

PERMIT REQUIREMENTS

THE HURON COUNTY PLANNING, BUILDING & ZONING DEPARTMENT, Courthouse Building, Room 102, 250 E. Huron Avenue, Bad Axe, Michigan, administers construction-related codes throughout Huron County *. **Call 989-269-9269.**

* **EXCEPTION:** In Lake Township, building permits are issued by Township Officials. Plumbing, Electrical, Mechanical & Soil Erosion Permits are issued by the County and obtained in the County Building, Building & Zoning Office, Room 102, 250 E. Huron Avenue,, Bad Axe, Michigan 48413. In Caseville Township, building, electrical, and mechanical permits are issued by Township Officials. Plumbing and Soil Erosion Permits are issued by the County. In Caseville City, building, electrical, mechanical, and soil erosion permits are issued by City Officials. Plumbing permits are issued by the County.

The 2015 Michigan Building Code (2021 edition effective April 9, 2025), the 2015 Michigan Residential Building Code, the 2023 National Electrical Code including Michigan Part 8 Rules, the 2021 Michigan Mechanical Code, the 2021 Michigan Plumbing Code, the 2015 Michigan Rehabilitation Code for Existing Buildings (2021 edition to be effective April 9, 2025), and the 2015 Michigan Commercial Energy Code (2021 edition effective April 22, 2025) are enforced throughout Huron County. Permits are required before works begins on new construction, commercial & residential, including foundations for manufactured structures (off-site construction). Permits are also required for alterations & remodeling of existing buildings and for improvements to plumbing, electrical, and/or mechanical/heating/cooling equipment in existing structures. Permits are required whenever there is new rough plumbing or replacement plumbing (water heaters), new electrical (or updates) wiring or services, new furnaces (replacement furnaces, new wood stoves, fireplaces, new ductwork), LP tanks, gas lines, addition of central air-conditioning, etc. **Building permits are not required** for one-story detached accessory sheds having 200 sq.ft. or less floor area, however zoning approval is required. In addition, building permits are not required for fences 6 feet high or less but zoning approval is still required. Construction plans are required for new construction and additions, including alterations of existing commercial structures. Improvements to existing commercial buildings which result in a "change in use groups" (office to retail, residential to commercial, retail to office, residential to office, etc.) require compliance with all applicable construction codes, including barrier-free provisions.

ZONING APPROVAL is required for any new construction, residential or commercial [i.e., new homes or commercial buildings, additions, garages or sheds (any size), swimming pools, decks, fences, etc.). Zoning (site) permits for the 15 townships under County Zoning, including Bingham, Bloomfield, Brookfield, Dwight, Fairhaven, Gore, Grant, Hume, Lincoln, McKinley, Rubicon, Sebewaing, Sheridan, Sigel and Winsor Townships, are obtained at the Building & Zoning Department in the County Building (Courthouse), 250 E. Huron Avenue, Bad Axe. Zoning (site) permits for activities in cities, villages, and separately-zoned townships are obtained through the appropriate city, village, or township official(s). Please contact your township representative or call this office at (989) 269-9269 for a listing of township officials responsible for issuing zoning permits. Zoning approval is required before buildings permits can be issued for new construction.

SEPTIC SYSTEM / WELL PERMITS are required for new and/or replacement homes, including mobile homes, as well as for other uses (commercial, industrial, etc.) in areas which are not serviced by municipal water and/or sewers. These permits are secured through the Huron County Health Department, 1142 S. Van Dyke, Bad Axe [(989) 269-9721] and must be obtained before a building permit can be issued.

SOIL EROSION PERMITS are required under provisions of the Michigan Natural Resources and Environmental Protection Act 451, PA 1994, Part 91. A Soil Erosion Permit is necessary for most activities [major grading work, foundations for new construction, major septic improvements, new roads, new or replacement seawalls, dredging, etc.] when the disturbed area is 500 feet or closer to a body water (stream, river, lake or county drain) OR ANYWHERE when one (1) or more acres of land is disturbed. Soil Erosion & Sedimentation Control Permits are required BEFORE excavation begins and are obtained at the Building & Zoning Office, County Building, Bad Axe, Michigan. **Phone 989-269-9269.**

INSPECTIONS: Permit holders must call for a preliminary inspection before pouring concrete (footings) as well as for foundation wall, framing, and/or rough (electrical, plumbing, heating) inspections, as required by code, before covering or backfilling any work; and, a **FINAL INSPECTION /CERTIFICATE OF OCCUPANCY** shall be requested before occupying or using a new or remodeled building. Permits are generally good for one (1) year, but may be extended on a payment-per-inspection basis after one year. Where no work has occurred and/or no inspections have been requested for a period one (1) year or longer, a permit will be expired and/or be deemed invalid. Failure to secure a required permit is a violation of the Michigan Construction Code regulations; appropriate legal action will be taken against anyone attempting to circumvent state or county construction code rules.

LICENSE REQUIREMENTS: Residential contractors performing work which exceeds \$600 in material AND labor value are required to be licensed in their trade by the State of Michigan. Homeowners should request evidence of such a license prior to contracting for improvements on their property. For commercial construction, including multiple family and attached single family dwellings, or single family homes exceeding 3500 square feet, plans prepared by a licensed architect or engineer are required.

