

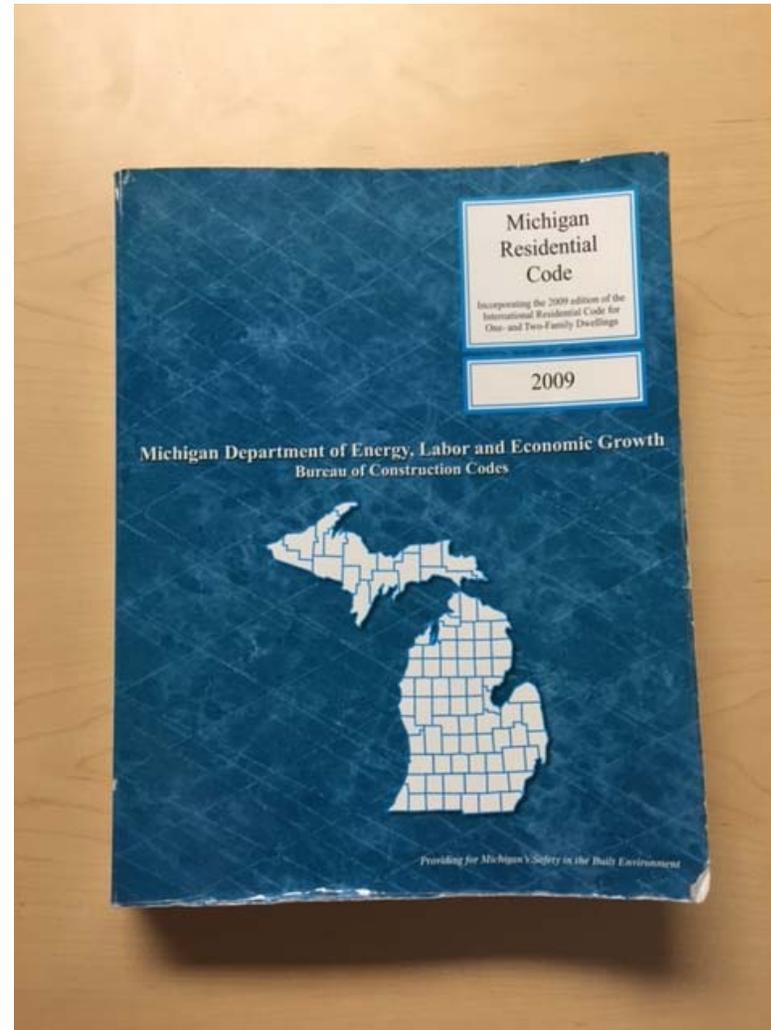
BUILDING PERMIT PROCESS

2009 Michigan Residential Code

General

- Building code designed as a minimum standard of safety
- Statewide adoption per PA 230 "Construction Code Act"
- Codes modeled after International Residential Code from ICC
- 830 pages plus referenced standards
- Inspectors must be registered and complete continuing education per Act 54
- Our job is to protect the health and safety of building occupants through the enforcement of building codes

Code book



Work exempt from permit

- One story detached accessory structures 200 sqft or less
- Fences 6' or less
- Sidewalks or driveways
- Painting, carpeting, tile
- Cabinets, countertop, trim and other finish work
- Swings and playground equipment
- Small normal repairs

R105.1 PERMITS

- Required when...“intend to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure...”

Required information

- Permit application
- Construction plans
- Site plan

Other agencies approval

- Well and septic
- Driveway permit
- Soil erosion
- Utility disconnects

Forms

- Energy code forms
- Roofing / siding form
- Bike path bond

Zoning approval

- Required before building code review begins

Process

- Apply at township / city where work is located
- Zoning approval
- Plans reviewed for Code Compliance
- Permit Issued
- Applicant calls for required inspections when ready
- When Final inspection is approved, occupancy allowed

Contractors

- Must be registered and licensed
- Homeowners can pull their own permits only when they are doing the work themselves and occupy or intend to occupy the home – cannot circumvent the licensing laws
- Ask for references
- Get several estimates
- Do not pay “up front”
- We do not recommend builders – but we can give permit history!

Inspections

- Footing form
- Foundation wall form
- Pre-backfill
- Rough
- Insulation
- Final

Common Projects

- Decks
- Pools
- Accessory buildings
- Basements

Questions???

- Cascade Inspection Services
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