

# New Construction Requirements in the City of Bangor

## **Site Plan Approval**

For all new construction in the City of Bangor an approved site plan is required before a building permit is issued. 10 sets of site plans are required for the Planning Commission. The Planning Commission will recommend approval/denial of the site plan to the City Council. Obtain a copy of the site plan ordinance requirements to determine the items needed in a site plan. The Planning Commission meets on the Third Thursday of each month. Please include this time factor in your development plans.

Once the Planning Commission acts on your site plan, that recommendation goes to the City Council for final approval/denial. The City Council meets on the first and third Mondays of each month. Please include this time factor in your development plans.

Once the City Council approves your site plan, you are able to obtain a building permit.

Building permits DO NOT include electrical, mechanical and/or plumbing work that may be a part of the project. Separate permits are required for this work. Mechanical, Electrical and Plumbing permits are available at Bangor City Hall. Plumbing permits are returned directly to the State. Other permits applications can be returned to City Hall.

Payment for permits can be made to the City of Bangor.

## **Inspectors For The City of Bangor (Area Code 269)**

General Building and Occupancy Inspector: Charles Moore, 427-8328.

Electrical: Dick Burrows, 637-3203.

Mechanical: Walt DeVisser, 427-7543.

State Plumbing Inspector: Phyllis Centers, 428-7890 or 427-7868.

These Inspectors work "On Call" for the City of Bangor and other area municipalities. Please allow time for them to be able to respond to your request for an inspection. If you call and get an answering machine for one of the inspectors, please make sure to speak clearly and leave a telephone number for a return call.

**Information is required with your Building Permit Application.** Please review the items below to be best prepared to complete your building permit application.

### **Residential Structure Standards**

(One-and Two-Family Residential)

Before a building permit can be issued the following information is required. Please plan to submit such with your building permit application.

- Building Permit Application.
- Four (4) sets of plans that includes the following:
- Foundation and floor plans.
- Roof and wall section.
- Building elevations.
- Documentation of an approved Site Plan.

### **Commercial and Industrial Structure Standards**

Before a building permit can be issued the following information is required. Please plan to submit such with your building permit application.

- Building Permit or Plan Review Application.
- Documentation of an approved Site Plan.
- Four (4) sets of plans and specifications, with original signature and seal of an architect or engineer registered in the state of Michigan.

### **Mobile and Premanufactured Homes**

Before a building permit can be issued the following information is required. Please plan to submit such with your building permit application.

- Building Permit Application.
- Minimum of two (2) sets of plans for the foundation and the method or anchoring the unit to the foundation.
- Documentation of an approved Site Plan.
- For Michigan approved premanufactured units; two (2) copies of the Building System Approval and the approved plans.

### **Instructions for Completing Application**

Complete all applicable sections. Note: If the homeowner is doing the construction, enter "Homeowner" in the contractor information space. The permit application must be completed by the permit applicant and signed.

## **When to Call for an Inspection**

Please call the building inspection Department telephone number listed on your building permit at least two (2) days prior to the time you need an inspection. A minimum of three (3) inspections are required on most new structures. It is the permit holders' responsibility to call for inspections, prior to the construction being covered.

**Footing Inspection** - Prior to placing concrete in piers, trenches and formwork.

**Foundation Inspection** - Prior to backfill and after the foundation walls, waterproofing, foundation anchors and drain tile are installed.

**Rough Inspection** - The rough inspection is to be made after the roof, all framing, firestopping, bracing, electrical, mechanical, and plumbing rough installations are in place, and before the insulation is installed.

**Final Inspection** - The final inspection is to be made upon completion of the building or structure by all trades including, electrical, mechanical, and plumbing and before occupancy or use occurs. The Inspections listed above must be completed prior to calling for final building inspection.

