

TO: Zoning Board of Appeals
FROM: David J. Waligora, AICP, Senior Planner
DATE: March 19, 2026
RE: Variance Request – Section 7.26 (Nonconforming Uses of Structures) – 9945 Cedar Island Rd

Agenda item: 8B
Appeal Date: March 26, 2026
Applicant: Jeremy Dinverno
6075 Strawberry Cir
Commerce Twp, MI
48382
Owners: Cedar Island Land
LLC
6075 Strawberry Cir
Commerce Twp, MI
48382
Address: 9945 Cedar Island
Rd
White Lake, MI
48386
Parcel #: 12-35-151-018
Location: West of Ormand
Rd, north of White
Lake along the
canals.
Zoning: SF, Suburban Farm



Attachments

1. Application and Letters
2. Truss Documents
3. Applicant Narrative

Property Background

The subject property is a 4.15-acre parcel (Parcel No. 12-35-151-018), which was originally part of the Chapel Dump/landfill located immediately to the east and south. The parcel was split from the larger parent parcel in 2007, which contains the single-family home that previously established a conforming principal use for the associated outbuildings on this property.

Since that time, the existing buildings and their use for private, non-commercial storage, have been considered a lawful nonconforming use. The property also contains a cell tower, which was approved through the appropriate public hearing process in the early 2000s.

Applicant Background

The applicant, Jeremy Dinverno of Cedar Island Land, LLC, acquired the property on October 23, 2025. Prior to purchase, the applicant was made aware of the nonconforming status of the existing buildings and the limitations on their expansion under the Zoning Ordinance.

Planning staff discussed the matter with the applicant again in January/February 2026, at which time it was explained that expansion of structures devoted to a nonconforming use is not permitted by right. Staff also noted that establishing a conforming principal use on the property (such as a single-family dwelling or another permitted use listed in Section 3.1.2) may allow accessory structures to be expanded in compliance with the Ordinance without the need for a variance.

Ordinance Analysis

Upon review, staff determined that the applicable section of the Zoning Ordinance is Section 7.26 – Nonconforming Uses of Structures (note: correspondence from the Building Division references Section 7.28).

Section 7.26.A states that a structure devoted to a nonconforming use shall not be enlarged, extended, constructed, reconstructed, moved, or structurally altered except to convert the use to a permitted use or to reduce the degree of nonconformity. The intent of this section is to limit the expansion or intensification of nonconforming uses over time.

The applicant is proposing to modify the existing structure by replacing the roof with a steeper pitch, which would increase the overall building volume and height. The applicant has indicated that the proposed modification is associated with replacement of the existing roof structure without expanding the building footprint. Based on the building dimensions (approximately 24 feet by 60.5 feet), this change in roof pitch would increase the building volume by approximately 363 cubic feet and the building height by approximately 6 inches. The Board may consider these changes in evaluating whether the proposal constitutes an expansion of the nonconforming structure. It should be noted that the current roof does not have an overhang, and the proposed new roof will have a 2 ft overhang. Ultimately if this request is approved, staff have no concerns regarding this design modification.

The Board may also consider whether the proposed modification increases the functional capacity of the structure associated with the nonconforming use.

As such, the proposal does not meet the requirements of Section 7.26 and requires variance approval from the Zoning Board of Appeals. **The Zoning Board of Appeals must determine whether a variance from Section 7.26 is warranted based on the standards outlined in Section 7.37.** The following is provided for the Board's consideration in applying the standards of Section 7.37.

Standards of Review

Based on the information provided, the Zoning Board of Appeals may consider whether the request meets the standards of Section 7.37. The Board may evaluate whether a practical difficulty exists related to the property's current configuration and nonconforming status, and whether such conditions are unique to the site as compared to other properties in the zoning district. The Board may also consider whether the circumstances were not self-created, while acknowledging that the property was acquired with knowledge of its nonconforming status. In addition, the Board may consider whether granting the variance would allow use of the property in a manner consistent with surrounding properties without creating adverse impacts or expanding the degree of nonconformity. Finally, the Board should consider whether the request represents the minimum necessary to provide relief.

Section 7.37 – Standards (of Review)

General variances: The Zoning Board of Appeals may authorize a variance from the strict application of the area or dimensional standard of this Ordinance when the applicant demonstrates all of the following conditions "A – E".

- A. *Practical difficulty: A practical difficulty exists on the subject site (such as exceptional narrowness, shallowness, shape or area; presence of floodplain; exceptional topographic conditions) and strict compliance with the zoning ordinance standards would unreasonably prevent the owner from using of the subject site for a permitted use or would render conformity unnecessarily burdensome.
Demonstration of a practical difficulty shall have a bearing on the subject site or use of the subject site, and not to the applicant personally. Economic hardship or optimum profit potential are not considerations for practical difficulty.*
- B. *Unique situation: The demonstrated practical difficult results from exceptional or extraordinary circumstances or conditions applying to the subject site at the time the Ordinance was adopted or amended which are different than typical properties in the same zoning district or the vicinity.*
- C. *Not self created: The applicants problem is not self-created.*
- D. *Substantial justice: The variance would provide substantial justice by granting the property rights similar to those enjoyed by the majority of other properties in the vicinity, and other properties in the same zoning district. The decision shall not bestow upon the property special development rights not enjoyed by other properties in the same district, or which might result in substantial adverse impacts on properties in the vicinity (such as the supply of light and air, significant increases in traffic, increased odors, an increase in the danger of fire, or other activities which may endanger the public safety, comfort, morals or welfare).*
- E. *Minimum variance necessary: The variance shall be the minimum necessary to grant relief created by the practical difficulty.*

Under no circumstances shall the Board of Appeals grant a variance to allow a use not permissible under the terms of this Ordinance in the district involved, or any use expressly or by implication prohibited by the terms of this Ordinance in said district.

Zoning Board of Appeals Options:

Motion for Approval

"I move to approve the variance request from Section 7.26 – Nonconforming Uses of Structures to allow a modification to the existing structure that increases the building height and overall volume, based on the findings that the request meets the standards of Section 7.37 (A through E), subject to the following conditions:

1. The modification shall be constructed in substantial compliance with the plans submitted.
2. No further expansion, enlargement, or intensification of the nonconforming use or structure shall occur without additional Zoning Board of Appeals approval.
3. All necessary permits shall be obtained prior to construction.
4. The applicant is hereby advised that outdoor storage (such as personal construction type vehicles and trailers, building materials without an active onsite building permit, long term parking of vehicles, etc.) is not permitted on the property unless and until a conforming principal use is established in accordance with the Zoning Ordinance."

Motion for Denial

"I move to deny the variance request from Section 7.26 – Nonconforming Uses of Structures to allow a modification to the existing structure that increases the building height and overall volume, based on the findings that the request does not meet the standards of Section 7.37 (A through E), specifically:

1. The request does not demonstrate a practical difficulty related to the land but rather reflects a preference for a particular construction method.
2. The circumstances are not unique to the property, as similar structural limitations may exist on other properties.
3. Granting the variance would allow an expansion of a structure devoted to a nonconforming use, which is generally prohibited by the ordinance.
4. The request has not demonstrated that it is the minimum necessary to provide relief.
5. The applicant is further advised that outdoor storage (such as personal construction type vehicles and trailers, building materials without an active onsite building permit, long term parking of vehicles, etc.), is not permitted on the property unless and until a conforming principal use is established in accordance with the Zoning Ordinance."

