

Bay Building

October 13, 2008

Volume I, Issue 3

Latest State Code Editions

The State of Michigan, Bureau of Construction Codes, has finally adopted new editions of the state building codes. The **2006 editions of the Michigan Building Code, the Michigan Residential Code and the Michigan Rehabilitation Code** were officially made the state-mandated codes August 1, 2008. Once all six of the state mandated codes have been updated and are effective throughout the state, this office will offer several introduction workshops for contractors and others so that those who will need to work under these codes can be

made familiar with the updates and changes.

These construction codes, essentially the International model codes, are updated every three years, after review by committee and public hearing and comment. Local communities can either elect to enforce the state codes or allow the state to enforce the state codes for them. However, only the State of Michigan is permitted to alter, amend, or delete any portion of the codes.

Still in discussion and review is the Michigan Uniform Energy Code. Currently, we operate under the auspices of

the 2000 Michigan Uniform energy Code. The 2003 edition was adopted but was entangled in an injunction brought forth by the Michigan Homebuilders Association. In an attempt to avoid a similar outcome, lengthy negotiations have been ongoing between interested parties to resolve differences prior to the formal adoption of a updated code.

Roofing Permits & Inspections

With the adoption of the 2006 Michigan Building, Residential and Rehabilitation Codes, changes have also occurred in regard to roofing permits and inspections.

In the past, permit applicants and roofing installers were required to obtain permits when-

ever a new roof was being installed or when, in the case of reroofing, new sheathing was being applied to the roof.

Beginning on August 1, 2008, roofing permits are now required whenever any roofing application exceeds 25% of the entire roof, regardless of

whether the sheathing is changed or not.

Inspections of roofs include underlayment, ice and dam material placement, flashing, venting, and shingles or membrane.

Inside this issue:

Accessory Structures	2
Misc. Residential Code changes	2
Michigan Rehabilitation Code	2
Requesting Inspections	3

Special points of interest:

- State licenses must be registered with the City.
- Rental facilities are certified once every three years only.
- Liquor license and second-hand dealers are inspected annually.
- Our office will answer any inquiry.

Accessory Structures

One of the changes that has occurred in the 2006 Michigan Residential code affects the construction of accessory structures such as garages and sheds. In the past, the use of shallow foundations, so-called rat-wall foundations, were limited to structures of 400 square feet or less in size. This has been changed in the new edition.

Shallow foundations can be used with light-framed construction in accessory structures of up to 600 square feet in size as long as the eave height does not exceed 10 feet.

Shallow foundations can also be used with accessory structures of other than light-framed construction of up to 400 square feet as long as the eave height does not exceed 10 feet.

Decks that are not attached to a structure (free standing) do not need posts that extend below the frost line. The code does not specify any size limitation on decks for this provision.

In all other situations, the code requires that the footing and foundation shall be ex-

tended to 12" below the frost line. In Michigan, in this area, this has always been accepted as 42" in depth below grade. Therefore, proper minimum placement of the footing will be at 54".

Miscellaneous Residential Code Changes

There are a few miscellaneous changes in the new Michigan Residential Code that bear mentioning.

The rules dealing with emergency egress and escape windows have been altered somewhat. In first, in basements, these were required only when there was a sleeping space present. Then the code expanded the use to include both sleeping space and habitable area. Now, in the 2006 edition, the regulation requires emergency egress and escape windows to be installed in all basements regardless of use. The only

exception is for a mechanical space of less than 200 square feet.

The rules governing exterior walls of a structures have also changed. If the exterior walls are within 5' or less of the property line, then there can be no openings in the wall. If the exterior wall is within 5' or less of the line, the fire resistance rating of wall has to be at least one hour.

Exterior stairs and steps are required to be illuminated. In all cases these situations must be provided with an interior located light switch to control the exterior mounted

light for safety purposes.

All interior stairs and steps consisting of at least six steps or risers are required to be illuminated. If a stairs is multi-leveled, such as one which has a landing midway, then each portion must be separately illuminated. The Lights shall be controlled by switches located at each end (top and bottom) of the section of the stairs. In the case of a landing, then there shall be a switch also located at the landing for each portion of stairway.

Michigan Rehabilitation Code

The Michigan Rehabilitation Code has a number of changes in it. Keep in mind this code deals exclusively with existing structures.

Fire escapes are not allowed to be included in the required means of egress of a building. No new fire escapes can be added to a building. If no other means of emergency escape is possible from a structure due to lot lines, closeness of other buildings, etc.,

then a fire escape can be utilized. However, in no case can ladders or access by windows be incorporated into the access to the fire escape. In no case shall fire escapes constitute more than 50% of the fire escapes nor shall they provide for more than 50% of the capacity of load.

Additions shall comply with the Michigan Building Code. Alterations shall, whenever possible, be made accessible. Acces-

sible toilets and bathrooms shall be made available. If infeasible, then an accessible unisex bathroom can be provided.

Historic provisions override other provisions, except for safety.

When a change of occupancy occurs, if the Michigan Building code requires, in Chapter 9, a fire sprinkler system to be installed for the new occupancy, then it shall be installed.



Building & Code Enforcement

City Of Bay City
Building & Code Enforcement
301 Washington
Bay City, MI 48708
Phone: 989-894-8166
Fax: 989-894-8224
E-mail: jgalford@baycitymi.org

We're on the Web
www.baycitymi.org

● Helping Bay City Develop

Building & Code Enforcement provides a series of essential services to the community of Bay City. We inspect buildings and properties, residential, commercial and industrial, to insure they are code-compliant and safe for the occupants and citizens of this city. We provide rental registration and inspection to insure that those living in such housing are provide with quality housing in safe clean environments. We check establishments for safety and general welfare to protect property and citizens from harm. We review plans for compliance to code, for safety, and legality. We respond to complaints regarding property conditions to help maintain neighborhood and community standards established through codes.

Requesting Inspections

When permit holders, contractors or homeowners, are doing work, there are any number of required inspections that must be performed. These include footings, foundation, framing, rough-in, cover, truss, roofing, insulation, and final. This is not a complete list but it does cover the basics.

As your project proceeds and each of these required inspections approaches, you need to know when to make the request for the inspection. Keep in mind, under state law, the responsibility for making sure the inspection occurs is yours, not the inspector's. If you proceed with your work and go beyond the point of a required inspection, under the law, you can be made to remove material to show the necessary portion of the work that must be inspected for the required inspection. These kinds of mistakes can be costly, so it is important to

arrange for your inspections.

Bay City asks that you contact Building & Code enforcement at least 24 hours in advance of the time you desire the inspection. We will try to meet your schedule whenever possible, or as possible thereafter. If you request an inspection with less than 24 hours notice, you may likely not receive service and will have to wait.

When you make your request, you will be given a date and time for the inspection. You need to have a representative on site at the scheduled time to meet the inspector. Inspectors do not enter vacant structure for inspections, nor do we accept keys to conduct inspections. Sometimes, the inspector will request that the contractor be present.

If access to the portion of work being inspected is to be made by special means,

i.e., ladder, bucket truck, etc., the permit holder is responsible for providing that access for the inspector. Failure to provide access will result in non-compliance of the inspection.

If problems or violations are found, notice will be provided and time granted to make corrections. A reinspection will be required to verify that corrections have been properly made.

Requests for inspections can be made by calling Building & Code Enforcement at 989-894-8162 or by coming into the office at City Hall, room 402, 301 Washington, Bay City, MI 48708. Our office hours are 7:00 am to 5:00 pm.