

Existing Building Alteration, Renovation, and Repair Guide

Based on Appendix J of the Michigan Residential Code Book

	Definition	Code Requirements	Permit Requirements	Permit Documentation	Fee Schedule
Level One	All basic alterations, renovations and repairs that involve <u>10% or less</u> of the buildings total square footage. Excluding basements, garages and breezeways that are not included in the scope of work.	Consult the Michigan Residential Code book Appendix J and or contact the local building department for a consultation.	Contact the local building department for a determination.	A written outline for the scope of work to be performed or a detailed contract from a licensed contractor. A basic hand drawn floor plan is acceptable.	Base Fee: \$75
Level Two	All basic alterations, renovations and repairs that involve <u>more than 10% and less than 50%</u> of the buildings total square footage. Excluding basements, garages and breezeways that are not included in the scope of work.	Consult the Michigan Residential Code book Appendix J and or contact the local building department for a consultation.	Yes, contact the local building department for type of permits required.	A written outline for the scope of work to be performed or a detailed contract from a licensed contractor. A basic construction drawing of the existing building floor plan showing the proposed changes may also be required. A basic hand drawn floor plan is acceptable in most cases.	Base Fee of \$75 plus .19 cents per square foot of work area
Level Three	All basic alterations, renovations and repairs that involve <u>50% or more</u> of the buildings total square footage. Excluding basements, garages and breezeways that are not included in the scope of work.	Consult the Michigan Residential Code book Appendix J and or contact the local building department for a consultation.	Yes, contact the local building department for type of permits required.	A written outline for the scope of work to be performed or a detailed contract from a licensed contractor. A construction drawing of the existing building floor plan showing the proposed changes is required. A basic hand drawn floor plan may be acceptable.	Base Fee of \$100 plus .19 cents per square foot of work area.
Additions	An enclosed structure supported by its own foundation that is added to the existing building to enhance the useable floor area the existing building. The additional enclosed structure makes the overall size of the existing building larger.	All the building elements from the structures foundation to the interior wall coverings must comply with the Michigan Residential Code.	Yes, contact the local building department for the type of permits required. Zoning permits required for enlarging footprint of building. New bedroom requires "BPA" from Public Health Department.	A written outline for the scope of work to be performed or a detailed contract from a licensed contractor. A construction drawing of the existing building floor plan showing the proposed changes is required. A renovation and/or alteration permit may also be required if the addition is enlarging an existing room's floor area. A basic hand drawn floor plan may be acceptable.	Base fee of \$100 plus .19 cents per square foot of work area. Note that the work area requiring a building permit may include the original room that is being expanded.