

MINIMUM PLAN REQUIREMENTS FOR BUILDING PERMIT 2015 MICHIGAN RESIDENTIAL CODE

CODE SECTION: R106.1.1 Information on construction documents. Construction documents shall be drawn upon suitable material. Electronic media documents are permitted to be submitted when approved by the building official. 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, ordinances, rules and regulations, as determined by the building official. Where required by the Building Official, all braced wall lines shall be identified on the construction documents, and all pertinent information including, but not limited to, bracing methods, location and length of braced wall panels, foundation requirements of braced wall panels at top and bottom wall be provided.

The following is a breakdown of what drawings and related information will be expected to be submitted when applying for a building permit:

Site Plan Drawing: A drawing showing outside property lines with dimensions; showing zoning setback lines with dimensions; showing main site access road and on property drives; showing location of house, garage and all improvements on property; showing water well, septic and drain field if applicable; showing site gradients if available or a written description of site conditions; showing locations of any neighbors residence, building, drives or improvements that may be affected by your proposed construction.

Foundation/Basement Plan: A drawing showing building walls and footings, including porch and deck footings with dimensions; showing interior footings, thickened slabs and columns/piers with dimensions; showing foundation details stating materials, reinforcing and methods for construction; showing crawl space venting locations if applicable; showing basement window and door locations; showing stairway, separate rooms with name of use and dimensions; showing basic beam, girder, column and first floor framing systems with dimensions as well as all deck and porch framing members.

First Floor/Second Floor Plans: A drawing showing all interior and exterior walls, doors and windows with dimensions; showing all rooms labeled as to intended use; showing fireplace and type if applicable; showing appliances, toilet and bathing fixtures and mechanical equipment locations; showing floor framing or roof framing systems with size and spacing of all beams, girders, rafters and/or trusses called out and dimensioned.

Exterior Elevations: A drawing showing all basic elevations including windows, doors, materials and finishes; showing basic dimensions including roof overhangs and roof pitches; showing all decks and porches including roofs over; showing chimneys and finish materials if applicable; showing the approximate grade around entire building.

Building Section/Wall Section: A drawing showing proposed construction materials, insulation materials, exterior and interior finish materials; showing floor construction materials, roof construction materials with dimensions; showing stairway construction materials including handrails, treads, risers and headroom dimensioned.

Additions to Existing Buildings: Drawings showing the same as required and listed above as well as a basic layout of the existing building being attached to so a complete understanding of the impact the proposed new addition will have on the existing structure and systems.

These above referenced drawings are basic examples of what will be expected to be submitted with your application for a building permit. As always please free to contact this office with any questions you may have regarding what your particular project might require for submittal plans.