

FREQUENTLY ASKED QUESTIONS FOR BUILDING PERMITS

Q: What types of work require permits?

A: Permits are required for the following items:

- Decks
- Fences
- Windows
- Re-roofing
- Re-siding
- Sheds
- Replacement Furnaces
- Hot water heaters
- Air conditioning units

If there are items that you working on and you are not sure if a permit is required, please call City Hall and someone would be happy to let you know if a permit is required.

Q: Can I do the work myself, or do I have to hire a contractor?

A: Homeowners may obtain permits without a license, if you are going to do the work. As the general contractor you will be responsible for the work and to make sure it meets the current Michigan Building Codes.

Q: Why inspect a building during construction?

A: It is the only way to verify independently that the building will meet all of the current codes.

Q: Why should minimum safety codes apply to my own home?

A: For several reasons:

- For the safety of your family and guests.
- To ensure the economic well-being of the community by reducing potential spread of blight.
- For energy conservation.
- To protect future home purchasers who deserve reasonable assurance that the structure is safe. On average a home is resold every 5 to 7 years.

PERMITS ARE NOT REQUIRED FOR ANY OF THE FOLLOWING.

1. Painting, papering, tiling, carpeting, cabinets, counter tops, and similar finish work.
2. A prefabricated swimming pool that is less than 24 inches deep.
3. Swings and other playground equipment accessory to a 1-or-2- family dwelling.
4. Window awnings supported by an exterior wall which do not project more than 54 inches from the exterior wall and do not require additional support.

5. Electrical permits shall not be required for the following:

Repairs and maintenance: A permit is not required for minor repair work, including the replacement of lamps or connection of approved portable electrical equipment to approved permanently installed receptacles.

Mechanical permits shall not be required for any of the following.

1. Replacement of any minor part that does not alter approval of equipment or make the equipment unsafe.
2. Gas piping limited to 10 feet in length and not more than 6 fittings.
3. A portable heating appliance, portable ventilation appliance, portable cooling unit, portable evaporable cooler.

Plumbing permits shall not be required for any of the following.

1. The stopping of leaks in drains, water, soil, waste or vent pipe; if any concealed trap, drainpipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new materials, then the work is considered as new work and a permit shall be obtained and inspection made as provided in the code.
2. The clearing of stoppages or the repairing of leaks in pipes, valves, or fixtures, and the removal and reinstallation of water closets, if the repairs do not involve or require the replacement or re-arrangement of valves, pipes or fixtures.

Emergency repairs.

Where equipment replacements and repairs must be performed in an emergency situation, the permit application shall be submitted within the next working business day to the building official.

Repairs: Application or notice to the building official is not required for ordinary repairs to structures, replacement of lamps or connection of approved portable electrical equipment to approved permanently installed receptacles. Such repairs shall not include the cutting away of any wall, partition or portion thereof, the removal or cutting of any structural beam or load bearing support, or the removal or change of any required means of egress, or rearrangement of parts of a structure affecting the egress requirements; nor shall ordinary repairs include addition to, alteration of, replacement or relocation of any, water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electric wiring or mechanical or other work affecting public health or general safety.