WHITE LAKE TOWNSHIP



ZONING BOARD OF APPEALS APPLICATION

APPLICANT INFORMATION

NAME: Jeremy Diverno PHONE: [REDACTED]
ADDRESS: 6075 Strawberry Cir Commerce Twp, MI 48382
EMAIL: [REDACTED]
INTEREST IN PROPERTY: PROPERTY OWNER BUILDER OTHER: _____

PROPERTY INFORMATION

ADDRESS: 9945 Cedar Island Rd ZONING: R-1-B
VALUE OF IMPROVEMENT: \$ 10,000⁰⁰ SEV OF EXISTING STRUCTURE: \$ 20,000

REASONS TO SUPPORT REQUEST (ADDITIONAL SHEETS MAY BE ATTACHED):

Repair Damaged Roof Structure

APPLICATION FEE: \$440 \$550

APPLICANT'S SIGNATURE: Jeremy Diverno DATE: 2-17-26

Rik Kowall, Supervisor
Anthony L. Noble, Clerk
Mike Roman, Treasurer



Trustees
Scott Ruggles
Steve Anderson
Andrea C. Voorheis
Liz Fessler Smith

WHITE LAKE TOWNSHIP

7525 Highland Road • White Lake, Michigan 48383-2900 • (248) 698-3300 • www.whitelaketwp.com

February 23, 2026

Jeremy Dinverno
6075 Strawberry Cir.
Commerce, MI 48382

Re: Non-conforming structure at 9945 Cedar Island Rd

Based on the submitted plans, the proposed alteration does not satisfy the White Lake Township Clear Zoning Ordinance for non-conforming structures and uses.

7.28 Nonconforming Uses of Structures If a lawful use involving one or more individual structures with a State Equalized Valuation of \$500 or more, or if such a structure and premises in combination exists at the effective date of adoption of this Ordinance or applicable amendment thereto that would not be allowed in the district under the terms of this Ordinance or such amendment, the lawful use may be continued so long as it remains otherwise lawful, subject to the following provisions. (A) An existing structure devoted to a use not permitted by this Ordinance in the district in which it is located shall not be enlarged, extended, constructed, reconstructed, moved, or structurally altered except: (i) By changing the use of the structure to a use permitted in the district in which it is located; or (ii) In such a way as to decrease its nonconformity.

The existing structure and use are legal non-conforming as the structure exists on a property zoned for single family residences without the presence of a primary structure. The demolition of the existing 5,324 cubic feet roof structure and subsequent construction of a new 8,046 cubic foot roof structure increases the cubic content of the existing non-conforming structure.

Approval of the proposed expansion would be subject to a variance to the schedule of regulations, Article 7 of the White Lake Township Clear Zoning Ordinance. The fair market value of the construction was not shown on the building application and will need to be provided to the Planning Department. To be eligible for the March 26th Zoning Board of Appeals (ZBA) meeting, complete application must be submitted to the White Lake Township Planning Department no later than February 26th at 4:30 PM. The Planning Department can be reached at (248)698-3300, ext. 5

Sincerely,

Nick Spencer, Building Official
White Lake Township

WHITE LAKE TOWNSHIP



ZONING BOARD OF APPEALS APPLICATION

NEXT ZBA MEETING: _____ CUT OFF FOR NEXT MONTH'S AGENDA:

Please read these instructions and notes carefully before submitting the attached application.
Incomplete applications will not be accepted.

In addition to the application, you must submit the following required documents:

1. Proof of Ownership

If you are not the property owner of record, a copy of the land contract, option to purchase, purchase agreement, lease agreement, or letter of authorization from the property owner must be presented with the application to indicate the applicant's interest in the subject property. In addition, a letter of no objection from the property owner may be required by Township staff.

2. Plan or drawing – one copy

Attach one copy of the plot plan of the subject property drawn to scale. The plan must depict the shape and dimensions of the property, all existing and proposed structures, and building-to-building and building-to-property line relationships. Private utilities shall be called out.

3. Certified Survey – one copy.

4. Letter of denial from the Building Department

The Building Department must have reviewed and formally denied your application for a building permit before a Z.B.A. application can be considered for processing.

5. Fees

The fee is \$440.00 for residential land uses and \$550.00 for non-residential land uses.

All proposed additions must be staked and flagged. Failure to do so may cause your case to be tabled.

The attached application must be filled out, and all documents, plans, other necessary information, and the application fee, as required, must be submitted before the application will be considered complete and accepted for processing. The application will then be placed on the next available Zoning Board of Appeals (ZBA) agenda.

You will be notified of the date and time that your request will be considered by the ZBA. Please attend or have a representative attend if you cannot attend the scheduled meeting. All ZBA meetings are held at the Township Annex, 7527 Highland Road, White Lake, 48383, unless otherwise noted.

Notification is given by mail to all property owners of record within 300 feet of the subject property at least 15 days before the meeting.

Information relative to the powers and duties of the ZBA can be found in Article 7.36 of the White Lake Township Zoning Ordinance. To be granted a variance, an applicant must provide proof that a practical

AFFIDAVIT OF MAILING

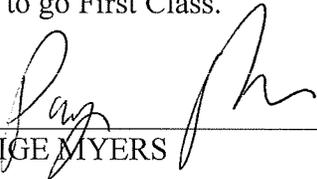
STATE OF MICHIGAN

COUNTY OF OAKLAND

PAIGE MYERS being duly sworn, says that she enclosed in envelopes copies of the **Notice of Public Hearing** under Ordinance No. 58, Charter Township of White Lake, scheduled for March, 26th, 2026, annexed hereto, sealed the envelopes and addressed the envelopes to the attached list of residents:

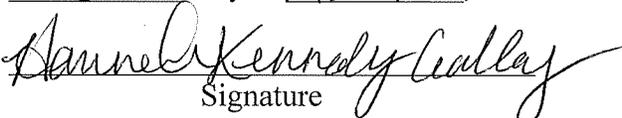
Affiant further states that she placed said envelopes in a government mail receptacle located at the White Lake Township Offices in Michigan on March 6th, 2026.

Affiant further states that he placed such amount of postage on the envelopes as is required by the postal regulations to permit mail to go First Class.



PAIGE MYERS

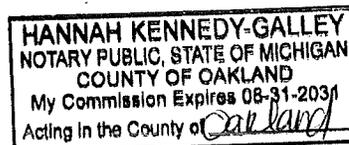
Subscribed and sworn to me before this
6 Day of March, 2026



Signature

Notary Public, Oakland County, MI

My Commission Expires August 31, 2031



NAME: 9945 CEDAR ISLAND RD

OWNER/OCCUPANT AGENDAS MAILED: 18

Jeremy Dinverno
6075 Strawberry Circle
Commerce Twp, MI 48382
Phone (248) 396-5377

Dear Members of the Zoning Board of Appeals,

I respectfully submit this letter requesting a variance under Section 7.37 (A–F) of the Zoning Ordinance for my property located at 9945 Cedar Island RD in White Lake, zoned R-1B. I am the owner of a four-acre parcel that includes an existing 24-foot by 62-foot detached garage structure.

The existing garage requires roof replacement due to necessary structural repairs. In order to safely and properly repair the roof using currently available manufactured truss packages and in compliance with current building standards, the replacement truss system would increase the overall height of the structure by approximately one (1) foot. The footprint, use, and overall character of the structure will remain unchanged.

I respectfully submit that this request satisfies the standards of Section 7.37 as follows:

A. Practical Difficulty

The practical difficulty arises from the need to replace the failing roof structure while maintaining the existing building footprint and conforming to modern building code requirements. Strict application of the current dimensional standards would prevent reasonable repair of the existing permitted structure. The difficulty relates to the property and structure itself, not to me personally, and is not based on economic hardship or profit.

B. Unique Situation

The garage is an existing structure on a large four-acre parcel. The need to raise the roof slightly results from the structural requirements of modern truss systems rather than any voluntary expansion. The condition is specific to this structure and its existing design.

C. Not Self-Created

The condition was not created by any recent action on my part. The structure already exists, and the need for repair is due to age and structural necessity. The requested height increase is solely a result of current construction standards.