QUESTIONS concerning Michigan Construction Codes and/or requirements for securing permits and scheduling inspections under these codes should be directed to the Huron County Building & Zoning Office, address noted above, at **(989) 269-9269** during regular office hours (8:30 a.m. - 4:30 p.m.) Monday through Friday.

Huron County Building & Zoning

250 E Huron Ave #102, Bad Axe, MI 48413 Phone: (989)269-9269

Required Permits & Inspections

AS THE PERMIT HOLDER, IT IS YOUR RESPONSIBILITY TO BE KNOWLEDGEABLE OF THE CODES AND IT IS YOUR OBLIGATION TO MEET THOSE REQUIREMENTS.

Per 2015 Michigan Residential Code

Permits Required R105. Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the *building official* and to obtain the required *permit*.

R105.5 Expiration. Every permit issued shall become invalid unless the work authorized by such permit is completed within 180 days after its issuance, or if the work authorized by such permits is suspended or abandoned for a period of 180 days after the work is commenced. The *building official* is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.

Required Inspections R109

1. **Footing Inspection** – After forms are set, and any reinforcing is in place – before placement of concrete. E3608.1.2 Concrete-encased electrode – minimum ½" rebar, must have minimum 20' encased.
2. **Foundation Inspection** – After waterproofing and placement of drain tile, and before any backfilling.
3. **Plumbing, Mechanical, Electrical Rough-in Inspections**
4. **Framing Inspection** – After all Electrical, Mechanical, and Plumbing roughs are completed.
5. **Insulation** – N1101.16 Code mandates a certificate that lists the R-values in walls, ceilings, & foundations is to be completed by builder or design professional and placed near electrical panel.
6. **Plumbing, Mechanical, Electrical Final Inspections**
7. **Building Final Inspection** – After other trade final inspections are completed. R319.1 Address Identification – 4" numbers visible from the street or road required. **A Blower Door Test Report is required for final approval of ALL Residential New Construction.**

*** If a Rough Frame Inspection is requested before any utilities are installed, you will be charged \$100 for an extra inspection.

REINSPECTIONS OF CODE VIOLATIONS ARE SUBJECT TO A \$100 REINSPECTION FEE – PAYABLE PRIOR TO SCHEDULING THE REINSPECTION

R109.3 Inspection Requests. *It shall be the duty of the permit holder or their agent to notify the building official that such work is ready for inspection. It shall be the duty of the person requesting any inspections required by this code to provide access to and means for inspection of such work.*

R110 Certificate of Occupancy/Use *A building or structure shall not be used or occupied, and a change in the existing occupancy classification of a building or structure or portion thereof shall be made, until a certificate of occupancy has been issued in accordance with the act.*

R110.4 Temporary Occupancy. The building official is authorized to issue a temporary certificate of occupancy before completion of the entire work covered by the permit, provided that such portion or portions shall be occupied safely. The building official shall set the time period during which the temporary certificate of occupancy is valid.

Any temporary Certificate of Occupancy will be assessed \$100 additional per inspection necessary to receive final occupancy.

Drawing Submittal Requirements for Residential Building Permit Applications and Plan Reviews. R106

1. **Site Plan** – R106.2 Required for all projects. Show property lines, any structures on the property and distances to property lines and other structures. Locate driveway, well and septic field.
2. **Foundation Plan** – Fully dimensioned drawing. Label footing sizes, foundation wall construction materials and reinforcement size and spacing. Include any porch or deck footings. Label beams, and floor joist size, spacing and direction. Label egress windows and required window wells.
3. **Floor Plan/s** – Fully dimensioned drawing showing all interior and exterior walls. Window and door sizes and locations. Designate egress windows for bedrooms and any tempered glass windows. Label all rooms. Label beams, headers, floor framing or roof framing size, spacing and direction. Location of all smoke and carbon monoxide detectors.
4. **Exterior Elevations** – Show roof pitches, window and door locations, overhang dimensions
5. **Building Cross Section/Wall Section** – Detailed to show proposed construction elements. Label insulation materials, interior and exterior finishes. Show and label foundation, floor, wall, roof construction materials.
6. **Stair Details** – Show stairway construction materials, including handrails, treads, risers, stringers and headroom clearance. Dimension tread depth and riser height.
7. **Truss Plans** - Detailed drawings are required from truss manufacturer. R106.1.4 Alternative at time of application – the truss design sheet may be provided. Truss design drawings shall be submitted prior to truss installation R802.10.1
8. **Decks** – Detailed section showing all framing members size and spacing. Show all handrails/guardrails with height dimensions. All Footing sizes to be indicated.

Note: Framing details need to be called out. Size and spacing of floor joists, trusses/rafters, wall studs, header sizes for openings.

For ALL Pre-Engineered systems, the manufacturer's specifications must be available for the inspector on-site. Failure to provide these materials upon request will result in the project failing inspection.

Additions to existing buildings: Drawings showing the same requirements as listed above, as well as basic layout of the existing building that it will be attached to. This information will be used to verify the impact the proposed addition will have on the existing structure.

ENERGY CODE – Documentation shall be provided for Prescriptive Compliance or a Performance Approach. Performance Compliance Report REQUIRED at time of permit application.

PERMITS WILL ONLY BE ISSUED AFTER A PLAN REVIEW HAS BEEN COMPLETED. IF ALL OF THE PROPER DOCUMENTS ARE NOT SUBMITTED - THE PLAN REVIEW AND PERMIT ISSUANCE WILL BE DELAYED.