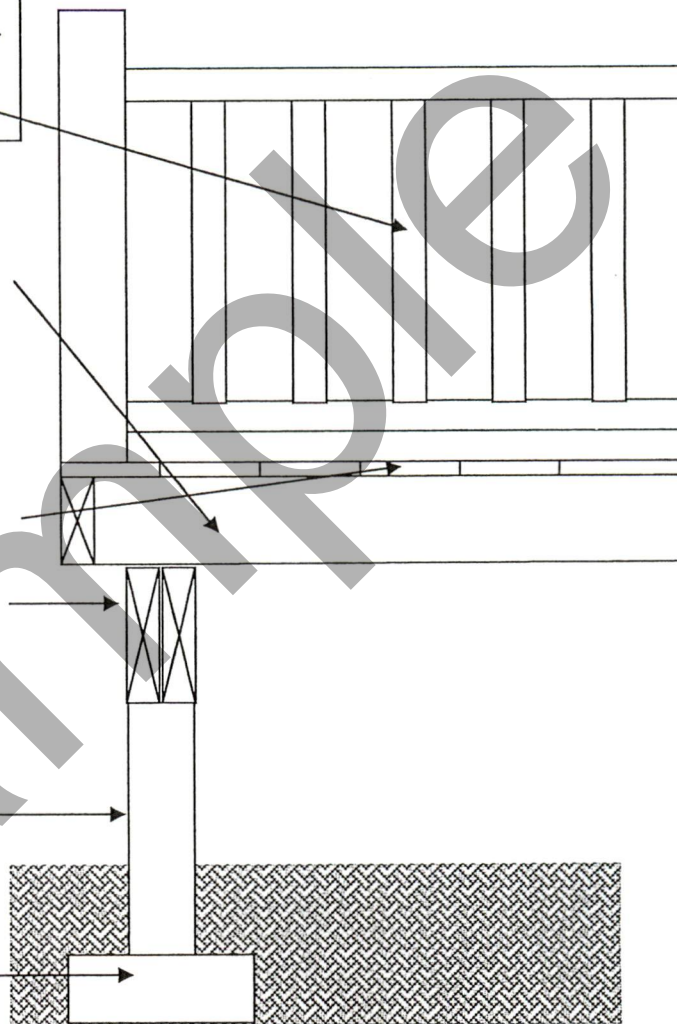
Is the Deck Attached to the House - Yes _____ No _____

