

**2026**

# Guide to Development



Albion Economic Development Corporation

115 N. Superior St.  
Albion, MI 49224  
517.629.3926

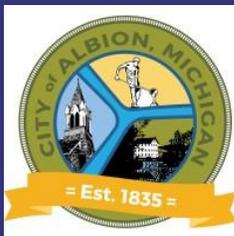
[albionedc.org](http://albionedc.org)

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## About the City of Albion

The City of Albion is located on I-94 between Jackson and Battle Creek. It is also a midway point between Detroit and Chicago. Albion represents over 7,000 residents and has many assets such as a historic downtown commercial business district, a private college, two industrial parks, over a dozen local parks, the Albion Economic Development Corporation, and more.



**William L. Rieger Building**  
112 W. Cass St.  
Albion, MI 49224  
517.629.5535  
[www.cityofalbionmi.gov](http://www.cityofalbionmi.gov)

## How to Use the Guide to Development

The City of Albion presents this Guide to Development to assist residents, developers, and businesses in understanding the City's policies, goals, and timelines to have a clear view of the community's expectations regarding physical growth and development. This guide is to be used as a tool for the planning of activity and structural growth within the city. It is an outline of the review process and expectations when planning new construction or operations and provides a general overview of the development approval processes. Contact information, website links, and related documents will be indicated throughout the document for further information. The Albion Economic Development Corporation is here to help you and is looking forward to your development.

This document is not intended for the use of City Ordinances and Codes nor is it a replacement for city, county, state, or federal laws and ordinances. Consultation with staff and/or outside professionals is recommended for most projects. The document does not include additional jurisdiction guidelines needed per area, not including the City of Albion. Developers and businesses should contact the appropriate staff with additional questions.

## Key Staff Directory

### Albion Economic Development Corporation

Debbie Kelly, President/CEO	517-312-6299	<a href="mailto:dkelly@albionedc.org">dkelly@albionedc.org</a>
Margaret Avery, Property Analyst	517-629-3926	<a href="mailto:mavery@albionedc.org">mavery@albionedc.org</a>

### City Manager's Office

Doug Terry, City Manager	517-629-7172	<a href="mailto:dterry@cityofalbionmi.gov">dterry@cityofalbionmi.gov</a>
Lindsey Roark, Executive Asst.	517-629-7761	<a href="mailto:lroark@cityofalbionmi.gov">lroark@cityofalbionmi.gov</a>

### City Clerk

Jill Domingo, City Clerk	517-629-7864	<a href="mailto:jadomingo@cityofalbionmi.gov">jadomingo@cityofalbionmi.gov</a>
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### Department of Planning, Building, and Code Enforcement

Elizabeth Loomis, Administrative Asst.	517-629-7823	<a href="mailto:eloomis@cityofalbionmi.gov">eloomis@cityofalbionmi.gov</a>
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### Building Inspections

SAFEbuilt	269-729-9244	<a href="mailto:athensmi@safebuilt.com">athensmi@safebuilt.com</a>
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### Assessing

Dan Currie, City Assessor	517-629-7192	<a href="mailto:assessor@cityofalbionmi.gov">assessor@cityofalbionmi.gov</a>
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### Department of Public Services

Jason Kern, Director of Public Services	517-629-7200	<a href="mailto:jkern@cityofalbionmi.gov">jkern@cityofalbionmi.gov</a>
Lindsey Roark, Operations Manager	517-629-7761	<a href="mailto:lroark@cityofalbionmi.gov">lroark@cityofalbionmi.gov</a>

### Department of Public Safety

Aaron Phipps, Chief of Public Safety	517-629-2473	<a href="mailto:aphipps@cityofalbionmi.gov">aphipps@cityofalbionmi.gov</a>
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## Incentives

The Albion Economic Development Corporation (AEDC) is the key organization that can develop incentive packages and assist in applying for grants, loans, and other incentives through the state and federal government. The AEDC also acts as the Tax Increment Funding Authority and the Brownfield Redevelopment Authority. More information on financial and business incentives can be found by [clicking here](#).

The AEDC can offer a variety of incentives to attract employers to the community. These incentives include, but are not limited to:

- Competitive facility and land pricing
- Revolving Loan Fund
- Tax Increment Financing
- Brownfield Redevelopment Plans
- Business workforce incentives
- On-the-job training
- Industrial Property Tax Abatement

The AEDC is also able to assist developers and employers in applying for state and federal resources including but not limited to:

- Michigan Small Business Development Program
- Small Business Association 504 Program and 7(a) Loan Guaranty Program
- Michigan Collateral Support Program
- Michigan Loan Participation Program
- Private Activity Bonds
- Michigan New Jobs Training Program
- KCC Regional Manufacturing Training Center
- Foreign Trade Zone
- Community Development Block (CDBG) Grants
- Community Reinvestment Incentives
- Tax Sharing and Various Rehabilitation Acts

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## Notification Procedures

All official public notices and meeting packets are issued by the City Clerk. To receive City Council, Planning Commission, or other Board/Commission packets by email, contact [jadomingo@cityofalbionmi.gov](mailto:jadomingo@cityofalbionmi.gov) or visit the [City Clerk's webpage](#).

