

GLOSSARY

Ongoing...



Term/Acronym	Definition
Accessory Dwelling Unit (ADU)	Accessory Dwelling Unit - aka an income/mortgage helper, granny flat, small apartment on the property of a principal residence that the owner may use as an income generating unit of housing.
Accessory Structure	An accessory structure to a primary use structure (e.g. a house) is a garage, shed or other outbuilding.
Adjacent	Next to or adjoining something else; used to describe location of a property joined at the sides or rear of property. Usually defined with a shared property line.
Building	"Building" means a combination of materials, whether portable or fixed, forming a structure affording a facility or shelter for use or occupancy by persons, animals, or property. The term does not include a building incidental to the use for agricultural purposes of the land on which the building is located if it is not used in the business of retail trade. The term shall be construed as though followed by the words "or part or parts of the building and all equipment in the building" unless the context clearly requires a different meaning.
Building Code	When referring to "code" it is the International Building Code. Effective October 4, 2021 in Michigan, it will include the Michigan Amendments specific to building in the state.
Building Permit	An official approval issued by the local government agency that allows an owner or contractor to proceed with a construction project on a property. It is intended to ensure that the project plans comply with local standards for land use, zoning and construction. These standards are intended to ensure the safety of current and future owners and occupants and to provide enforcement of zoning, land-use policies as well as building code standards.
Construction Documents	Written, graphic and pictorial documents prepared or assembled for describing the design, location and physical characteristics of the elements of a project necessary for obtaining a building permit. Construction drawings shall be drawn to an appropriate scale.
Contiguous	Sharing a common border; touching.
Delinquent Taxes	Real property tax delinquency entails a three-year forfeiture and foreclosure process in Michigan. Real property taxes which remain unpaid as of March 31 in the third year of delinquency are foreclosed upon by the Foreclosing Governmental Unit (FGU).
Draft Stop	A material, device or construction installed to restrict the movement of air within open spaces of concealed areas of building components such as crawl spaces, floor-ceiling assemblies, roof-ceiling assemblies and attics.
Egress	The action of going out of or leaving a place. Usually referring to a means of escape for a home, i.e. an egress window in a basement is required to consider it liveable space.
Electrical	Includes all electrical components of a structure; interior and exterior - lighting, outlets, switches, circuit panels, wiring and any/all hard wiring for other systems components including smoke and carbon monoxide detectors and emergency component needs.
Foreclosure	A legal process in which a lender or taxing authority attempts to recover the balance of a loan or property taxes from the borrower or owner who has stopped making payments to the lender/authority by forcing the sale of the asset used as the collateral for the loan/payment.

Forfeiture	The loss of giving up of something as a penalty of wrongdoing.
General Contractor	The company that is hired to oversee and coordinate an entire construction project. The company may coordinate workers within the company as well as sub-contractors for needed work on systems, landscaping, septic/well, concrete, excavation and all of the development components.
GIS	Geographic Information System - a computer system that analyzes and displays geographically referenced information.
In-Fill Housing	New houses constructed on vacant, underused lots interspersed among older, existing properties in an established urban neighborhood.
Legal description	The geographical description of real estate that identifies its precise location, boundaries and any easements for the purpose of a legal transaction, such as ownership. A legal description is kept with the deed and filed with the clerk and/or county tax assessor.
Liber & Page	Cross reference to original document being assumed, purchased or titled. The land record system that is used at the county register of deeds office. This office records all land ownership records for the county.
Mechanical (aka HVAC)	Includes, furnace/boiler/electrical heating, air conditioning, ventilation and water heaters.
MEDC	Michigan Economic Development Corporation - collaborates with more than 100 economic development partners, markets Michigan as a place to do business, assists businesses in their growth strategies and fosters the growth of vibrant communities across the state.
MSHDA	Michigan State Housing Development Authority - State of Michigan department that addresses housing issues
Owner of record	The party that is listed on the recorded deed.
Parcel Number	A Parcel Identification Number (PID) is another way to identify a property especially if it is a vacant property.
Plumbing	Includes all water related items on interior and exterior of a building; sinks, toilets, water heaters and outside water sources.
Principal Residence Exemption (PRE)	Principal Residence Exemption - formerly known as the Homestead Exemption - available to owner occupants who live in their primary residence.
Registered Design Professional	"Registered design professional" means an individual who is licensed under the occupational code, 1980 PA 299, MCL 339.101 to 339.2919. This act is the Occupational Act governing all trades people in the State of Michigan, it speaks to the requirement of having a licensed, registered design professional complete construction drawings for ALL structures of construction in the Michigan, except for a residential structure owned and lived in under 3500 sqft.
Rehabilitation (Rehab)	This term is used to repair, reconstruction, renovate a house or structure to be compliant with building code and other safety conditions. It can also refer to upgrades and enhancements for energy efficiency, accessibility and to remove hazards for safety reasons.
Structural	Includes foundations, walls, windows/doors, roof and all supports of a structure.
Sub-Contractor	A contractor that is hired by an owner or general contractor to complete work that is not in their purview. For example, electrician hired to perform electrical condition requirements to be installed on a job would require an electrical "sub-contractor" to pull the permit to complete the work. Sub-contractor may also perform work such as; concrete, landscape, tile or flooring, specialized carpentry/trim work, etc.

Systems of a building	Used to describe a building's structural, plumbing, mechanical and electrical components.
Taxpayer	The party that pays property taxes.
Walls	Walls shall be defined as follows: Load-bearing wall. A wall supporting any vertical load in addition to its own weight. Nonbearing wall. A wall which does not support vertical loads other than its own weight.