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Do I Need a Building Permit?

What the State of Michigan Building Code Says...

Section R105 - Permits

R105.1 Required: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the *building official* and obtain the required *permit*.

If you are not sure your project requires a permit call Cornerstone Inspection Services at 269-729-9244 for a free telephone consultation.

What Every Property Owner Should Know !!!

- It is the legal responsibility of the **CONTRACTOR** to apply for the permit.
- It is the legal responsibility of the **PROPERTY OWNER** to verify a permit was pulled before allowing work to begin. Ask for your own copy.
- The penalty for work done without a permit is charged to the **PROPERTY OWNER**, even if a licensed contractor performs the work.
- Non-compliant work performed by a contractor outside of the permit process becomes the legal and financial responsibility of the **PROPERTY OWNER**; not the contractor. A property owner would have to pursue cost recovery through the civil court process if the contractor refuses to accept responsibility.
- If you are hiring someone to do a job that costs more than \$600, that work must be performed by a contractor licensed by the State of Michigan.
- An inspector cannot hold an unlicensed contractor accountable for work performed outside of the permit process.
- Be cautious of contractors that suggest you should apply for the permit. It is not cheaper, and it could make you accountable for non-compliant work.
- The only person that benefits from the absence of a permit is the contractor.