Post Size - _____

Post Spacing - _____ Feet _____ Inches

Footing Depth Below Grade - _____ Inches

Footing - Width _____ Height _____



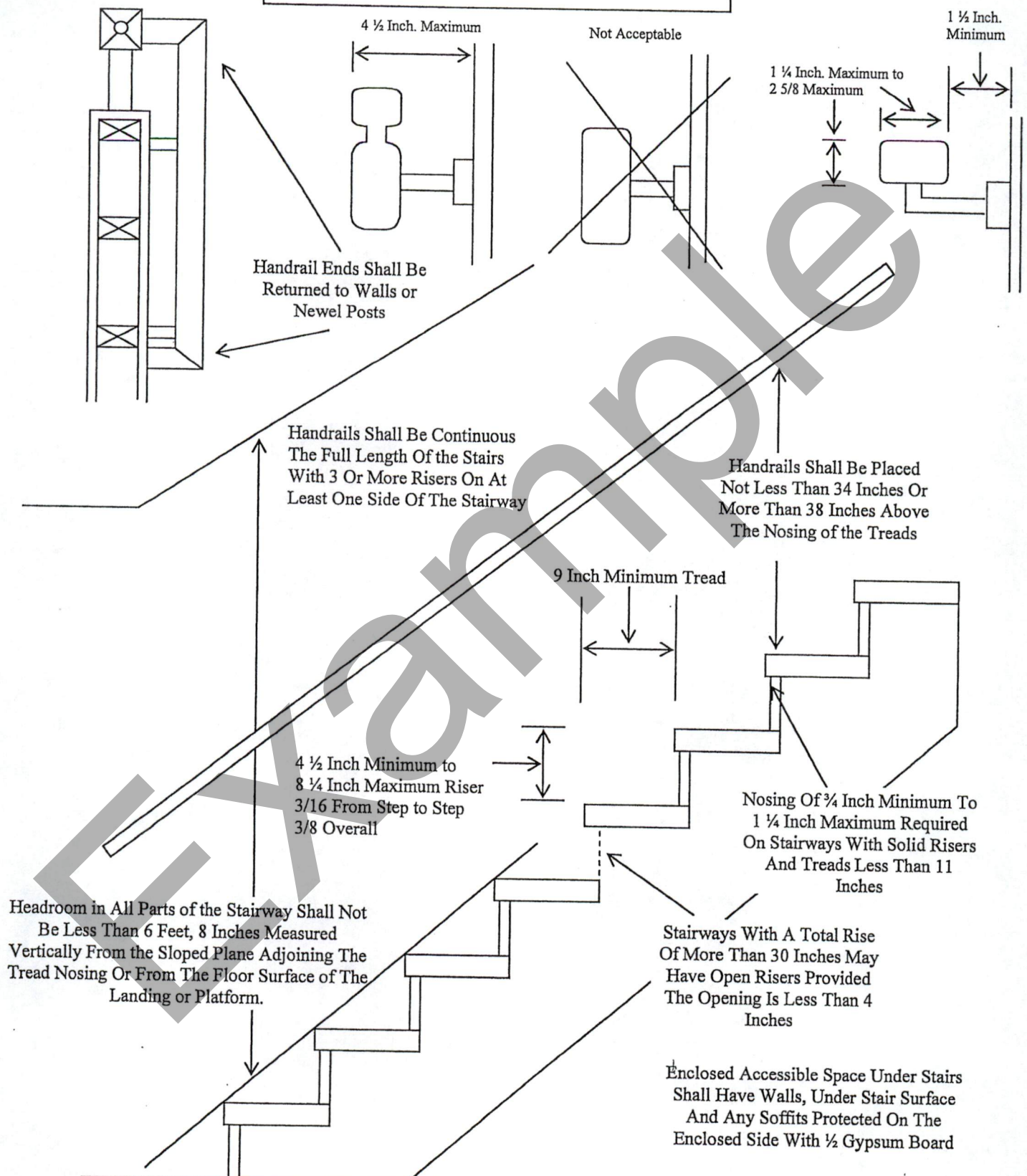
Deck Stairways

Stairways shall not be less than 36 inches in clear width. The Maximum riser height shall be 8 1/4 inches and the minimum trend depth shall be 9 inches. The greatest riser height shall not exceed the smallest by more than 3/8 inch.

Deck Stairway Handrails

All required handrails shall be continuous the full length of stairways with 4 or more risers on at least 1 side of stairways. Handrails shall be placed not less than 34 inches or more than 38 inches above the nosing of the trends. The handgrip portion of handrails shall have a circular cross section of 1 1/4 inches minimum to 2 5/8 maximum. Other handrail shapes that provide an equivalent grasping surface are permissible. Edges shall have a minimum radius of 1/8 inch. Open sides of stairs with a total rise of more than 30 inches above the floor or grade below shall have guards not less than 36 inches in height measured vertically from nosing of the treads.

Residential Stairways & Handrails



specified in Section 5.10.3 of the Township's Landscaping Standards. Such landscaping shall not interfere with driveway or intersection clear-vision requirements.

7. Modification of Standards for Special Situations.

During site plan review, the Planning Commission shall have the authority to modify the standards of this Section as indicated above, if one or more of the following conditions are met:

1. Application of the standards would prevent reasonable access to the site (bearing in mind that reasonable access is not necessarily direct access).
2. In preparing the site plan, the applicant has made a good-faith effort to both avoid driveway spacing deficiencies, and mitigate the traffic operational and safety disadvantages of any unavoidable remaining deficiencies.
3. A traffic impact study has been prepared (per Section 6.6), and it shows cause for a design waiver and recommends access-related road improvements that the applicant is willing to fund.
4. The proposed land use involves the redesign of an existing development or a new use which will generate less traffic than the existing use.
5. The Genesee County Road Commission or Michigan Department of Transportation expresses a preference for the site access plan as proposed by the applicant.

5.2 ACCESSORY STRUCTURES

1. Maximum number: There shall be a maximum of one (1) detached accessory building on all lots with the following exceptions:
 - A. Two (2) detached accessory buildings may be erected on any lot less than two (2) acres in size. The total area of the two accessory buildings must comply with the maximum coverage and size requirement in Section 5.2.4.
 - B. On lots over two (2) acres in size, additional accessory buildings may be permitted provided the total area of all accessory buildings complies with the maximum coverage and size requirement specified in Section 5.2.4.
2. Restrictions on placement: Accessory buildings shall not be erected in any right-of-way, access easement, required front yard or required side yard; except accessory buildings are permitted

in the front yard on lots of at least five (5) acres when the front setback is equal to the setbacks of established buildings on adjoining lots or are setback at least two hundred (200) feet if the lots are generally undeveloped, as determined by the Planning and Zoning Department. In the case of attached residential dwelling complexes, detached parking garages or carports may be permitted in the non-required front yard provided the Planning Commission approves the site plan, landscaping, elevation drawings and construction materials. In reviewing such structures, the Planning Commission shall consider the impact of headlights and views from nearby public streets and adjacent properties.

