

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 Townships, 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

The Michigan Building Code/2012, the National Electrical Code/2011, the Michigan Mechanical Code/2012, the Michigan Plumbing Code/2012, the Michigan Rehabilitation Code for Existing Buildings/2012, and the Michigan Residential Code/2009 are enforced throughout Huron County. Permits are required before works begins on new construction, commercial & residential, including foundations for manufactured structures (off-side 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 16 townships under County Zoning, including Bingham, Bloomfield, Brookfield, Dwight, Fairhaven, Gore, Grant, Hume, Lincoln, McKinley, Rubicon, Sebewaing, Sheridan, Sherman, 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 sf., 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. - 12:00 p.m. & 1:00 p.m. - 5:00 p.m.) Monday through Friday.