

Your Introduction to the Township's Planning, Building & Ordinance Department

If you are thinking of renovating, remodeling or building a new home in Bloomfield Township, the Planning, Building and Ordinance Department is ready to assist you.



Our professional, friendly, full time staff members have an average of 25 years in the building industry and are experienced in every facet of the

construction process. We want your building project to be a success so we encourage you to fully use our resources.

The Building Division works closely with other Township staff, such as Engineering and

Environmental and Public Works personnel, to give you the necessary support for your building or remodeling project. Since



every community varies in its ordinances and permit process, having the correct information from the beginning of your project can help you save time and money. We will work with you to ensure that your project meets all Township requirements.



Overview

In 2007, the Master Plan established the framework for the growth of our community. It guides land use development, community facilities, recreation, and utilities. The Single Family Residential land use designation is intended to accommodate single-family residential development including accessory and support uses, such as churches, municipal buildings, and schools. Multiple Family Residential areas include a variety of multiple-family and attached single-family developments, such as apartments, townhouses and condominiums. You can obtain more information on the Master Plan Update on our website at www.bloomfieldtwp.com/Services/Planning.

Your First Step

The Planning Division will work with you to ensure that your project complies with all Zoning Ordinance requirements specific to the property. The Planning Division provides professional staff support to the Design Review Board, Planning Commission, Zoning Board of Appeals and Board of Trustees, when applicable. The Division's duties include site development inspection, review of construction permits for zoning ordinance compliance, site plan review, and processing of all rezoning and lot split requests. For more information on zoning go to Clearzoning on our website.

Subdivision Associations

Prior to application for a building permit, we suggest that you become familiar with the subdivision deeds, conditions, and restrictions that may apply to your residential project, as these restrictions may be different than those covered under the Township Zoning Ordinances and state building codes. Your deed restrictions are privately regulated and enforced by your subdivision association and not the Township.

Your Main Contact

The Building Division will be your main contact throughout your project. We review your plans to determine compliance with zoning and building requirements such as setback dimensions and/or structure locations. Our plan reviewers will help you identify the information necessary to complete the review. Once all information is provided and compliance is confirmed, the permit is ready to be issued. Please have approved plans available on the site for the inspector's reference at the time of each inspection.

Note: Separate handouts, such as fee schedules, inspection procedures, and minimum requirements for building plans are available at the Planning, Building and Ordinance Department or on our website.

Protecting Our Environment

The Engineering & Environmental Services Department (EESD) supports the building permit process by reviewing plans of new development and redevelopment. The Department of Public Works



(DPW), in conjunction with the EESD, determines the availability of water and sewer services along with associated fees. The EESD also reviews applications that impact environmental features such as lakes, wetlands and

woodlands. You can find more information, including links to floodplains, wetlands and the Tree Preservation Ordinance, on our website or by calling the EESD office.

Compliance



The Ordinance Division closely monitors the Township to help maintain the high property values of our unique community. It ensures the enforcement of code and ordinance requirements on all

properties. It is imperative that you work closely with our Building Division during your construction project so that local ordinances and State mandated building codes are met. The Ordinance Division addresses unresolved violations if compliance is not obtained. Contact the Ordinance Division with any questions or concerns at 248-594-2845.

Additional Permits

Well or Septic Permits:

If the proposed structure will use a private well and/or septic tank for wastewater disposal, permits are required from the Oakland County Health Dept.

Road Right-of-Way Permit:

If there is going to be any work in the road right-of-way, including driveway construction, a permit may be required from the Road Commission for Oakland County.

Soil Erosion & Sediment Control Permit:

Contact the Oakland County Water Resources Commission to determine if a permit will be required for a silt fence.

Copies of these county permits must be provided with your Bloomfield Township building permit application. For more specific information, visit the Oakland County website at www.oakgov.com or call the direct number (see CONTACTS).

Project Checklist

- ✓ Contact the Planning, Building and Ordinance Department to determine if permits are required.
- ✓ Speak with your Subdivision Association for Deed restrictions.
- ✓ Verify that all zoning requirements have been met, including the Tree Preservation and Protection measures.
- ✓ Apply for all necessary Oakland County Permits. Contact Miss Dig.
- ✓ Obtain EESD and DPW information.
- ✓ Submit Building Permit applications along with plans to the Building Division for review and approvals.

Contacts

Bloomfield Township offices are open Monday through Thursday, 7 a.m. to 5:30 p.m., and closed on Friday.

Contact Bloomfield Township:

Building Division	248-433-7715
Inspection Line	248-594-2818
– Building Inspector	248-433-7796
– Electrical Inspector	248-433-7720
– Mechanical Inspector	248-433-7727
– Plumbing Inspector	248-433-7717
Planning Division	248-433-7795
Ordinance Division	248-594-2845
Department of Public Works	248-594-2800
Engineering & Environmental Services Division	248-594-2800

Bloomfield Township www.bloomfieldtpw.org

Contact Oakland County:

Road Commission	248-858-4804
Health Department	248-858-1280
Water Resources Commission	248-858-5389

Miss Dig 800-482-7171

Residential Construction in Bloomfield Township

A vibrant, diverse and upscale community characterized by fine homes, scenic lakes and rolling hills.



4200 Telegraph Road
Bloomfield Hills, MI 48302
www.bloomfieldtpw.org



Building Division 248.433.7715
Building_dept@bloomfieldtpw.org