3. Required setbacks

- A. Attached structures: Where the accessory building or structure is structurally attached to a principal building, it shall be subject to all setback and height standards for the principal buildings in the district in which they are located, and, when located in a single family zoning district, the appearance standards of Section 4.66.6.B, except for the following:
 - i. Unenclosed decks located a maximum of three feet above ground level may be located at least three feet from side lot lines and may encroach 15 ft into the required rear yard.
 - ii. Projections into yards as noted in the Schedule of Regulations,
 - iii. Side-loaded garages where the garage door faces the side lot line shall have a side-yard setback of twenty (20) feet.
- B. Detached structures:
 - i. Detached accessory buildings in a single-family residential district shall be at least ten (10) feet from any principal building or other accessory building and at least three (3) feet from any side or rear lot line.
 - ii. Detached accessory buildings in non-single family residential districts shall meet the setbacks for principal buildings listed in Article 3, except that the Planning Commission may allow detached accessory buildings, upon consideration of the size of the proposed building and proposed and adjacent uses, to be located within twenty (20) feet of the rear lot line.



- iii. Accessory buildings in all districts shall be setback at least ten (10) feet from the boundary of a wetland regulated by the Michigan Department of Natural Resources or the federal government, or any shoreline of a lake, pond, stream, or other water body (See Section 5.13).
4. Maximum coverage and size in residential districts: The combined square footage of all accessory buildings and structures, excluding swimming pools, shall occupy a maximum of twenty-five percent (25%) of a required rear yard (as defined by minimum setbacks). In addition, the cumulative square footage of all attached and detached accessory buildings on a single family residential lot (R-1 through R-4 or RE) shall be as follows:
 - A. On lots up to two (2) acres in size, the cumulative square footage shall not exceed the square footage of the residential floor area of the ground floor of the principal building, as defined in Section 2.2; and,
 - B. On lots over two (2) acres in size, the cumulative square footage of all attached and detached accessory building(s) shall not exceed two (2) times the square footage of the residential floor area of the principal building, as defined in Section 2.2. The Zoning Board of Appeals may grant an exception to the maximum size standard for accessory buildings related to farming or the raising of livestock in consideration of the size of the property, conformance with other standards, and the character of adjacent uses.
5. Maximum height: The maximum building height of any detached accessory building or structure in any Single Family (R-1 through R-4), RE, Rural Estates, Multiple Family or Manufactured Housing District shall be fourteen (14) feet, measured from the average height between the eaves and the ridge; except that the maximum height of any detached accessory building or structure utilized in a permitted farming operation shall be twenty (20) feet. (See Article 2 for the calculation of building height.) The maximum accessory building or structure height in nonresidential districts shall be based on the maximum height for principal buildings listed in the Schedule of Regulations.
6. Drainage: The placement and design of any accessory building or structure shall not have an impact on storm water runoff. The Planning and Zoning or Building Departments may require grading plans or a sketch plan to ensure compliance with this provision.
7. Permit required: Any attached or detached accessory building or structure shall require a building permit except for the following, which shall require a site permit:
 - A. Any detached accessory building or structure up to two hundred (200) square feet in a residentially zoned area.
 - B. Any accessory building or structure up to one hundred (100) square feet in a commercial or industrial zoned area.
8. Floor Systems: All detached accessory structures must have an improved floor system unless the structure is located on a parcel over ten (10) acres and is used for the raising of animals.
9. Manufactured Home Sites: See standards in 3.7 for accessory buildings, structures and uses.

5.3 ACCESSORY STRUCTURES: FENCES

Fences are permitted subject to the following regulations.

1. **Permits.** The erection, construction or alteration of any fence up to six (6) feet in height shall require a fence permit and shall be approved by the Building Department in compliance with the provisions of this Ordinance. The erection, construction or alteration of any fence six (6) feet in height or taller shall require a building permit and shall be approved by the Building Department in compliance with the provisions of this Ordinance and the Township Building Code.
2. **Location in front yards.** Fences of an ornamental nature may be located in a front yard of any lot of record up to a height of forty two (42) inches, provided that for corner lots adequate sight distance is provided as described in Section 5.7. Ornamental fences shall be of approved materials, of a design as to be non-sight obscuring and of a fence type listed below:
 - A. Post and Rail
 - B. Split Rail
 - C. Picket
 - D. Wrought Iron