D. No Special Privilege

Granting this variance would not confer a special privilege. The request is minimal in nature and does not alter the use of the property. It simply allows the continued reasonable use and maintenance of an existing structure.

E. Minimum Necessary

Jeremy Dinverno
6075 Strawberry Circle
Commerce Twp, MI 48382
Phone (248) 396-5377

The requested one-foot height increase represents the minimum adjustment necessary to complete the roof repair safely and properly using standard truss materials. No additional expansion or dimensional changes are proposed.

F. Consistency with Ordinance Intent

The request remains consistent with the intent of the zoning ordinance, as it preserves the existing use, maintains the rural residential character of the district, and does not negatively impact neighboring properties.

I am committed to maintaining my property in a safe and compliant condition and respectfully ask for your consideration and approval of this modest variance request.

Thank you for your time and consideration.

Respectfully submitted,

 2-24-26

Cedar Island Lake



Jeremy Dinverno
6075 Strawberry Circle
Commerce Twp, MI 48382
Phone (248) 396-5377

Dear Neighbor,

I hope you are doing well. I am writing to inform you about planned repairs to one of the garages on my property here in White Lake. 9945 Cedar Island RD

As you may know, my property is zoned R1B and currently contains two garages, which makes it a legal non-conforming situation under the zoning ordinance. One of the garages has developed significant structural issues to the roof is beginning to cave in. In order to maintain the safety and structural integrity of the building, I am planning to repair and replace the roof. With new trusses and roof. The city of White Lake is demanding that I get a variance based on the zoning, and also because of the new trust package, being approximately 1 foot higher and existing.

As part of the repair to the Garage, the roof pitch will be adjusted slightly from a 7:12 pitch to an 8:12 pitch. This change is intended to improve structural stability, drainage, and longevity of the roof. The overall footprint of the garage will not change, and no additional square footage will be added.

Enclosed with this letter are before-and-after drawings showing: The current roof condition and pitch. The proposed roof design and pitch. Elevation views for visual comparison

This project is a repair and improvement of an existing structure and is not an expansion of use. My goal is to ensure the building remains safe, structurally sound, and visually consistent with the surrounding neighborhood.

If you are comfortable acknowledging this proposed repair, please sign below to indicate that you have reviewed the plans and do not object to the work as described.

Thank you for your time and consideration.

Neighbor Acknowledgment

I, Richard Wilson, owner-occupant of the property at 955 Lake Jason Drive, acknowledge that I have reviewed the proposed garage roof repair plans and have no objection to the work as described above.

Signature: Richard Wilson

Printed Name: RICHARD WILSON

Date: 23 February 2026

Thank you for your time and consideration.

Sincerely, Jeremy Dinverno
(313) 736-6335



Jeremy Dinverno
6075 Strawberry Circle
Commerce Twp, MI 48382
Phone (248) 396-5377

Dear Neighbor,

I hope you are doing well. I am writing to inform you about planned repairs to one of the garages on my property here in White Lake. 9945 Cedar Island RD

As you may know, my property is zoned R1B and currently contains two garages, which makes it a legal non-conforming situation under the zoning ordinance. One of the garages has developed significant structural issues to the roof is beginning to cave in. In order to maintain the safety and structural integrity of the building, I am planning to repair and replace the roof. With new trusses and roof. The city of White Lake is demanding that I get a variance based on the zoning, and also because of the new trust package, being approximately 1 foot higher and existing.

As part of the repair to the Garage, the roof pitch will be adjusted slightly from a 7:12 pitch to an 8:12 pitch. This change is intended to improve structural stability, drainage, and longevity of the roof. The overall footprint of the garage will not change, and no additional square footage will be added.

Enclosed with this letter are before-and-after drawings showing. The current roof condition and pitch. The proposed roof design and pitch. Elevation views for visual comparison

This project is a repair and improvement of an existing structure and is not an expansion of use. My goal is to ensure the building remains safe, structurally sound, and visually consistent with the surrounding neighborhood.

If you are comfortable acknowledging this proposed repair, please sign below to indicate that you have reviewed the plans and do not object to the work as described.

Thank you for your time and consideration.

Neighbor Acknowledgment

I, Ted Hilkey, owner/occupant of the property at
985 Lake Jason Drive, acknowledge that I have reviewed the proposed
garage roof repair plans and have no objection to the work as described above.

Signature: Ted Hilkey

Printed Name: Ted Hilkey

Date: 2-22-26

Thank you for your time and consideration.

Sincerely, Jeremy Dinverno
(313) 736-6335



Jeremy Dinverno
6075 Strawberry Circle
Commerce Twp, MI 48382
Phone (248) 396-5377

Dear Neighbor,

I hope you are doing well. I am writing to inform you about planned repairs to one of the garages on my property here in White Lake. 9945 Cedar Island RD

As you may know, my property is zoned R1B and currently contains two garages, which makes it a legal non-conforming situation under the zoning ordinance. One of the garages has developed significant structural issues to the roof is beginning to cave in. In order to maintain the safety and structural integrity of the building, I am planning to repair and replace the roof. With new trusses and roof. The city of White Lake is demanding that I get a variance based on the zoning, and also because of the new trust package, being approximately 1 foot higher and existing.

As part of the repair to the Garage, the roof pitch will be adjusted slightly from a 7:12 pitch to an 8:12 pitch. This change is intended to improve structural stability, drainage, and longevity of the roof. The overall footprint of the garage will not change, and no additional square footage will be added.

Enclosed with this letter are before-and-after drawings showing. The current roof condition and pitch. The proposed roof design and pitch. Elevation views for visual comparison

This project is a repair and improvement of an existing structure and is not an expansion of use. My goal is to ensure the building remains safe, structurally sound, and visually consistent with the surrounding neighborhood.

If you are comfortable acknowledging this proposed repair, please sign below to indicate that you have reviewed the plans and do not object to the work as described.

Thank you for your time and consideration.

Neighbor Acknowledgment

I, Stephen Coder, owner/occupant of the property at
9945 Cedar Island Rd acknowledge that I have reviewed the proposed
garage roof repair plans and have no objection to the work as described above.

Signature: Stephen Coder

Printed Name: _____

Date: 2-22-2026

Thank you for your time and consideration.

Sincerely, Jeremy Dinverno
(313) 736-6335



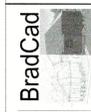


19

11

60 FT

24



Builder: Jeremy Dimerno
28910 Southfield Rd., Ste. 101
Livonia, MI 48150
248.868.5377

General Notes:

Note: Contractor to verify all dimensions before commencing work and to report any discrepancies.
Contractor to verify all structural members for sizing and design loads. Preparer of drawings not responsible.

