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Building

BUSINESS & APARTMENT MANAGEMENT

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Exclusive Municipality Report

Commerce Township

Jeff Bowdell, Building Official, is inviting builders to participate on a soil erosion panel for the Township. Soil erosion continues to be a concern of the Township, especially when a good deal of dirt is tracked off the job site and when soil erosion fences are knocked down.

Building inspectors are noting the disappearance of stone put down for driveways. They are recommending to builders that matting be placed first before the stone is placed in order to reduce this problem. This is not a code requirement, just a request.

To meet the needs of the public and builders, the Township keeps at least one building inspector on duty in the office at all times. Mr. Bowdell's goal is to have building plans reviewed within one to two weeks. Plans to implement a computerized review program are in process.

Regarding decks, pressure treated woods are reacting with galvanized metals in a bad way when the wood is not Z-max coated.

Mr. Bowdell stated that builders should be aware of the following building code changes:

- Are fault protectors in the bedroom (circuit breaker that actually fits in the panel); they are not readily available and they are costly, approximately \$50 each.
- Multi-family units where the plans have already been previously submitted and approved will be built under the 2000 code



BUILDERS, REPRESENTATIVES OF BIA AND THE UTILITIES AT THE FIRST MEETING OF THE COMMERCE TASK FORCE. IRVIN H. YACKNESS, BIA EXECUTIVE VICE PRESIDENT AND GENERAL COUNSEL AND BOB VERESAN OF DTE ENERGY ARE SHOWN HERE ON THE FAR RIGHT.

and will not be subject to the new code regarding fire suppression.

Mr. Bowdell states that his staff will attend a seminar highlighting the changes to the new code. Builders will be advised when the Township plans to enforce the new code.

Northville Township

Dan Smith, Township building official, highlighted changes to the new Code effective March 1, 2004. Changes to the Code are available on the website at www.Michigan.gov/bcefs.

- Are fault interrupters are now required in the bedrooms;
- Handrail sizes and types are specified;
- Visqueen in garages is required only when there is living space above garage;
- 5/8 inch drywall is required in garages with living spaces above;
- Lighting requirement in stairs is specified;
- Exit doors from non-walk out basements must be at least 3 feet wide;
- Metal wind-bracing revisions are specified;
- Cantilevers length and span are specified;
- Roof truss load data sheet is published;
- Green board cannot be used over vapor barrier because it absorbs moisture and then fails;
- Egress section of code states that as long as there is not a lock on the bedroom door and the bedroom has an egress window, then you can use that space as "liveable";
- Weather resistant membrane required on all sides, either 50 pound felt or house wrap;
- Stairways and landing changes are specified;
- No more than 7/16 inch step at



RON BENVENGA AND SON, TOTO BENVENGA, OF BENVENGA BUILDING CO., INC.

doorways that have landings on both sides of doors and are not exterior doors;

Township inspectors do not make multiple attempts to enter locked sites. Builders are reminded to leave access for inspectors.

The Township reminds builders to keep streets clean. Builders with dirty streets are cited.

The Township wants builder's plans to indicate that truss's are "not to be used for storage" due to the significant damage that might occur to the structure of the house if loaded for storage.

Builders are concerned that bonds they have submitted for final grade approvals are being withheld because homeowners have authorized changes to the final grade before Township inspections. Some builders have experienced this so much that they are holding back the same amount from the homeowner pending the return of the bond from the Township. It is a problem that the Township wants builders to work out with the homeowner and their landscaper. ■

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