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5200 Civic Center Drive  
Waterford, Michigan 48329-3773  
Telephone: (248) 674-6238 Fax: (248) 674-4097  
[www.waterfordmi.gov](http://www.waterfordmi.gov)  
[permitting@waterfordmi.gov](mailto:permitting@waterfordmi.gov)

**DEVELOPMENT SERVICES  
DEPARTMENT**

Jeffrey M. Polkowski, AICP  
Director

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Division

Scott Alef  
CDBG Coordinator

## **Building Permit Requirements Single Family Residential Decks**

A building permit is required for the construction of a new wood/composite deck or for the replacement of decking, rails and/or stairs on an existing deck. Freestanding decks (not attached to your residence and at least 36" from any structure) with an area of 200 square feet or less and less than 30" above grade do not require a building permit. However, they must comply with the setback requirements of the Waterford Township Zoning Ordinance.

As the property owner, you may obtain permits in your own name. However, if a contractor is to perform the work, it is strongly recommended that the contractor secure the permit and be listed as the responsible party. In this way, the Township will be in a better position to assist you in gaining compliance with codes if the work is defective. A contractor must be properly licensed in order to obtain a permit.

A site plan review is required and may take between 2-3 weeks to complete. The following documents/fees are required to be submitted for this review:

- Building permit application
- Site plan, based on a survey, showing the location and dimensions of the deck (drawn to scale)
- \$115 fee for the review and SEMBOIA Residential Wood Deck Construction Guide

The following additional fees must be paid before issuance of the approved permit:

- Building permit fees (based upon the cost of the project).
- \$100 bond. The bond is returned after the final approved inspection (please allow 2-4 weeks to process).

For more information, please contact Development Services at (248) 674-6238.

**Permit applications can be found at our website:  
[www.waterfordmi.gov/263/Development-Services](http://www.waterfordmi.gov/263/Development-Services)**