Project Name: Proposed Garage Renovation

SECTIONS

Drawing:
Drawn By: BA
Checked By: ??
Date: February 17, 2026
Scale: As Noted
Sheet: A-2

BEARING NOTES:
ALL BEARING STUDS NOTED TO BE DOUGLAS FIR OR BETTER "POINT LOADS"
ALL BEARING SHALL CONTINUE THROUGH THE FLOOR SYSTEM USING THE SAME AMOUNT OF STUDS CALLED OUT ON FLOORS ABOVE FOR SQUASH BLOCKING/ QUANTITY TO MATCH NUMBER OF BEARING STUDS
2x12 DOUBLE HEADER IN BASEMENT TO BE #2 DOUGLAS FIR OR BETTER
ALL ROUGH OPENINGS OVER 5'-0" WIDTH REQUIRES DOUBLE CRIPPLE STUDS FOR BEARING
TRIPLE CRIPPLE STUDS AT ALL GARAGE OVERHEAD DOOR HEADERS
ROOF TRUSS SYSTEM ENGINEERING TO BE PROVIDED PER LOCAL CODES BY TRUSS MANUFACTURER

GENERAL NOTES:
1. ALL WORK SHALL BE COMPLETED PER 2015 MICHIGAN RESIDENTIAL CODE
2. ALL WOOD EXPOSED TO THE WEATHER, IN CONTACT WITH THE GROUND OR ENTERING EXTERIOR MASONRY WALLS SHALL BE PRESERVATIVE TREATED (P.T.)
3. ALL FASTENERS FOR PRESERVATIVE TREATED WOOD SHALL BE HOT-DIPPED GALVANIZED STEEL OR STAINLESS STEEL
4. ALL STRUCTURAL CONNECTORS & HANGERS SHALL BE HOT-DIPPED GALVANIZED STEEL
5. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS. IF A DISCREPANCY IS DISCOVERED, COORDINATE WITH ARCHITECT TO RESOLVE THE ISSUE TO ACHIEVE THE INTENT OF THE DRAWINGS.
6. COORDINATE WITH OWNER ALL ACTUAL FINISHES AND MATERIAL SAMPLES
7. ELECTRICAL SHALL BE DESIGN/BUILD PER LATEST NEC. COORDINATE FIXTURES, SPECIAL RECEPTACLES AND REQUIREMENTS WITH OWNER. LIGHTING SHALL BE PROVIDED BY OWNER, INSTALLED BY CONTRACTOR.
8. DATA SHALL BE DESIGN/BUILD. COORDINATE SPECIAL RECEPTACLES AND REQUIREMENTS WITH OWNER.
9. HEATING VENTILATION AIR CONDITIONING SHALL BE DESIGN/BUILD PER LATEST CODES. COORDINATE SYSTEM TYPES AND PERFORMANCE SPECIFICATIONS WITH OWNER.
10. PLUMBING SHALL BE DESIGN/BUILD PER LATEST CODES. COORDINATE SYSTEM TYPES AND PERFORMANCE SPECIFICATIONS WITH OWNER.
11. ALL DIMENSIONS ARE TO FACE OF NEW STUDS (ROUGH FRAMING), FACE OF BRICK OR FACE OF SHEATHING, FACE OF EXISTING FINISHED WALLS TO REMAIN, CENTERLINE OF OPENINGS FOR DOORS AND WINDOWS
12. ALL WINDOWS WITH SILLS 24" OR LESS A.F.F. AND 6'-0" OR MORE ABOVE EXTERIOR GRADE SHALL HAVE WINDOW OPENING CONTROL DEVICES PER MRC 312.2

NOTES:
1. VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION.
2. SEE ELEVATIONS FOR WINDOW DESIGNATIONS.
3. INTERIOR WALL THICKNESSES ARE 4 1/2" UNLESS NOTED OTHERWISE.
4. 2 X 4 STUDS FRAMING AT ALL EXTERIOR WALLS. EXCEPT WHERE NOTED OTHERWISE.
5. PROVIDE RIGID INSUL. IN SPACE BETWEEN EXTERIOR WINDOW HEADER MEMBERS.

SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE w/ UL 217 AND INSTALLED IN ACCORDANCE w/ THE PROVISIONS OF MRC15 AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72

SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL OF THE ALARMS IN THE DWELLING UNIT

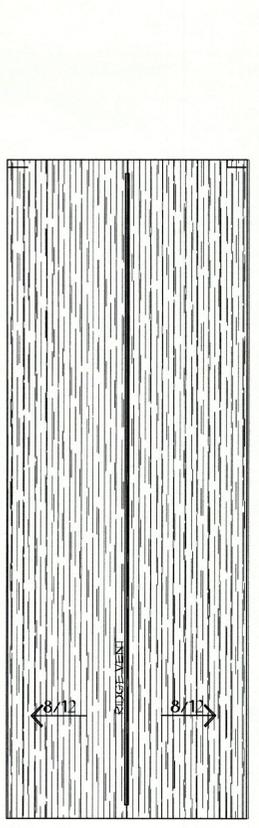
SMOKE ALARMS SHALL RECEIVE PRIMARY POWER FROM THE BUILDING WIRING AND BACK-UP POWER FROM A BATTERY

SINGLE STATION CARBON MONOXIDE ALARMS SHALL BE LISTED AS COMPLYING w/ UL 2034 AND SHALL BE INSTALLED IN ACCORDANCE w/ MRC15 AND MANUFACTURER'S INSTALLATION INSTRUCTIONS

CODE COMPLIANCE
1. BUILDER TO COMPLY WITH THE 2015 MICHIGAN CODE REQUIREMENTS.
2. BUILDER TO COMPLY WITH OR EXCEED THE REQUIREMENTS OF CHAPTER 11 ENERGY EFFICIENCY OF THE 2015 MRC CLIMATE ZONE 5A PER THE FOLLOWING BASIS OF DESIGN OR SPECIFIED THERMAL PERFORMANCES.
WINDOWS
U = .032
CEILING INSULATION R = 38 MIN.
EXTERIOR WALL R = 20 MIN.
CRAWL SPACE WALL R = 10 MIN.
3. ACCESS DOORS FROM CONDITIONED SPACE TO UNCONDITIONED SPACE TO BE WEATHER-STRIPPED AND INSULATED TO MATCH THE SURROUNDING SURFACE THEY PENETRATE.
4. BUILDER TO PROVIDE PERMANENT CERTIFICATE POSTED ON OR IN THE ELEC. PANEL, INDICATING THE INSTALLED R-VALUES OF INSULATION WINDOW U-VALUES AND HEATING AND COOLING EQUIPMENT TYPES AND EFFICIENCIES..
5. PROJECT SCOPE SHALL INCLUDE VERIFICATION OF CODE COMPLIANT SMOKE ALARMS AT:
- EACH SLEEPING ROOM
- OUTSIDE EACH SLEEPING AREA
- ON EACH ADDITIONAL STORY OF THE HOUSE SMOKE ALARMS NOT ALREADY AT THESE LOCATIONS SHALL BE PROVIDED.
6. PROJECT SCOPE SHALL INCLUDE VERIFICATION OF A CARBON MONOXIDE ALARM OUTSIDE OF THE FIRST FLOOR SLEEPING AREA. PROVIDE IF ONE IS NOT EXISTING.

GARAGE DOOR OPENINGS: R602.10.6.3

* Braced wall panel length shall be a min. of 24" & braced wall panel height shall be a max. of 10'
* braced wall panel shall be sheathed on one face with a single layer of 7/16" min. thickness wood structural panel sheathing attached to framing with 8d common nails @ 3" oc.
* The wood structural panel sheathing shall extend up over the solid sawn or glued-laminated header & shall be nailed to the header at 3" oc.
* The header shall be a min. (2) 2 x 12 or 3 x 11.25 glued-laminated header. The header shall extend between the inside face or the first full-length outer studs of panels. The clear span of the header between the inner studs shall not be less than 6' & greater than 18'.
* A strap with an uplift capacity of not less than 1000 lbs. shall fasten the header to the side of the inner studs opposite the sheathing face.
* A min. of 2 bolts not less than 1/2" with a 3/16 x 2 1/2" steel plate washer between the bottom plate and the nut of each bolt shall be installed.
* Where an alternate braced wall panel is located only on one side of the garage opening, the header shall be connected to a supporting jack stud with a 1000 lb strap.

