

REQUIREMENTS FOR SUBMISSION OF SEALED PLANS **FOR RESIDENTIAL STRUCTURES**

The State Construction Code Act (Act 230 of P.A. 1972) dictates when a plan is required for a building project. Section 114.1 of the State Construction Code reads in part:

“The construction documents shall include the name and address of the architect or professional engineer and shall bear that architect’s or professional engineer’s original signature, seal, and date. Exceptions are as follows:

- (a) Alterations determined by the building official to be of a minor nature.
- (b) **This section shall not apply** to work completed by a governmental subdivision or state agency costing less than \$15,000.00 or **to a building of use group R-3 or R-4 containing not more than 3,500 square feet of calculated floor area.**” (emphasis added)

The following plan review and permitting policy has been put in place to reflect the interpretation of the Michigan State Construction Code Commission and the requirements of the State Construction Code.

All spaces, whether finished or unfinished, which meet the definition and criteria for habitable space, will be counted. Habitable space is defined in the State Construction Code as follows: “*Habitable space*: Space in a structure for living, sleeping, eating, or cooking. Bathrooms, toilet compartments, closets, halls, storage or utility spaces and similar areas are not considered habitable spaces.” The criteria for habitable space includes provisions for height, means of egress, light and ventilation, and interior finishes. Exposed concrete walls and floors, exposed stud walls, and exposed ceiling construction is accepted as an approved interior finish by the State Construction Code.

For a single duplex or multifamily structure, divided into one or more “buildings” by a fire wall, the calculated floor area will consist of the habitable floor area of the entire structure.

It is essential that all rooms on all floors be labeled on the plans as to their immediate intended use. All habitable spaces will count toward the calculated floor area of 3,500 square feet. Failure to label the use of a room may result in unnecessary delays, as the plan will be rejected.

Questions should be directed to the appropriate building inspector.

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