

# Charter Township of Bangor

## Inspection Department

### NEW COMMERCIAL CONSTRUCTION

The following are **required** before a Building Permit can be issued:

1. Planning Commission approved Site Plan (See Site Plan Review process)
2. Four (4) sets of stamped drawings for Building Plan Review.
3. Sewer Permit must be paid BEFORE a Building Permit can be issued.
4. Soil Erosion Permit – Contact Mike Rivard, Bay County Building 895-4128
5. Driveway Permit – Bay County Road Commission 686-4610 or MDOT 671-1555
6. If the property is located in the Flood Plain please see additional requirements below.
7. All new construction will also require a separate Electrical, Mechanical & Plumbing permit for interior work being done.
8. **As built plans will be required prior to the issuance of a Certificate of Occupancy.**

Plan Review Costs (can be paid after review is complete):

- Building Inspector Review – 10% of the Building Permit Cost
- Electrical Review - \$20 per page (Required on buildings 4000 sf and over)
- Plumbing Review - \$20 per page
- Mechanical Review - \$20 per page
- Fire Marshal Review – Charges based on individual review
  - 12,000 sf+ is required to have a sprinkler system (w/alarms)

Flood Plain Requirements:

1. Check with DNR if property is considered to be ‘Wetlands’.
2. Check FEMA map; if property is located in the Flood Plain an elevation certificate will be required ***before construction begins, and one after completion.***

Water hook-up and fees are handled by the following districts serving Bangor Township:

- Bay County Water and Sewer - 3933 Patterson Road – 684-3883
- Bangor Monitor Metro Water – 2523 Midland Road – 684-2570
- Bay City Water Department – 800 S Water Street – 894-8320

***All construction in the Township must meet setback requirements. This includes homes, garages, sheds, porches, decks, pools, pole barns, gazebos, etc.***