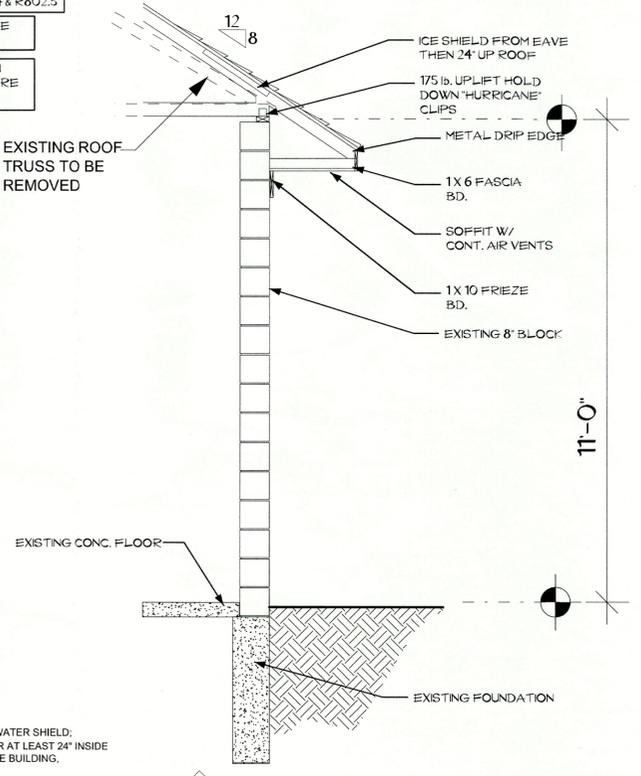


ROOF PLAN
SCALE: 1/8" = 1'-0"

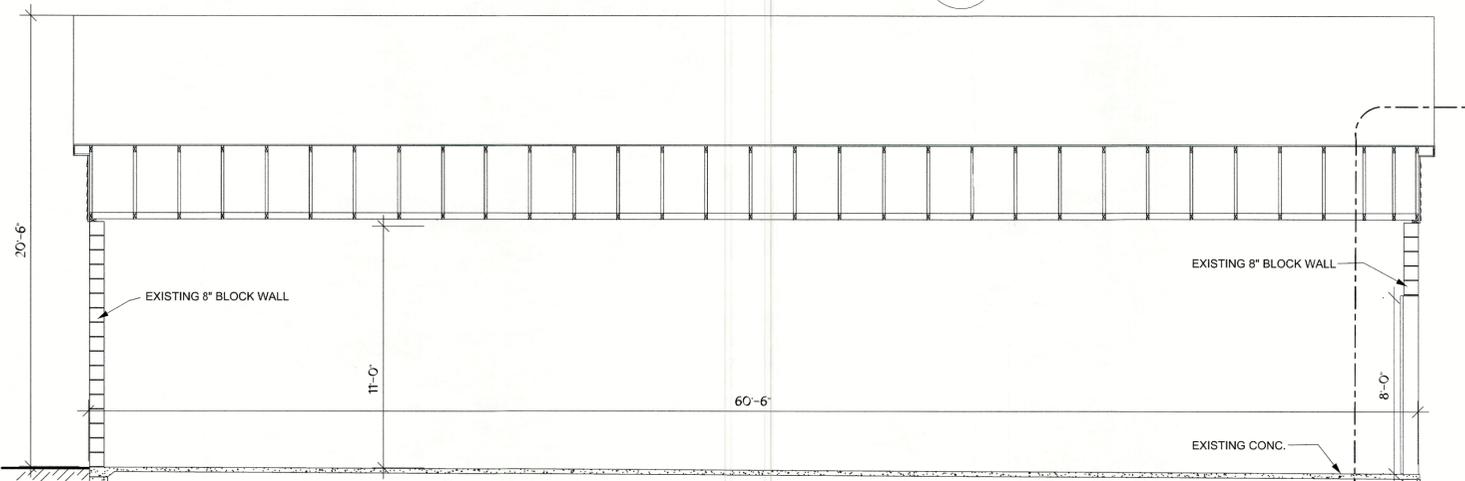
RAFTER LUMBER SPECIES & SPAN DISTANCE SHALL ADHERE TO R802.4 & R802.5
ICE SHIELD ADHERE TO R905.1.2
ROOF HOLD DOWN DEVICES TO ADHERE TO R802.11.1

ROOF NOTE:
INSTALL SELF-ADHERING ICE & WATER SHIELD;
• 36" MIN UP FROM ALL EAVES OR AT LEAST 24" INSIDE THE EXTERIOR WALL LINE OF THE BUILDING.
• AT ALL VALLEYS
• AT ALL SLOPES LESS THAN 4:12 PITCH

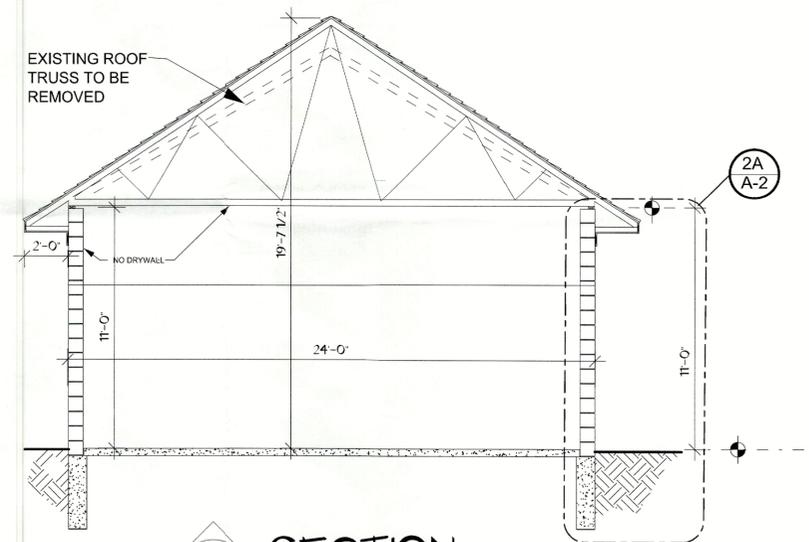
PROVIDE ROOF VENTILATION TO COMPLY WITH R806



2A A-2 SECTION
Scale: 1/2" = 1'-0"



1 A-1 SECTION
Scale: 1/4" = 1'-0"



2 A-1 SECTION
Scale: 1/4" = 1'-0"

COMPONENT DESIGN DRAWINGS AND DETAILS

Prepared for: Stark Truss Company - Edgerton		Job Number: 2514012-05T			
Job Description:	josef olszewski garage				
Date:	01/14/2026	DE Number	126433-W1	Truss Designs	2
Address:					
GENERAL TRUSS ENGINEERING CRITERIA AND DESIGN LOADS (Individual Truss Design Drawings will report special loading conditions if / when they exist)					
Design Code: IRC-2015/TPI-2014	Roof Load (PSF): 40		Floor Load (PSF): REFER TO TDD		
Wind Standard: ASCE7-10	Wind Speed (MPH): 115	Exposure Cat.: C	Bldg. Enclosure: Enclosed		

