

# Garage

## Information and Permit Application

City of Dearborn

The following documentation is required in addition to your application:

- 1. Three copies of a current mortgage survey or site plan are required (1/16 inch = 1 foot or 1 inch = 20 feet) showing the following:**
  - All buildings and structures with dimensions
  - All property lines and easements with dimensions
  - Distance between the proposed garage and side property lines
  - Distance between the proposed garage and rear property lines
  - Distance between the house and the proposed garage (minimum 10 feet)
- 2. Three sets of drawings (1/4 inch = 1 foot) shall be submitted showing the following:**
  - Front, rear and side elevations
  - Floor plan (top view) showing all building dimensions
  - Total height of the garage from grade (must not exceed 16 feet)
  - Building section showing the footing, floor, wall and roof/ceiling construction
- 3. A copy of the signed contract for the construction project shall be submitted.**
- 4. Documentation of Property Owner Association and/or a Historical District Review shall be submitted, if required.**

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*\* Contractors must have a valid State of Michigan Residential Builder or Residential Maintenance & Alteration license and be registered with the City of Dearborn.*

*\* Applicant must pick up the permit in person or a notarized letter of authorization signed by a qualifying officer of the company or homeowner must be submitted.*

*\* Permit fees are based on the Marshall & Swift national average construction values.*

*\* An Electrical Permit may also be required to complete your Garage project.*

## **City of Dearborn Zoning Ordinance requirements:**

- Garages cannot exceed 700 sq.ft.
- A minimum 3 foot side yard setback is required
- Only one detached accessory building is allowed per site
- Total height of a garage from grade to roof peak must not exceed 16 feet
- Roof eaves encroachment cannot exceed 2 inches per foot of side yard setback
- Total of all buildings and structures cannot exceed 35% of the total site square footage

## **2015 Michigan Residential Code requirements:**

- A 12 inch x 42 inch footing is required if the garage exceeds 400 square feet or if the garage is higher than 10 feet (mean height). All other garages require a 12 inch x 24 inch footing.
- Provide proper solid blocking under all headers
- Provide a minimum 4 inch thick concrete floor @ minimum 3,500 psi air entrained
- Provide collar ties (2015 Michigan Residential Code section R802)
- Provide proper rafter sizing (2015 Michigan Residential Code section R802.5)
- Provide proper wall bracing (2015 Michigan Residential Code section R602.10)
- Provide pressure treated sill plates-Storm shelter (2009 Michigan Residential Code section R317)
- Provide proper garage door header (2009 Michigan Residential Code (Table R502.5 (1)))

## **The following inspections are required for a Garage Permit:**

- **Inspections are scheduled by calling (313) 943-2400**
  - # 110 Footing / Foundation before concrete
  - # 116 Concrete floor before concrete
  - # 130 Framing inspection after mechanical roughs (electrical)
  - # 140 Final Inspection

### **NOTICE**

**YOUR PERMIT APPLICATION MUST BE FILLED OUT COMPLETELY AND ALL REQUIRED DOCUMENTS MUST BE SUBMITTED IN ORDER TO PROCESS YOUR APPLICATION IN A TIMELY MANNER. THE BUILDING & SAFETY DEPARTMENT WILL NOT BE HELD RESPONSIBLE FOR DELAYS DUE TO INSUFFICIENT DRAWINGS OR**

**Homeowners are discouraged from obtaining permits on behalf of a contractor. The City of Dearborn cannot protect homeowners from unlicensed contractors.**

***\*\*NOTE: Permit Applications and related construction documents are valid for 180 days. Pursuant to the State of Michigan Building Code, if a permit is not issued within 180 days after the date of submittal, the proposed work shall be deemed to have been abandoned. Permit applications and related documents will be void and destroyed.***



**City of Dearborn**  
**PERMIT & PLAN REVIEW OFFICE**  
16901 Michigan Ave., Suite 6, Dearborn, MI  
48126 (313) 943-2150

Date Submitted \_\_\_\_\_

Application No. \_\_\_\_\_

## GARAGE PERMIT APPLICATION

<b>ADDRESS</b>
<b>DESCRIPTION OF PROPOSED WORK</b>
<p>Width _____ x Length _____ = Floor Area _____</p> <p>Height: _____ Include drawings of roof &amp; door header structure</p> <p>Exterior Wall Material: _____</p>
<b>CONSTRUCTION VALUE</b>
\$ _____

<b>CONTRACTOR INFORMATION</b>	
NAME	
ADDRESS	TELEPHONE NO.
STATE LICENSE OR CITY REGISTRATION NO.	EXPIRATION DATE
WORKER'S DISABILITY COMPENSATION INSURANCE CARRIER (OR REASON FOR EXEMPTION)	
EMPLOYER IDENTIFICATION NUMBER (OR REASON FOR EXEMPTION)	
MESC EMPLOYER NUMBER (OR REASON FOR EXEMPTION)	
<b>PROPERTY OWNER INFORMATION/AFFIDAVIT</b>	
I do hereby certify that I am the owner of the property herein described and that I have given the applicant herein named permission to perform the work described in this application:	
NAME	
ADDRESS	PHONE NUMBER
DRIVER'S LICENSE OR STATE ID NUMBER	DATE OF BIRTH
<b>SIGNATURE OF PROPERTY OWNER</b>	

*(continued)*

**APPLICANT INFORMATION/AFFIDAVIT**

Application is hereby made for a permit to perform work described in this application and the accompanying drawings, which are a part of this application. The acceptance of the permit shall constitute an agreement to abide by all codes and ordinances enforced by the City of Dearborn.

NAME	
ADDRESS	E-MAIL ADDRESS
PHONE NUMBER	FAX NUMBER
DRIVER'S LICENSE OR STATE ID NUMBER	DATE OF BIRTH

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 in a residential building or a residential structure. Violators of section 23a are subjected to civil fines.

**SIGNATURE OF APPLICANT**

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

\_\_\_\_\_  
Notary Public, Wayne County, Michigan                      My commission expires \_\_\_\_\_

**FOR OFFICE USE ONLY**

- 3 Sets of Mortgage Survey or Site Plan
- 3 Sets of Drawings
- Signed Contract
- Neighborhood Association / Historical District Review
- Property Owner Verified
- Contractor Registration Verified

Parcel ID Number \_\_\_\_\_

Staff Initials \_\_\_\_\_

Administrative Fee	\$ 100 _____
Permit Fee	\$ _____
Penalty Fee	\$ _____
Plan Review Fee	\$ _____

Plan Reviewer \_\_\_\_\_  
Date Approved/Denied \_\_\_\_\_

**PAY THIS AMOUNT** \$ \_\_\_\_\_