

7 STEPS

How to Build Your Own Pre-Approved House in Ecorse, MI



Take a Look at the Home Options

Ecorse has four different home plans with different sizes and layouts, and all the sets are available online. Take a look through the options and decide which ones would meet your needs. Depending on the size of your property, you may be limited in which plans you can choose. Every plan set is designed to be universally accessible and aesthetically appealing. The plans are also designed to make building fast and easy by incorporating a slab foundation and electrical wiring for a mini-split heating and cooling system, which eliminates the need for a new gas line.

Verify Zoning

Before purchasing a property, call or email the Planning Department to check that the plan you have chosen can fit on the property you are interested. The City Planner will also confirm that the property can be used for residential living. This is a very important step because it prevents you from buying a property that you cannot use.

Hire a Homebuilder

Hire a licensed homebuilder to construct your home, and direct them to the home plans you chose on the City website. Your homebuilder will then have a meeting with the City Building Department to talk through the construction process and identify any possible challenges. If there are no major issues, your homebuilder will then bring in a team of experts to complete your project. They will help you conduct a property survey and turn the pre-approved home plan set into a complete site plan. If you want to incorporate a fence or driveway, be sure to tell your homebuilder.

IMPORTANT: You cannot make any changes to the pre-approved home plan set!

Submit the Site Plan

Your homebuilder submits the complete site plan to the City. The City reviews the submitted plans, and works with the homebuilder to make any required revisions.

Apply for Required Permits

Once the site plan is approved, your homebuilder will apply for the necessary permits to begin construction. Throughout the construction process, your home will undergo several rounds of inspection and permitting.

Final Building and Fire Inspections

Once the home is complete, the Building Department and Fire Department inspect the property one last time to make sure it is safe and up-to-code.

Approval and Issuance of Certificate of Occupancy

After all inspections have been performed and the Building Department has signed off, you will be issued a Certificate of Occupancy. This means your home is safe to inhabit and you are ready to go! Paint your home whatever color you like, install landscaping, and make it your own.

Welcome to your new home in Ecorse!

Contact Information

Building Department

building@ecorsemi.gov

313-386-3636

ecorsemi.gov/Departments/Building-and-Engineering-Department.aspx

Planning Department

mboettcher@mcka.com

248-596-0920

ecorsemi.gov/Departments/Community-Development/Planning-and-Zoning.aspx

Resources

Helpful websites to find a homebuilder for your project:

NAHB Homebuilders Association of Michigan
members.hbaofmichigan.com/list/

Helpful websites to find a property:

Ecorse Surplus Property Website

ecorsemi.gov/Departments/Community-Development/Surplus-Property-List.aspx

Wayne County Land Bank

waynecountylandbank.com

General advice and how to check your homebuilder's licensing:

MI Dept. of Licensing and Regulatory Affairs

michigan.gov/lara/bureau-list/bcc/sections/licensing-section/residential-builders/lic-info/helpful-information-for-homeowners

Property Due Diligence

Before buying a property, you should always do your "due diligence" on the property's history to find any possible issues.

Ask the city for the address and parcel ID for the property you are interested in. There are multiple ways to find out about a property's history (the more you can do, the better):

- Visit the City of Ecorse Assessing Department for property records.
- Visit the Wayne County Register of Deeds for property records.
- Hire a real estate company to conduct a title search, which finds all legal documents associated with the property.
- Ask the current property owner if they are aware of any private easements or agreements, and ask them for a copy.

Applications and more info available:

www.ecorsemi.gov

First time building your home?

If you're in the market for a new home, you should shop for your builder as carefully as you shop for your home. Here are a couple of tips from NAHB to help you choose a builder.

Make a List of Possible Builders

- Once you have thought about the type of house you want, you will need to find a builder
- Contact your local home builders' association to obtain a list of builders who construct homes in your area.
- Look in the real estate section of your local newspaper for builders and projects. Looking through the ads and reading the articles can help you to learn which builders are active in your area, the types of homes they are building, and the prices you can expect to pay. Make a list of builders who build the type of home you're looking for in your price range.
- Local real estate agents may also be able to help you in your search. Ask friends and relatives for recommendations. Ask about builders they have dealt with directly, or ask them for names of acquaintances who have recently had a good experience with a builder.

Do Your Homework

- Once you have a list of builders, how can you find out about their reputations and the quality of their work? The best way to learn about builders is to visit homes they have built and talk with the owners.
- Ask builders on your list for the addresses of their recently built homes and subdivisions. Builders may even be able to provide names of some homeowners who would be willing to talk with you.
- Drive-by on a Saturday morning when home owners may be outside doing chores or errands. Introduce yourself and say you are considering buying a home from the builder who built their home. The more people you talk with, the more accurate an impression of a builder you are likely to get. At the very least, drive by and see if the homes are visually appealing.
- When you talk to builders and homeowners, take along a notebook to record the information you find and your personal impressions about specific builders and homes. Doing so will help you to make comparisons later. Some questions you can ask people include: Are you happy with your home? If you had any problems, were they fixed promptly and properly? Would you buy another home from this builder?
- Usually, people tell you if they are pleased with their homes. And if they are not, they'll probably want to tell you why.

Shop for Quality and Value

When examining a home, look at the quality of the construction features. Inspect the quality of the cabinetry, carpeting, trim work, and paint. Ask the builder or the builder's representative a lot of questions. Get as many specifics as possible. If you receive the answers verbally rather than in writing, take notes. Never hesitate to ask a question. What seems like an insignificant question might yield an important answer.