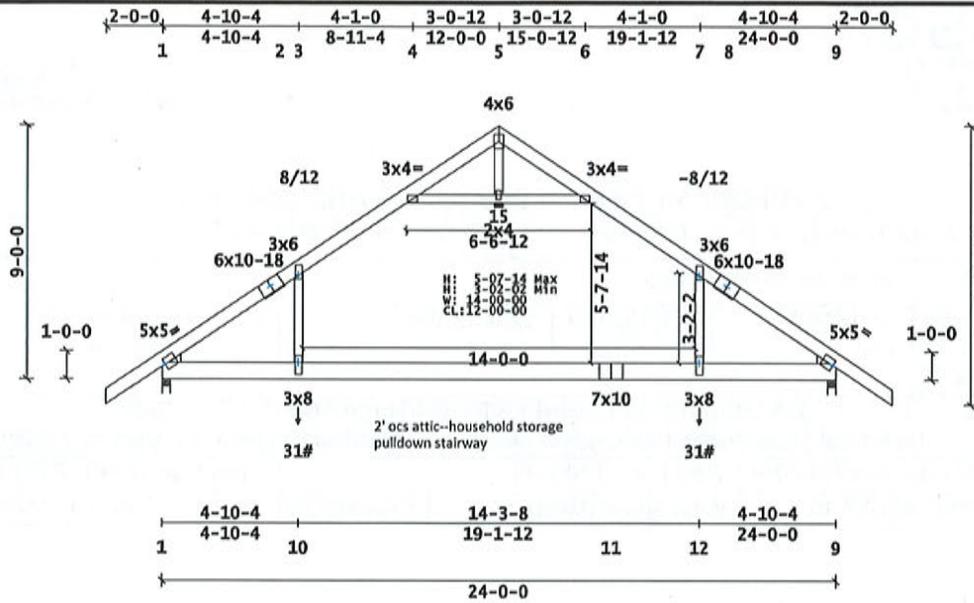


Keven Lewandowski, P.E.
Michigan Reg. #6201311124

1. The component design drawing(s) attached have been prepared by Dansco Engineering, LLC under my direct supervision and control based on the parameters specified in the Construction Documents as conveyed by the Component Manufacturer.
2. The seal on these drawings indicates acceptance of professional engineering responsibility solely for the individual truss components to resist the design loads indicated. The suitability and use of this component for any specific building is the responsibility of the building designer, per ANSI/TPI 1, Chapter 2.

Warning!—Verify design parameters and read notes before use.

These designs are based only upon parameters shown and are for individual building components to be installed and loaded vertically. Applicability of design parameters and proper incorporation of component is the responsibility of building designer – not truss designer or truss engineer. Bracing shown is for lateral support of individual web members only. Additional temporary bracing to ensure stability during construction is the responsibility of the erector. Additional permanent bracing of the overall structure is the responsibility of the building designer. For general guidance regarding fabrication, quality control, storage, delivery, erection and bracing, consult ANSI/TPI 1 *National Design Standard for Metal Plate Connected Wood Truss Construction* and the latest edition of BCSI *Guide to Good Practice for Handling, Installing & Bracing of Metal Plate Connected Wood Trusses* from Truss Plate Institute.



Truss Weight = 193.3 lb

Code/Design: IRC-2015/TPI-2014
 PSF Live Dead Dur Factors
 TC 20.0 10.0 Live Wind Snow
 BC 0.0 10.0 Lum 1.15 1.60 1.15
 Total 40.0 Plt 1.15 1.60 1.15
 Spacing: 2-00-00 o.c. Plies: 1
 Repetitive Member Increase: Yes
 Green Lumber: No Wet Service: No
 Fab Tolerance: 20% Creep (Kcr) = 2.0
 OH Soffit Load: 2.0 psf

-----Snow Load Specs-----
 ASCE7-10 Ground Snow(Pg) = 30.0 psf
 Risk Category: II (Is = 1.00)
 Terrain Category: C
 Roof Exposure: Sheltered
 Thermal Condition: All Others(1.0)
 Unobstructed Slippery Roof: No
 Low-Slope Minimums(Pfmin): No
 Unbalanced Snow Loads: Yes
 Rain Surcharge: No Ice Dam Chk: Yes

-----Wind Load Specs-----
 ASCE7-10 Wind Speed(V) = 115 mph
 Risk Cat: II Exposure Cat: C
 Bldg Dims: L = 0.0 ft B = 0.0 ft
 M.R.H(h) = 25.0ft Kzt = 1.0 Ke = 1.00
 Bldg Enclosure: Enclosed
 Wind DL(psf): TC = 6.0 BC = 6.0
 End Vertical Exposed: L = Yes R = Yes
 Wind Uplift Reporting: ASCE7 MWERS
 C&C End Zone: 4-00-00

-----Additional Design Checks-----
 10 psf Non-Concurrent BCLL: Yes
 20 psf BC Limited Storage: Yes
 200 lb BC Accessible Ceiling: No
 300 lb TC Maintenance Load: No
 2000 lb TC Safe Load: No
 300 lb TC/BC Person Loading: No

Material Summary

TC	2x6	SYP	2400/2.0
BC	2x8	SYP	2400/2.0
Webs	2x4	SPF	#2
Wedge	2x4	SPF	Stud
TB	2x4	SPF	#2

Reaction Summary

Jnt	--X--	Loc	React	-Up-	--Width-	-Reqd	-Mat	PSI
1	01-12	1642	55	03-08	02-01	SPF	531	
9	23-10-04	1642	55	03-08	02-01	SPF	531	

Max Horiz = -173 / +173 at Joint 1

Deflection Summary

TrussSpan	Limit	Actual(in)	Location
Vert LL	L/360	L/435(-0.65)	10-12
Vert DL	L/240	L/712(-0.40)	10-12
Vert CR	L/240	L/270(-1.05)	10-12
Horz LL	0.75in	(0.03)	0Jt 1
Horz CR	1.25in	(0.06)	0Jt 1
Ohng CR	2L/240	2L/999(-0.01)	1- 1
Ohng CR	2L/240	2L/999(-0.01)	9- 9

Member Forces Summary

Max CSI in TC PANEL	2 - 3	1.00
Max CSI in BC PANEL	10 - 11	0.71
Max CSI in Web	4 - 15	0.34

Loads Summary

User-defined unbalanced Top Chord Live Loads (TCLL) occurring at 12-00-00 are based on 1.00 full and 0.00 reduced load factors.
 Attic space centered at 12-00-00 is loaded with 40.0 psf Live & 10.0 psf Dead Floor, 5.0 psf Dead Wall, 5.0 psf Dead Ceiling loads, and meets deflection criteria L/360.

See Loadcase Report for load combinations and additional details.
 Loads based on maximum and minimum reactions from tie-in spans

Mbr	Max	Min	Location	Dir	Description
Web	31	18	4-10-04	Vert	SidewallDL
Web	31	18	19-01-12	Vert	SidewallDL

Notes

Plates designed for Cq at 0.80 and Rotational Tolerance of 10.0 degrees.
 Plates located at TC pitch breaks meet the prescriptive minimum size requirement to transfer unblocked diaphragm loads across those joints.
 Continuous Lateral Restraint (CLR) rows require diagonal bracing per D-WEBCLRBRACE. Alternatively, see D-WEBREINFORCE.

Bracing Data Summary

-----Bracing Data-----
 Chords; Sheathing required or bracing indicated:
 Attic tie beam (TB) & walls; bracing indicated or rigid sheathing.

---oc---	--From---	---To---	#Bays
TC	4-00-00	-2-00-00	26-00-00 9
BC	8-00-00	0	24-00-00 3
TB	3-04-00	8-08-10	15-03-06 2

----- Web Bracing --- CLR -----
 Continuous Restraint Bracing Req'd
 See BCSCI-B3 3.0

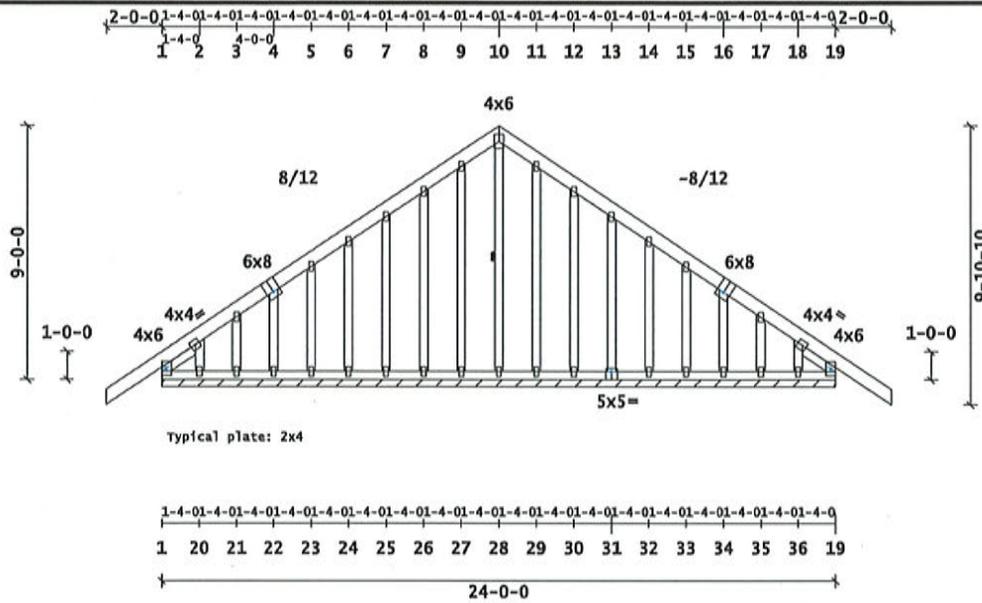
Plate offsets (X, Y):

