

State of Michigan Building Permit Instructions

Homeowners, Residential Builders and Commercial contractors that intend to construct or alter a structure that is required to have a building permit can visit www.michigan.gov/bcc. There they can find information pertaining to the permitting and plan review process.

Currently, residential construction uses the 2015 Michigan Residential Building Code and the 2015 Michigan Energy Code. Both will be moving to the 2021 version in the near future.

Commercial Building uses the 2015 Michigan Building Code, 2015 Michigan Energy Code, and the 2015 Michigan Rehabilitation Code for Existing Buildings. All of which will be moving to the 2021 versions in the near future.

The building portion includes two types of construction that require different information. Commercial construction requires all projects (with a few exceptions) to have the construction documents which include a plan set that are compiled and sealed by a licensed design professional submitted for plan review with the Bureau of Construction Codes. The information for Plan Review is on the website.

Residential construction requires that the homeowner or licensed contractor working on behalf of the homeowner apply for a building permit. Plan review is different from the commercial portion in that the construction documents (which include but are not limited to the Site Plan, Floor Plans, Cross Section, Footing and Foundation Plan and details, as well as Roof and Floor System design and details) are required to be uploaded during the permit application process. Unless the square footage of the habitable space is more than 3500 SF, the construction documents can be completed by the homeowner, contractor in any legible fashion. If the square footage exceeds 3500 SF a design professional must compile and seal the construction documents and submit to plan review as with the commercial construction.

The easiest way to apply for a RESIDENTIAL building permit is on-line through the ACCELA portal that can be found by going to the website listed above and finding the tab that is labeled ONLINE PERMITS, PLAN REVIEW, and PLATS/REMONUMENTATION. It will require an account to be set up. When you fill out the permit application, you will be required to upload your construction documents i.e. your plans and all approval documents required by local and county. If you have issues with your application process you can email BCCPermits@michigan.gov.

Once you have been issued a permit you may start the construction process.

Contact your building inspector Dan Grochowski at grochowskid@michigan.gov or (906)235-2592 if you have any questions.