

Tecumseh Township

Accessory Structures

(Garages or Sheds)

Zoning Requirements

Submit a site plan to and discuss your project with the Zoning Administrator for approval.

Building Code Considerations – 2 sets of construction drawings with elevations showing the size and grade of lumber for walls and headers. **Note:** Per Section 105.2 - A building permit is not required for an accessory structures used for storage of tools or other types of similar items, if the structure is located on residential property and not over 200 square feet. If located on commercial or industrial property then the limit is 150 square feet. Zoning Approval permit is required.

If over 200 square feet:

Submit a site plan showing location on the lot with dimensions to all lot lines and existing building or structures, as well as those requirements listed above.

Attached Garages:

Section 309.1 – A garage attached to a room used for sleeping purposes is not allowed. Doors leading from the garage into the residence shall be 1 3/8-inch thick solid wood or honeycomb steel door or a door with a 20-minute rating.

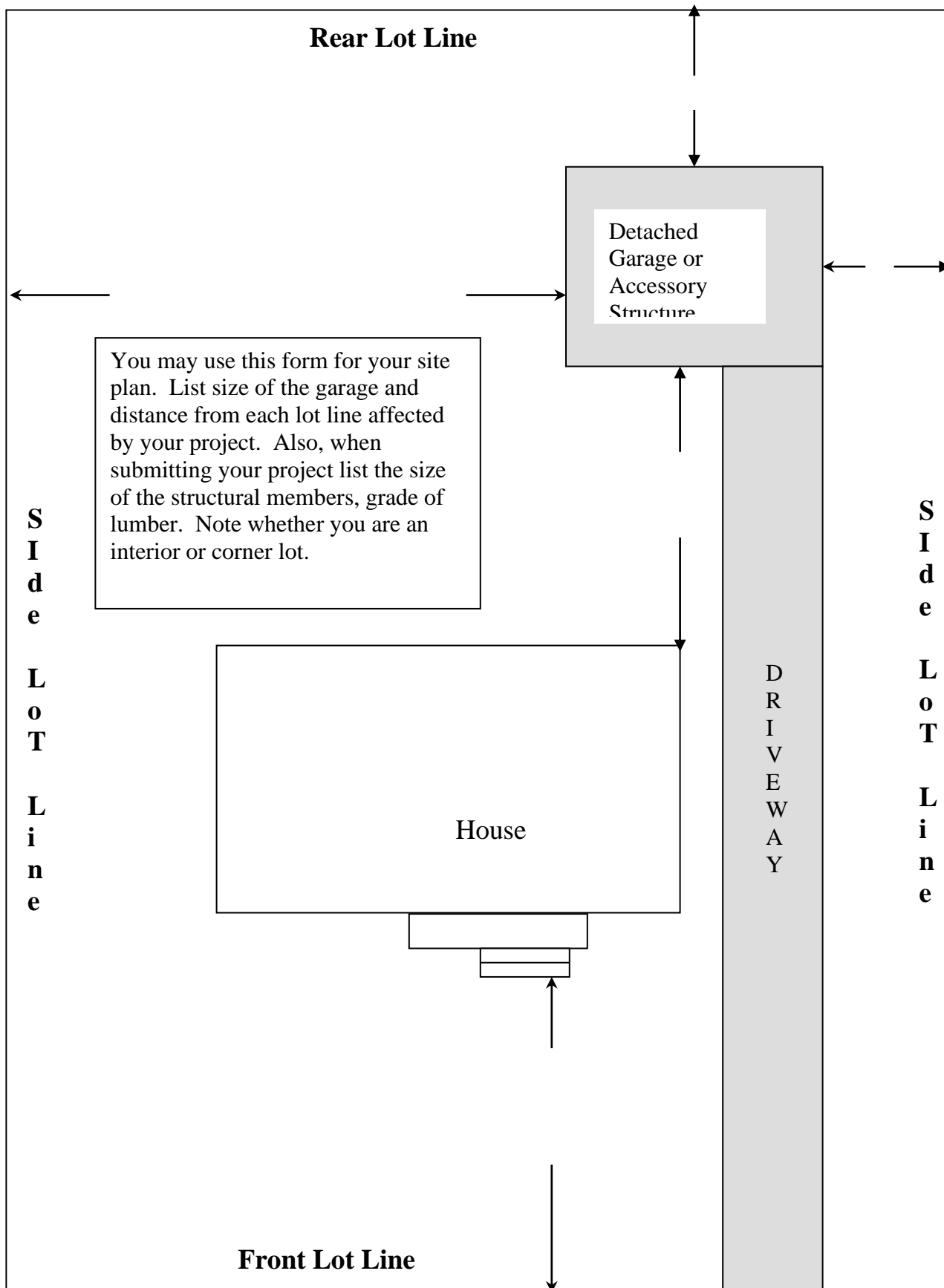
Section 309.1.1 – Ducts penetrating a garage or wall and ceiling separating a garage shall be a minimum of No. 26 gage sheet steel.

Section 309.2 – Garage shall be separated from the residence and attic area by not less than ½ inch drywall or its equivalent.

