

When Do You Need A Permit?

The best way to find out is to call the building department before starting your project. Permits are usually required for all projects including building, electrical, plumbing, and heating/AC work. In the past some maintenance type projects such as roofing and siding did not require permits, which is not the case today. Most of these types of work require specific items for code compliance and therefore a permit and inspections are required for code compliance. For some projects, such as sheds and fences, which do not require a building permit, it still may be necessary to obtain a permit for zoning compliance. If a permit is not required I will let you know, and I may be able to answer your construction questions or offer some advice.

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The State of Michigan has adopted and enforces a statewide building code. Every community in the state was required to adopt and enforce this code or must surrender all code authority to the state. Our community, and most others, adopted the code and committed to local enforcement to better service the residents and to keep their costs as reasonable as possible. It is therefore mandatory that permits be issued and inspections performed for our community to be in compliance with state construction laws.

What Good Does a Permit Do?

Remember your home or business is an investment. You not only want the finished project to look good but you want it to be safely built and last for years, increasing the value of your property. Sometimes if work is done improperly without a permit, the township may be forced to demand the project be repaired or even torn down. Additionally, insurance companies may not insure work done without a permit or the proper inspections. The number one reason for a permit is to set minimum safety standards to protect you, your family, friends or future owners.

Remember...

To get the proper permits and have the required inspections performed, including the final inspection. If permits are not obtained or inspections and a final inspection are not performed, the building department may assess additional fees or fines. If a contractor will be performing the work on your project the permits should be "pulled" by the contractor. Whoever signs for the permit is responsible for the project to be completed properly and up to code. The permit fees for contractors or homeowners are the same. Don't be fooled by the contractor who can do the job cheaper if "you pull" the permit. Be sure to get the building department involved with your project. The building inspector is on your side!