

Montcalm County Department of Building Safety

211 W Main St—P.O. Box: 368 Stanton, MI 48888

Phone: 989-831-7394—Email: mkalka@montcalm.us

BUILDING OFFICIAL

Mike Kalka

BUILDING INSPECTIONS

INSPECTIONS MUST BE CALLED IN BY 9:00 am TO GET AN INSPECTION THAT DAY

Inspections Are Monday—Friday

Inspectors are available for questions daily

Call: 989-831-7394

Mike Kalka - mkalka@montcalm.us

Philip Baxter – pbaxter@montcalm.us

ELECTRICAL, MECHANICAL, and PLUMBING INSPECTIONS

A ONE DAY NOTICE IS REQUIRED TO SCHEDULE THESE INSPECTIONS

Inspections Are on Tuesdays & Thursdays

Inspectors are available for questions Tuesdays & Thursdays between 8:00 am & 9:00 am

Call: 989-831-7394

Colt Jacobs – Electrical Inspector

Lance Gates – Mechanical Inspector

Doug Haase – Plumbing Inspector

MRC2015, R319, Site Address.

Approved number or address shall be provided for all new buildings in such a position as to be plainly visible and legible from the street or road fronting the property

NO INSPECTIONS SHALL BE PERFORMED ON UNIDENTIFIED SITES

Your address and/or permit number is required when calling for an inspection

SEE NEXT PAGE FOR INFORMATION ON WHEN TO CALL FOR INSPECTIONS

PERMIT HOLDER RESPONSIBILITIES

Part of the building process is identifying the job location and having inspections done at specific stages of construction. Before the inspector can begin inspecting the job the following shall be done by the permit holder:

- 1. The lot and the building location must be staked so the inspector can verify the location of the forms and footings related to the lot lines.
- 2. The permit must be posted and visible from the road.
- 3. **The location must be identified by a street number or a sign indicating the owner's or contractor's name (hand painted numbers or signs are fine).**

NO INSPECTIONS SHALL BE PERFORMED ON UNIDENTIFIED SITES

INSPECTIONS

There are a number of inspections required for each of the four codes (building, electrical, plumbing and mechanical); therefore, **it is your responsibility to call us when you are ready for an inspection.**

Work shall not proceed until the job is inspected and approved by each inspector necessary. The required visual inspections are:

Building

- Footing – when footings are formed, prior to pouring concrete.
- Foundation - before backfilling when wall and footings are complete and foundation sealant has been applied and foundation drainage system is completely installed.
Foundations shall be backfilled with approved porous soils to allow proper drainage
- Rough-in - when all framing is completed, electrical, plumbing and mechanical is roughed in and approved, and before insulation or drywall is installed.
- Final - when project is complete and ready for **occupancy**. Electrical, plumbing and mechanical shall have final approvals prior to final building inspection.

Electrical - Homeowners are required to notify their contractor when the service is connected.

- Temporary Service - when service pole is completed and ready for power company to hook-up.
- Permanent Service - when permanent service is completed and ready for power company to hook-up.
- Rough-in - when all wiring that will be covered by drywall or insulation is installed.
- Final - when all fixtures are set, cover plates are installed and building is ready to be occupied.

Plumbing

- Underground - when all under floor plumbing is installed and before backfill or concrete is poured.
- Rough-in – when all drain lines (including vents and stacks) are installed and all plumbing that will be concealed is installed, before insulation or drywall.
- Final - when all fixtures are set and operating and you are ready to occupy.

Mechanical

- Underground - anything in the ground before backfill or pouring concrete
- Rough-in - when all work that will be concealed is installed, before insulation or drywall
- Final - when furnace, air conditioning and any other air handling units are installed and operating and you are ready to occupy.

Please remember that each job is different and progresses at a different pace. Therefore, we have no idea when you are ready for an inspection unless you call us and let us know. Please make sure that you are ready for the inspection when you order it.

MOST COMMON BUILDING INSPECTION CORRECTIONS

Anchor basement columns top and bottom

Steel columns shall be 3" diameter minimum

Post shall bear a "UL" OR "FHA" approval sticker - telescoping posts not allowed

Residential Stairways shall have a max. rise of 8 1/4" and a min. run of 9"

- risers shall not vary more than 3/8" - stairways with closed risers shall have a nosing of not less than 3/4" and not more than 1 1/4" (treads 11" in depth or more do not require nosing)

Stairways and doorways shall have a minimum headroom of 6'8"

Stairways shall have a min. finished width of 36"

Hand rails shall return to walls

Provide attic access for attic areas of 30" or more in height

Smoke detectors are required in basements, crawl spaces with appliances, in the immediate vicinity of sleeping areas and in all bedrooms- shall be hard wired, interconnected and battery backup-

Carbon monoxide alarm shall be provided when a dwelling has a fuel-fired appliance and /or an attached garage with an opening to the house

½" drywall shall be installed on garage side of house/garage common wall and shall be taped – windows are not allowed in garage/house wall

All sleeping rooms, basements and habitable attics shall have at least one operable emergency escape and rescue opening

Each room shall have a minimum window area of 8% of the floor area (4% shall be operable)

Foundations shall be backfilled with approved porous soil - not clay or heavy soils

6x6 treated post required on pole barns in excess of 32' wide 10' high

Balconies shall be designed for 60lb live load