



CITY OF FLAT ROCK

DEPARTMENT OF BUILDING & SAFETY

25500 Gibraltar Road, Flat Rock, MI 48134
Telephone (734)782-0445 Fax (734)783-0304
www.flatrockmi.org

Accessory Structure (shed/garage) Application Process

In order to expedite your accessory structure permit, please provide the following information with the permit application.

- Provide a building permit application **completely filled out** to include all contact information for both the property owner, contractor and or architect.
- Provide a complete plot plan which includes all property dimensions, location of existing structures, sheds, garage, all with dimensions from the property lines, dimensions for all structures, location of any easements and size.
- Indicate on the plot plan the proposed location of the new accessory structure to include all dimensions.
- Provide a full cross sectional of the accessory building indicating all materials being used and annotated
- Provide four views (two sides, front and back)-to scale
- Provide foundation plan-to scale
- Provide floor plan-to scale
- Provide electrical plan
- Indicate on the plan that you will meet all requirements of the 2015 Michigan Residential Code (MRC) coded
- Provide a copy of a signed HOA approval letter (if required)
- If you are using a pre-manufactured shed kit, then provide the manufacture information and specifications for shed.
- Indicate on the plan that you will meet all requirements of the 2015 Michigan Residential Code (MRC) code

Here are some general guidelines to assist in your planning:

- Local zoning requires the shed / garage not to exceed 12' in height. This measurement is taken from halfway between the ridge to the bottom of the overhang, and then to the average grade around the building
- All accessory structures must be constructed 1' off any easement
- All accessory structures must be located 5' off any property line. Local zoning does allow 3'. If you want to maintain the 3' dimension, then the entire wall that is adjacent to the property line must be fully fire rated. This also includes any wall (both front and back) that are within the 5' dimension
- All accessory structures must be located in the rear yard only
- Any accessory structure that exceeds 600 Sq. Ft requires a 12"x42" full concrete foundation
- Sheds generally do not require a concrete floor or foundation. This creates a problem as to how do you anchor the structure as well as provide Vermin protection? Most contractors / owners therefore elect to do the full concrete floor and foundation (4"x24")
- Flat Rock has many areas within the city that are within the 100-year flood plain. You may look on the website of the Michigan Department of Environment, Great Lakes and Energy (EGLE) Eggle-assist@michigan.gov for assistance.

Please feel free to call our office if you have any questions and or concerns at 734-782-0445

Building and Safety Department