


Ordinance Division



The Ordinance Division closely monitors the Township to help maintain the high property values of our unique community. They ensure 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, a permit may be required from the Road Commission of Oakland County, including a driveway permit.

Soil Erosion & Sediment Control Permit:

Contact the Oakland County Water Resources Commission to determine if a permit would 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 Check List

- ✓ 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.

Building Division	248-433-7715
Inspection Requests:	bsaonline.com
· Building Inspector	248-433-7719
· 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 of	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
Bloomfield, MI 48302
www.bloomfieldtpw.org



Building Division 248.433.7715
Building_dept@bloomfieldtpw.org

Residential Construction in Bloomfield Township

If you are thinking of renovating, remodeling or building a new home in our community, valuable resources are available to assist you in making important decisions in planning your project. The Planning, Building, and Ordinance Department has a friendly,

knowledgeable, full time staff with an average of 25 years in the building industry available to service its residents. The Building Division works closely with other Township staff, such as Engineering and Environmental Services and the Public Works Department personnel to provide you with the necessary support for any of your building or remodeling projects. We want your building project to be a success, so we encourage you to use our resources often, as every community varies in its ordinances and permit process. Having the correct information from the beginning of your project can help save you time and money. We look forward to working with you in all aspects of your home building or remodeling plans.



www.bloomfieldtwp.org

Overview

In 2007, the Master Plan Update established the framework for the growth of our community and guides land use development, community facilities, parks, 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, parks, and schools. Multiple Family Residential areas include a variety of multiple-family and attached single-family developments, such as apartments, townhouses and condominiums. More information on the Master Plan Update can be obtained on our website.

Your First Step

The Planning Division will provide vital information 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. Their 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.

Subdivision Association

Prior to application for a building permit, we suggest that you become familiar with your 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. Plans are reviewed to determine compliance with zoning and building requirements such as setback dimensions and/or structure locations. The plan reviewers will help you identify the information necessary to complete the review of your submittal. Once all information is provided and compliance is confirmed, the permit will be ready to issue. Our experienced staff is readily available to answer all your building questions. 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, inspections procedures, and minimum requirements for building plans are available at the Planning, Building and Ordinance Department or on our website.

Environmental & Utilities

The Engineering & Environmental Services Department (EESD) provides support in the building permit process with plan review 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 determining associated fees. The EESD also reviews applications that impact the environment, such as

lakes, wetlands and woodlands. More information, including links to floodplains, wetlands and Tree Preservation Ordinance can be found on our website or by calling the EESD office at 248-594-2800..