

City of Birmingham
Building Department
(248) 530-1850

Requirements for survey:

1. Survey is required to be sealed by a professional surveyor or land surveyor.
2. Provide spot elevations to show water is not running onto adjacent properties and is draining to street, retaining on own property, or catch basin. This information will be helpful to approve the required Site Evaluation form.
3. Elevations are required 5' out from the corners of the existing and proposed house; and the finish floor is needed as a reference point to verify height restrictions.
4. Need the proposed addition as well as the existing house located: side yard setbacks, distance between adjacent structures, rear setback and front setback.
5. Need the front yard setbacks of adjacent houses within 200' on each side of the lot (measuring to the closest living space or an attached garage).
6. Calculation of "lot coverage", lot coverage includes house, garage (attached or detached) and structures with a roof. Lot coverage is limited to 30% of the property.
7. Calculation of "open space", open space is required to be a minimum 40% of the lot area; lot coverage and impervious surfaces count against open space.
8. Location, type, size and drip line of all trees located in the right-of-way and trees on adjacent properties within 25' of the property line in relation to the construction area (construction area is staging or area utilized during construction)
9. Need power lines and easements located.

Please call (248) 530-1850 if you have any questions.