



Lost Peninsula Marina – Building Improvements – Fact Sheet

Decks, Sheds, Storage Units and Accessory Structures – All building accessory improvements at the marina on leased lots require prior approval of the marina management. Accessory structures are defined as: A building or structure customarily incidental and subordinate to the principal structure or use and located on the same lot. All structures are required to be built to the requirement of the 2015 Michigan Building Code although requirements for a permit change based on the size. Most Accessory structures 100 square feet or less and decks on the ground will not require a permit. Accessory structures over 100 and up to 200 square feet require a zoning permit to ensure compliance with requirements for size, location and height. Any structure over 200 square feet also requires a building permit and shall require inspection(s) to confirm all code requirements.

The following is a brief overview of the requirements based on the proposed size.

Accessory Sheds, Carports, and Decks, that are 100 square feet or less, and do not exceed 10 feet in height or Decks of any size that are constructed entirely on the ground (finished height of 12 inches or less):

- No permits are required
- Prior approval of the Marina Management is still required
- All improvements (construction) shall still comply with the building code.
- All improvements shall be sufficiently anchored to the ground to resist wind/uplift.

Accessory Sheds, Carports, that are 100 square feet but not more than 200 square feet, and do not exceed 10 feet in height, and Decks over 12 inches but less than 30 Inches in height:

- A Zoning permit is required – submit the following for review/approval:
 - A building permit application with all requested information completed
 - A plot sketch showing the improvement on your lot – signed by Marina Mgt.
 - A copy of your driver's license.
- Prior approval of the Marina Management is still required
- All improvements (construction) shall still comply with the building code.
- All improvements shall be sufficiently anchored to the ground to resist wind/uplift.

Accessory Sheds, Carports that are over 200 square feet and Decks that are more than 12 inches above the ground:

- A Building permit is required – submit the following for review/approval:
 - A building permit application with all requested information completed
 - A plot sketch showing the improvement on your lot – signed by Marina Mgt.
 - Plans of what and how unit will be constructed (including all lumber sizes and spans), this should look like a blue print.
 - A copy of your driver's license.
- Prior approval of the Marina Management is still required
- All improvements (construction) shall require inspection(s) to confirm building code.
- All decks over 30 inches in height require guard rails to comply with the code.
- All improvements shall be sufficiently anchored to the ground to resist wind/uplift.

Permit applications can be downloaded at our website: erietownship.com under Departments, Township Building Official page or picked up at the township office. All required documents can be returned by: email, mail, fax, or drop off at office counter or drop-box.