

**IOSCO COUNTY DEPT. OF BUILDING AND SAFETY INSPECTION
420 W. LAKE STREET, PO BOX 88, TAWAS CITY, MI 48764-0088 (989) 362-6511**

STATE OF MICHIGAN RESIDENTIAL CODE 2014, MINIMUM BUILDING REQUIREMENTS

- FOOTINGS:** ONE STORY: 16 X 8" WITH 2-1/2" REROD, **SUSPENDED AT SITE!!** 8" BLOCK.
TWO STORY: 20 X 10" WITH 2-1/2" REROD, **SUSPENDED AT SITE** 12" BLOCK
EXPOSE END OF 20' LENGTH REROD FOR ELECTRICAL GROUND.
- DEPTH:** SANDY SOIL, 24" BELOW THE FINAL GRADE, CLAY SOIL-42".
PIER COLUMN PADS-24 X 24 X 8
- BASEMENTS:** 8" BLOCK OVER 6 COURSES MUST BE POURED AND RERODED EVERY 8' OR PILASTERS.
12" BLOCK, CORING NOT REQUIRED.
- SHIM MATERIAL:** 1" OR 2" **SOLID BLOCKING**-METAL SHIMS OR SOLID MASONRY UNITS, (**NO PLYWOOD,
PRESS BOARD, OR PARTIAL PIECES**).
- WATER PROOFING:** FOR BASEMENTS, **SHALL BE INSPECTED BEFORE BACKFILL!!**
- DRAIN TILE:** REQUIRED IN HEAVY SOIL OR WET AREAS. 8" PEA GRAVEL WITH SUMP PUMP.
- STAIRWAYS & RISERS:**MINIMUM HEADROOM-6'8". WIDTH-3' MINIMUM, HANDRAIL NOT LESS THAN 34", NOT MORE THAN 38".
- OPEN GUARDS:** SHALL HAVE INTERMEDIATE RAILS, BALUSTERS OR OTHER CONSTRUCTION SUCH THAT A SPHERE WITH A DIAMETER OF 4" **CANNOT PASS THROUGH ANY OPENING!!**
- EGRESS WINDOWS:** EVERY SLEEPING ROOM AND BASEMENTS SHALL HAVE AT LEAST ONE OPERABLE WINDOW APPROVED FOR EMERGENCY EGRESS OR RESCUE. MAXIMUM FLOOR HEIGHT IS 44'. MINIMUM NET CLEAR OPEING WIDTH SHALL BE 20". THE MINIMUM NET CLEAR OPENING FOR EGRESS OR RESCUE WINDOWS SHALL BE **5.7 SQUARE FEET**. MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES. **EXCEPTION:** THE MINIMUM NET CLEAR OPENING FOR **GRADE FLOOR WINDOWS SHALL BE 5 SQUARE FEET**.
- ELECTRIC SMOKE ALARMS:** **INTERLOCKED ELECTRIC SMOKE ALARMS W/BATTERY BACKUP SHALL BE INSTALLED ON ALL FLOORS OF SINGLE FAMILY DWELLINGS AND IN ALL SLEEPING AREAS.** IF ON A SIDE WALL, 11" DOWN, IDEALLY IN THE MIDDLE OF ROOM.
- DRAFT STOPPING:** REQUIRED BEHIND KITCHEN AND BATHROOM SOFFITS, PLUMBING VENT STACKS, VERTICLE PIPES AND WIRES.
- INSULATION:** (EXAMPLES)-COMPLETE ENVELOPE HAS TO MEET MICHIGAN ENERGY CODE.
WALLS: R-21
CEILINGS: R-49
- VENTING:** ONE SQUARE FOOT FOR EVERY 150 SQUARE FEET OF AREA FOR ATTICS, ALSO APPLIES TO UNDER FLOOR AREA. OPENING SHALL BE WITHIN 3' OF EACH CORNER OF SAID BUILDING.
- CRAWL AREA:** SILL SEALER REQUIRED 6" FIBERGLASS BATTS IN RIM JOISTS. 3"/R-15, FOAM BOARD APPLIED TO INSIDE FOUNDATION WALL. 4-MIL VISQUEEN VAPOR BARRIER COVERING SOIL.
- CUTTING & NOTCHING:** SHALL NOT EXCEED 1/6 DEPTH OF MEMBER AND SHALL NOT BE LOCATED IN THE MIDDLE OF THE SPAN. HOLES MAY NOT EXCEED 1/4" LARGER THAN PIPE. CUTS IN SOLE OR TOP PLATES SHALL BE TIED WITH 22 GAUGE ANGLE STEEL, NAILED TO EACH SIDE.
- GARAGES:** ATTACHED WALL SHALL BE PROTECTED WITH 1/2" GYPSUM OR EQUIVALENT FROM FLOOR TO RIDGE. 1 3/4" SOLID CORE DOOR REQUIRED.

MOBILE HOMES:

STATE OF MICHIGAN OR HUD APPROVED LABEL REQUIRED. MUST BE 1977 OR NEWER. MAY BE PLACED ON FOOTINGS: 24 X 24 X 24" BELOW GRADE, SPACED 8'-10' APART, 3' FROM ENDS. COMPLETE SLAB REQUIRED, 16" RATWALL & REINFORCED PIER AREAS. TWO COMPLETE RIBBONS MAY BE USED WHEN DIMENSIONS ARE 4" X 24" WITH REINFORCED PIER AREAS, 24" DEPTH. ALL MOBILE HOMES REQUIRE 6 ANCHOR TIE DOWNS, SMOKE ALARM AND 10 LB. FIRE EXTINGUISHER.

ADDITIONAL PERMITS:

ZONING AND SEPTIC PERMIT IS REQUIRED BEFORE BUILDING PERMIT IS ISSUED!!! ZONING FROM PROPER MUNICIPALITY. SEPTIC PERMIT FROM DISTRICT HEALTH DEPT. #2, (362-6183). **TWO COMPLETE SETS OF PLANS REQUIRED TO SCALE FOR REVIEW BEFORE BUILDING PERMIT CAN BE ISSUED.**

ELECTRICAL, PLUMBING, & MECHANICAL PERMITS MAY ALSO BE ACQUIRED FROM THIS DEPARTMENT. ****IF CONTRACTOR IS PERFORMING WORK, HE MUST BE LICENSED AND SECURE THE PERMITS.** SOIL EROSION PERMIT IS REQUIRED WHEN MAKING ANY EARTH CHANGES WITHIN 500' OF ANY LAKE, RIVER OR STREAM.

*******24 WORKING HOURS (3 DAYS) NOTICE REQUESTED FOR INSPECTION. PLEASE PRESENT ACCURATE PERMIT NUMBER AND JOB SITE LOCATION.**

PLEASE MAKE APPLICATION AS SOON AS POSSIBLE TO CONSUMER'S ENERGY COMPANY FOR ANY NEW SERVICE REQUEST, UPGRADE/RELOCATE SERVICE OR TEMPORARY POLE. PHONE # 1-800-477-5050.

OFFICE HOURS: 8:30 AM-4:30 PM MONDAY-FRIDAY (PLEASE CALL BEFORE COMING ANY DISTANCE FOR APPOINTMENT). (989) 362-6511