

**Eaton County
Department of Construction Codes**

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"OUR GOAL IS TO PROVIDE A SAFER PLACE TO LIVE, WORK AND PLAY"

**Frequently asked questions
about the Plan Review
Process**

EFFECTIVE DATE 08-Feb-2016

Does my project need a plan review?

A plan review is required for all non-residential buildings, except:

BUILDING

1. Alterations and repair work that the building official considers to be of a minor nature.
2. Work completed by a governmental sub-division costing less than \$15,000.00.
3. One and two family dwellings, when the building does not contain more than 3,500 square feet of habitable floor space (unless it is an unusual type of construction or design). Drawings for commercial buildings over 4,000 square feet in area may be required to be submitted to an independent plan review agency for review.

ELECTRICAL

1. Alterations and repair work determined by the building and electrical officials to be of a minor nature.
2. Work completed by a governmental sub-division costing less than \$15,000.00.
3. In commercial buildings when the electrical system does not exceed 400 Amperes in size and the building is not larger than 3,500 square feet in area.
4. One and two family dwellings, when the building does not contain more than 3,500 square feet of habitable floor space.

MECHANICAL

1. Alterations and repair work determined by the building and mechanical officials to be of a minor nature.
2. Work completed by a governmental sub-division costing less than \$15,000.00.
3. Business, mercantile and storage buildings having H.V.A.C. equipment only, with one fire area and the building is not larger than 3,500 square feet in area.
4. One and two family dwellings when the total building heating system rating is 375,000 B.T.U.'s or less.

PLUMBING

1. Alterations and repair work determined by the building and plumbing officials to be of a minor nature.
2. Work completed by a governmental sub-division costing less than \$15,000.00.
3. Assembly, business, mercantile and storage buildings with a required plumbing fixture count less than 12.
4. One and two family dwellings, when the building does not contain more than 3,500 square feet of habitable floor space.

What construction codes are enforced by Eaton County?

Non-Residential

2012 Edition - Michigan Building Code
2014 Edition - Michigan Electrical Code
2012 Edition - Michigan Mechanical Code
2012 Edition - Michigan Plumbing Code

Residential (1 & 2 Family)

2015 Edition - Michigan Residential Code

What drawings will Eaton County need?

Electronic documents are preferred along with one complete hard copy (if electronic document is not available two complete hard copies will be required), sealed by either an architect or an engineer licensed in the State of Michigan. These drawings will include, but are not limited to; site plans, foundation, underground, structural, complete building elevations, electrical details, mechanical details and plumbing details.

What information should be on the drawings?

The drawings and/or specification booklet must contain a minimum of the following information (you may be asked to provide additional information):

BUILDING

Foundation plan, floor plans, building elevations, building sections, framing plans and details, roof plans, floor ceiling and wall finish details, all roof live and dead load calculations and seismic calculations.

ELECTRICAL

Lighting layout (including ASHRAE 90.1 documentation), circuiting, switching, conductor and raceway sizes, wattage schedule, service location and riser diagram, load calculations, energy conservation equipment, and a complete set of drawings using standard symbols of all electrical equipment.

MECHANICAL

Location of all heating, ventilation, and air conditioning equipment, duct work material layout gauge and sizes, fire dampers, kitchen and bathroom exhaust equipment, vents, chimneys, fire suppression equipment.

PLUMBING

Floor plans, DWV riser diagrams, water distribution system, roof plan, show direction of flow in piping, pipe sizes, grade of horizontal piping, elevations, drainage fixture unit calculations of both stacks and drains in the DWV system, supply fixture unit load for the water distribution system and branch supplies serving more than one plumbing fixture, appliance or hose bib.

How much will the plan review cost?

1. Plan review fees must be paid when making application for the plan review.
2. On minor plan reviews a deposit of \$60.00 may be required for each trade reviewed.
3. Plan review fees are not refundable.
4. Plan review approvals are good for 90 days from the date of the plan review approval letter.
5. A minimum plan review fee of \$60.00 will be charged for each required trade.
 - a) The base fee of \$60.00, for each trade, includes the first 1,000 square feet.
 - b) All square footage over 1,000, for each trade, will be charged @ \$00.02 per square foot.
6. The above fees do not include any archive fees.
7. A plan review is required for a change in use or occupancy of an existing building.