

MICHIGAN RESIDENTIAL CODE 2003

APPLICABILITY: A permit is required to construct, enlarge, alter, repair, move, demolish or change the occupancy of any structure. **EXCEPTION:** One story detached accessory structures if the floor area does not exceed 200 square feet.

- A. **WHEN CAN I START:** After issue of the Soil and Erosion Permit and the Land Use Permit clearing, grading, excavating, and forming may commence. Prior to concrete or in the case of a wood foundation, pea gravel being placed, a Building Permit is required to be in hand and posted on the job site. (Public Act 230, Section 125.1511)
- B. **PLAN REVIEW:** The purpose of the Plan Review is to ensure the proposed construction meets code requirements prior to actual construction. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinance, rules, and regulations, as determined by the building official. This includes indicating the size, description, and locations for all structural members. Also to be indicated on the plans is compliance with each item on this review sheet that is marked with a box. As a part of the construction documents submittal, site plans showing the size and location of new construction and any existing structures on the site and distances from lot lines shall be submitted. In complete plan submittals shall be returned to the applicant for revision. The building permit fee is based on one plan review, additional plan review time will be charged per the approved fee schedule. (R106.1.1, R106.2)
- C. **CALLING FOR INSPECTIONS:** It is the permit holder's responsibility to notify the building department, with **24 HOURS NOTICE**, for an inspection. Normally, there are 5 required inspections and approval is necessary for: (1) **FOOTING**, prior to placing concrete; (2) **BACKFILL**; before earth is placed, after drain tile, stone and damp proofing is installed; (3) **ROUGH FRAMING AND MASONRY INSPECTION**, after all required electrical, plumbing, and/or mechanical rough inspections have been performed, and prior to insulation, masonry inspections shall be made before the installation of masonry veneer and after the installation of base course flashing as specified in Section R703.7.5 and weather resistant sheathing paper as specified in Section R703.2; (4) **INSULATION** ; and (5) **FINAL**, prior to occupancy of the building structure. If a reinspection is necessary, it is the permit holder's responsibility to notify the construction code office when the construction is ready for the reinspection. A reinspection is required when construction is not ready for inspection, or when the construction fails to pass an inspection. **THIS WILL COST THE PERMIT HOLDER A REINSPECTION FEE.**
- D. **CERTIFICAT OF USE AND OCCUPANCY: A BUILDING/STRUCTURE MUST NOT BE OCCUPIED UNTIL A FINAL INSPECTION HAS BEEN PASSED AND A CERTIFICATE OF USE AND OCCUPANCY HAS BEE ISSUED.** Approvals from the building, plumbing, electrical, mechanical and soil and erosion (if required) inspectors must be obtained before occupancy can occur. **OCCUPANCY OF A BUILDING/STRUCTURE WITHOUT A CERTIFICATE OF USE AND OCCUPANCY IS A VIOLATION OF THE LAW. (SECTION 13 PUBLIC ACT 230 OF 1972, AS AMENDED)**
- E. **TEMPORARY CERTIFICATE OF USE AND OCCUPANCY:** The building official is authorized to issue a Temporary Certificate of Occupancy before completion of the entire work covered by the building permit, provided that such portion or portions shall be occupied safely. The building official shall set a time period during which the temporary occupancy shall be valid. All safety requirements of the code are to be completed, such as, but not limited to: Handrails, guardrails, smoke detectors, egress requirements, fire, doors, and fire separation walls, firestopping, and final or temporary approvals from the plumbing, electrical & mechanical inspectors prior to the temporary occupancy permit being issued. (R110.4)