(None unless indicated below)
 Jnt2(00-02,-00-03), Jnt3(0,01-04),
 Jnt7(0,01-04), Jnt8(-00-02,-00-03),
 Jnt10(0,-01-03), Jnt12(0,-01-03),
 Jnt1(02-01,01-06), Jnt9(-02-01,01-06)

Dansco Engineering, LLC
 Date: 01/14/2026
 DE Job # 126433-W1



NOTICE A copy of this design shall be furnished to the erection contractor. The design of this individual truss is based on design criteria and requirements supplied by the Truss Manufacturer and relies upon the accuracy and completeness of the information set forth by the Building Designer. A seal on this drawing indicates acceptance of professional engineering responsibility solely for the truss component design shown. See the cover page and the "Important Information & General Notes" page for additional information. All connector plates shall be manufactured by Simpson Strong-Tie Company, Inc in accordance with ESR-2762. All connector plates are 20 gauge, unless the specified plate size is followed by a "-18" which indicates an 18 gauge plate, or "S# 18", which indicates a high tension 18 gauge plate.



Truss Weight = 200.0 lb

Code/Design: IRC-2015/TPI-2014

PSF Live	Dead	Dur Factors
TC 20.0	10.0	Live Wind Snow
BC 0.0	10.0	Lum 1.15 1.60 1.15
Total	40.0	Plt 1.15 1.60 1.15

Spacing: 2'-00-00 o.c. Plies: 1
 Repetitive Member Increase: Yes
 Green Lumber: No Wet Service: No
 Fab Tolerance: 20% Creep (Kcr) = 2.0
 OH Soffit Load: 2.0 psf

-----Snow Load Specs-----

ASCE7-10 Ground Snow (Pg) = 30.0 psf
 Risk Category: II (Is = 1.00)
 Terrain Category: C
 Roof Exposure: Sheltered
 Thermal Condition: All Others (1.0)
 Unobstructed Slippery Roof: No
 Low-Slope Minimums (Pfmin): No
 Unbalanced Snow Loads: Yes
 Rain Surcharge: No Ice Dam Chk: Yes

-----Wind Load Specs-----

ASCE7-10 Wind Speed (V) = 115 mph
 Risk Cat: II Exposure Cat: C
 Bldg Dims: L = 0.0 ft B = 0.0 ft
 M.R.H(h) = 25.0ft Kzt = 1.0 Ke = 1.00
 Bldg Enclosure: Enclosed
 Wind DL (psf): TC = 6.0 BC = 6.0
 End Vertical Exposed: L = Yes R = Yes
 Wind Uplift Reporting: ASCE7 MWFRS
 C&C End Zone: 4-00-00

-----Additional Design Checks-----

10 psf Non-Concurrent BCLL:	Yes
20 psf BC Limited Storage:	Yes
200 lb BC Accessible Ceiling:	No
300 lb TC Maintenance Load:	No
2000 lb TC Safe Load:	No
300 lb TC/BC Person Loading:	No

Material Summary

TC	2x6	SPF	#2
BC	2x4	SPF	#2
Webs	2x4	SPF	Stud
	2x4	SPF	#2 28-10
Slider	2x4	SPF	Stud

Member Forces Summary

Max CSI in TC PANEL	1 - 1	0.28
Max CSI in BC PANEL	1 - 20	0.04
Max CSI in Web	27 - 9	0.10

Mem	Ten	Comp	CSI
TC	1-4	129	0
	4-10	215	184
	10-16	215	184
	16-19	129	0
BC	1-31	128	108
	19-31	128	108
Web	1-2	57	159
	2-20	167	33
	3-21	60	80
	4-22	56	81
	5-23	56	87
	6-24	56	82
	7-25	61	82
	8-26	66	83
	9-27	12	84
	10-28	106	173
	11-29	12	84
	12-30	66	83
	13-31	61	82
	14-32	56	82
	15-33	56	87
	16-34	56	81
	17-35	60	80
	18-19	57	159
	18-36	167	33

Reaction Summary

Jnt	--X-Loc--	React	-Up-	--Width-	-Reqd-	-Mat	PSI
1	01-12	453	65	24-00-00			
20	1-04-00	64	154	24-00-00			
36	22-08-00	64	154	24-00-00			
19	23-10-04	453	65	24-00-00			

Max Horiz = -174 / +174 at Joint 28
 Reactions not shown: down < 400 and up < 150
 ---- Reaction Summary (plf) ----
 Jnt-Jnt React -Up- --Width-
 1-19 49 0 24-00-00 (reduced)

Loads Summary

User-defined unbalanced Top Chord Live Loads (TCLL) occurring at 12-00-00 are based on 1.00 full and 0.00 reduced load factors.
 See Loadcase Report for load combinations and additional details.

Notes

If this truss is exposed to wind load perpendicular to the plane of the truss, gable studs must be braced according to the Construction Documents, BCSI-B3, or a gable stud bracing detail matching the design wind speed shown. Lateral bracing of the truss itself to resist out-of-plane wind load must be in accordance with the Construction Documents.
 The maximum rake overhang length is 12.0".
 Gable requires 7/16" OSB sheathing on front from 0-00-00 to 24-00-00; connection details to be provided by the Building Designer.
 Plates designed for Cq at 0.80 and Rotational Tolerance of 10.0 degrees.
 Plates located at TC pitch breaks meet the prescriptive minimum size requirement to transfer unblocked diaphragm loads across those joints.
 Continuous Lateral Restraint (CLR) rows require diagonal bracing per D-WEBCLRBRACE. Alternatively, see D-WEBREINFORCE.
 This truss is not symmetric - proper orientation is critical.

Deflection Summary

TrussSpan	Limit	Actual (in)	Location
Vert LL	L/360	L/999 (0.00)	36-19
Vert DL	L/240	L/999 (-0.00)	35-36
Vert CR	L/240	L/999 (-0.00)	35-36
Horz LL	0.75in	(0.00)	@Jt19
Horz CR	1.25in	(0.00)	@Jt19
Chng CR	2L/240	2L/999 (-0.02)	1-1
Chng CR	2L/240	2L/999 (-0.02)	19-19

Bracing Data Summary

-----Bracing Data-----
 Chords; Sheathing required or bracing indicated:

oc	From	To	#Bays
TC	5-07-00	-2-00-00	26-00-00 7
BC	8-00-00	0	24-00-00 3

-----Web Bracing -- CLR -----
 Single: 28-10
 Continuous Restraint Bracing Req'd
 See BCSI-B3 3.0

Plate offsets (X, Y):

(None unless indicated below)
 Jnt4(-00-13,01-04), Jnt16(00-13,01-04),
 Jnt31(0,-01-00), Jnt1(00-04,0),
 Jnt19(-00-04,0)

Dansco Engineering, LLC
 Date: 01/14/2026
 DE Job # 126433-W1



NOTICE A copy of this design shall be furnished to the erection contractor. The design of this individual truss is based on design criteria and requirements supplied by the Truss Manufacturer and relies upon the accuracy and completeness of the information set forth by the Building Designer. A seal on this drawing indicates acceptance of professional engineering responsibility solely for the truss component design shown. See the cover page and the "Important Information & General Notes" page for additional information. All connector plates shall be manufactured by Simpson Strong-Tie Company, Inc in accordance with ESR-2762. All connector plates are 20 gauge, unless the specified plate size is followed by a "-18" which indicates an 18 gauge plate, or "S# 18", which indicates a high tension 18 gauge plate.