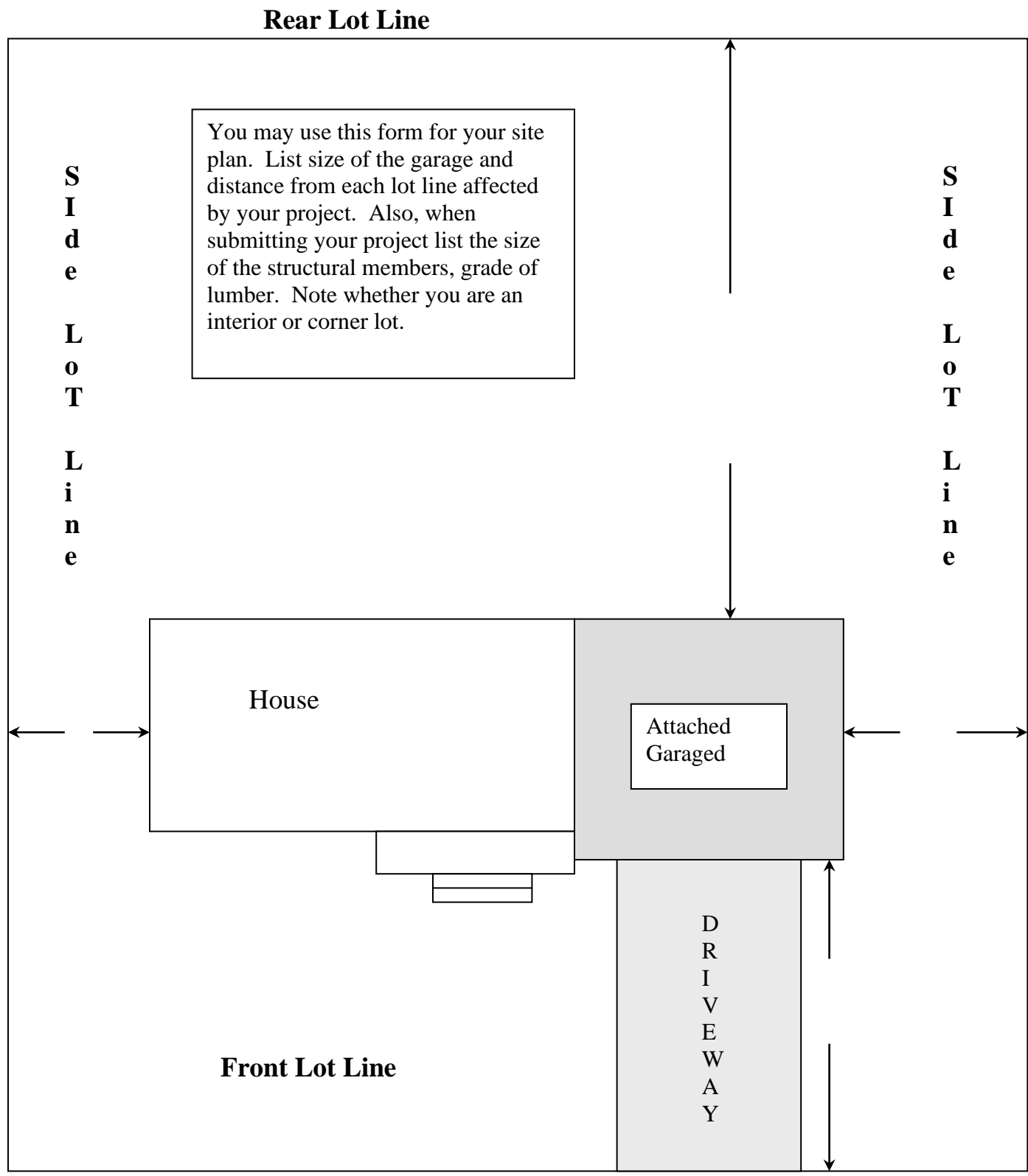
Section 309.3 – Floor shall be of non-combustible material and sloped to provide for the drainage of liquids and vapor towards the main garage door.

Section 309.4 – Carports shall be open on at least two sides and shall have a non-combustible floor. Asphalt is acceptable and shall be sloped to provide drainage of liquids and vapor.

Detached Garages or Sheds:



Attached Garage:



Permit Application Requirements

Accessory Buildings or Structures

1. **Submit two (2) plans that show the following information**
 - 1.1. Application with Fee
 - 1.2. Discuss Zoning requirements with Zoning Administrator.
 - 1.3. Foundation detail – Size of footer, height of foundation wall, and material wall is being constructed of (i.e. concrete, masonry, foam blocks, or wood).
 - 1.4. Roof and wall section showing construction details including lumber species, size, and grade being used. List header material being used above doors and windows. Also, if pre-engineered structural members are being used a copy of the manufactures installation requirements
 - 1.5. Building elevations showing roof pitch.
 - 1.6. Site plan showing the location of the proposed structure on the lot and all other building and structures with dimensions to the lot lines.
2. **Required inspections.**
 - 2.1. Footing after the footers are formed up.
 - 2.2. Interior slab for attached garages – Need to have vapor barrier installed.
 - 2.3. Rough/Final – After all the other trades have been final.

Disclaimer: These are the general requirements for more specific information regarding your project please call the Building Department as the applicant is responsible for meeting all local zoning and building code requirements. It is highly suggested that you purchase a Michigan Residential Building Code from the State of Michigan. This book contains all the necessary information for building a home in Michigan. Application forms are located at the Consumer and Industry Services web site.