Prices shown are valid today only.

WIXM 50070

STORE # 3320 WIXM FAX: 248-277-4860
10400 ASSEMBLY PARK DR EMAIL: WIXMBuildingMaterials@menards.com
WIXOM, MI 48393



CUSTOMER NAME - ADDRESS - PHONE

Dinverno, Jeremy
6075 Strawberry Cir
Commerce Township, MI
48382-5510
Ph: (248) 396-5377
JOB DESC:

PICKING LIST - CUSTOMER COPY

PAGE 1 OF 1

SOLD BY: RITA W.
DATE: 11/01/25



AT YARD ENTRANCE

QUANTITY	DESCRIPTION	SKU NUMBER
16 EACH	4' SHINGLEOVER RIDGE VENTFILTER/BAFFLE	147-5032
2 EACH	SUMMIT UNDERLAYMENT 48"X 250' (10SQ)	151-1811
2 EACH	1.95SQ WEATHERMASTER 200 ATLAS GRANULAR	151-1829
2 BNDL	H&R PROEDGE OC 33 LF DRIFTWOOD	151-2367
54 BNDL	OAKRIDGE DRIFTWOOD	151-3130
16 EACH	12' STYLE D ALM ROOF EDGEROYAL BROWN	157-2096

130. Delivery Ground

**TO AVOID PRODUCT NOT BEING AVAILABLE ON A LATER DATE
PLEASE PICK UP ALL MERCHANDISE TODAY. THANK YOU.**

This is a quote valid today. Upon payment this quote becomes a yard picking list subject to the terms and conditions below. Quantities listed above may exceed quantities available for immediate pick-up. Product is not held for a specific customer, but instead is available to the buying public on a first come, first serve basis. Please pickup all purchases made on this picking list immediately. Failure to pick up products on this picking list today will result in additional charge to you if, on the day of pick up, the retail price of the products are higher than on the day purchased. Menards liability to you is limited to refunding your original purchase price for any product not picked up.

Customer Instructions:

1. Take this picking list to a cashier to pay for the merchandise.
2. Enter the outside yard to pick up your merchandise. (All vehicles are subject to inspection.)
3. Load your merchandise. (Menards Team Members will gladly help you load your materials but cannot be held liable for damage to your vehicle.)
4. When exiting the yard, present this list to the Gate Attendant. (The Gate Attendant will record the items you are taking with you.)
5. Sign the Gate Attendant's signature pad verifying you've received the merchandise.

PRE-TAX TOTAL: 3,082.56

Our insurance does not allow us to tie down or secure your load, trunk lid, etc. For your convenience, we supply twine, but you will have to decide whether or not your load is secure and if the twine supplied is strong enough. If you do not believe the twine will suffice, stronger material can be purchased inside the store.

READ THE TERMS AND CONDITIONS CAREFULLY. All returns are subject to Menards' posted return policy. In consideration for Menards low prices you agree that if any merchandise purchased by you is defective, Menards will agree to exchange the merchandise or refund the purchase price based on the form of original payment. You agree that there shall be no other remedy available to you. If there is a warranty provided by the manufacturer, that warranty shall govern your rights and Menards shall be selling the product "AS IS." Oral statements do not constitute warranties, and are not a part of this contract. The customer agrees to inspect all merchandise prior to installing or using it. **UNDER NO CIRCUMSTANCES SHALL MENARDS BE LIABLE FOR ANY SPECIAL, INCIDENTAL, OR CONSEQUENTIAL DAMAGES. MENARDS MAKES NO WARRANTIES, EXPRESS OR IMPLIED, AS TO MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE MERCHANDISE.** Any controversy or claim arising out of or relating to this contract, or the breach thereof, shall be settled by arbitration administered by the American Arbitration Association under its applicable Consumer or Commercial Arbitration Rules, and judgments on the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof. The customer agrees to these terms and conditions through purchase of merchandise contained on this document.

THIS IS NOT A RECEIPT

SELF-SCAN HERE ==>





White Lake Township Building Dept.
7525 Highland Rd.
White Lake, MI 48383

(248) 698-3300
Fax (248) 666-7451

APPLICATION FOR ROOF PERMIT

Authority: P.A. 230 OF 1972, as amended	This department will not discriminate against any individual or group because of race, sex, religion, age, national origin, color, marital status, handicap, or political beliefs.
Completion: Mandatory to obtain permit	
Penalty: Permit will not be issued	

- Address of ~~new~~ construction: 9945 Cedar Island
- Request Permit For: Roof/Truss
 Number of squares of shingles 36 Number of squares of felt/underlayment 3,000
 LF Ice & snow shield 120 Square feet of plywood/OSB ? 108
 Sq. ft. of attic space ? 1320 Sq. ft. of ventilation: Ridge 60 Can Soffit
- Sidwell#: 4-12-35-151-018 4. Lot#:
- Zoning District: R1 B 6. Subdivision:
- Type of Construction: Garage 8. Building Use Group:
- Value of Proposed Work: \$ 8,000⁰⁰ 10. Permit Fee:

APPLICANT INFORMATION: Applicant is responsible for the payment of the fees and charges applicable and must provide the following information.

Jeremy Diverno

Applicant Name Builder's License #

9945 Cedar Island (6075 Strawberry Cir Commerce, Twp MI 48382

Address City State Zip

Federal ID # MESC Employer # Workers Comp Carrier

Jeremy Diverno 9945 Cedar Island

Owner Address City/State/Zip Phone #

I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent, and we agree to conform to all applicable laws of the State of Michigan. All information submitted on this application is accurate to the best of my knowledge.

Section 23a of the state construction code act of 1972 PA 230, MCL 125.1523a, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Violators of section 23a are subject to civil fines.

SIGNATURE OF APPLICANT:

BUILDING OFFICIAL SIGNATURE: _____ DATE: 1-12-26



White Lake Township Building Department Homeowner Affidavit

The Michigan Licensing Law gives the homeowner an exemption to act as the general contractor if the homeowner is building their own residence for their own personal use.

This means that in the case of your own single-family residence (not a duplex or apartment building) the homeowner may act as the general contractor, even though a licensed builder may be significantly involved.

Section 339.2403 of the Michigan Occupational code state the following:

A person may engage in the business of or act in the capacity of a residential builder without having a license if the person is:

An owner of the property with reference to a structure on the property for the owner's own use and occupancy.

If the Homeowner acts as the general contractor and obtains the building permit you should be aware of the following:

That as the permit holder, the homeowner incurs all of the liability and all of the responsibility that the licensed contractor would normally assume: This means that:

- It will be the homeowner's responsibility to correct any code violations, even if the contractor or any other person (s) did the work.
- The homeowner can be held liable for any injury which occurs on the job, whether it is to a builder's or sub-contractor's employee. The homeowner is responsible for workers compensation, all withholding taxes both for federal and state, and FICA taxes for all persons on the job.
- In the event of an occurrence beyond the builder's control – (lawsuit, etc.), which causes the builder to be unable to complete the work, the homeowner will be legally responsible for the completion of the job.

I, Jeremy Diverno read and understand the above. (Please print name)


(Signature)

1-12-26
(Date)

7525 Highland Road – White Lake, MI 48383-2900
(248) 698-3300 Ext. 2
Whitelaketwp.com