The following actions require mailed notice to property owners within 300 feet of the subject site and newspaper publication at least 15 days prior to the meeting:

- Rezoning
- Special land use
- Variance requests

All meetings are held in accessible facilities. Reasonable accommodation is available upon request through the City Manager's Office.

## Community Engagement

The City of Albion strives to include, consult, and inform residents when appropriate for community initiatives and large projects. Developers are encouraged to do the same. For tips and helpful information regarding community engagement, please click here to view the City's Community Engagement Statement.

## Building, Mechanical, Electrical, and Plumbing Permits

All building, mechanical, electrical, and plumbing permits are available at Albion City Hall and [online](#). All building, mechanical, and plumbing projects are inspected by SAFEbuilt as the City of Albion does not have an inspector on staff. The procedures and timelines are all determined by the contractor/property owner and SAFEbuilt. Please see Page 2 for contact information.

Payments for permits should be made at Albion City Hall.

## Fee Schedule

Effective January 1, 2026

Below includes development-related fees associated with land use approvals, construction, demolition, utilities, and property configuration. These are provided as a convenient reference for developers and project partners and represent only a subset of the City’s full fee schedule.

[Please click here for the full fee schedule.](#) The Fee Schedule is subject to change per City Council resolution and is reviewed and updated annually. Always double-check the City of Albion’s website for the most up-to-date information.

ASSESSING DEPARTMENT	
Property Transfer Affidavit Fine	\$5/day (up to \$200)
Property Splits & Combos	\$55/lot
Metes & Bounds Description	\$90
Lot Line Adjustment	\$55

BUILDING DEPARTMENT	
Property Maintenance Inspection Fee	\$56
Abatement Fee for Code Violations	\$100
Demolition – Single Family Residential (Plan Review)	Issued by SAFEbuilt
Demolition – Multi-Family / Commercial / Industrial (Plan Review)	Issued by SAFEbuilt
Michigan Plumbing Code (Plan Review)	Fee = Supplier Cost
Michigan Electrical Code (Plan Review)	Fee = Supplier Cost
Michigan Mechanical Code (Plan Review)	Fee = Supplier Cost
Michigan One- & Two-Family Residential Code (Plan Review)	Fee = Supplier Cost
International Property Maintenance Code (Plan Review)	Fee = Supplier Cost

PUBLIC SERVICES	
Driveway Entrance Permit	\$75
Right-of-Way Excavation Permit (Proof of Insurance Required)	\$100
Soil Erosion Control Permit (Calhoun County)	Through County

## Fee Schedule (continued)

Effective January 1, 2026

PLANNING DEPARTMENT	
Obsolete Property Rehabilitation (OPRA) District	\$50
Zoning Permit – Single Family Residential Uses	\$45
Zoning Permit – Multi-Family Uses	\$45
Zoning Permit – Commercial & Industrial Uses	\$45
Outdoor or Sidewalk Café	\$45
Rezoning Application	\$375
Text Amendment	\$275
Site Plan Review – Base Fee	\$350
Subdivision / Site Condo / PUD Review – Base Fee	\$275
Other Uses Review – Base Fee (small rehab projects)	\$275
^Plus Consultant Charges	Actual Costs
Zoning Board of Appeals – Variance Application (including zoning permit fee)	\$250
Sign Appeals Board – Variance Application	\$250
Zoning Ordinance	\$50
Zoning District Maps (8 ½ x 11)	\$25
Other GIS Maps	\$50/page
Rental Registration – Annual	\$35/unit
Late Rental Registration	\$70/unit
Annual Inspection Fee (1-2 Units, one visit)	\$125/unit
Annual Inspection Fee (3-4 Units, same structure)	\$100/unit
Annual Inspection Fee (5+ Units, same structure)	\$90/unit
Re-Inspection / No-Show / Enforcement Fee	\$75/unit
Medicinal Marijuana Facilities Licensing Fee	\$5,000 each

## Fee Schedule (continued)

Effective January 1, 2026

WATER & SEWER			
Damaged Meter Fee			\$180
After-Hours Non-Emergency Call-In Fee			\$125
Meter Install / Removal Fee			\$100
Water/Sewer Collection Cost Recovery Fee			\$75
Water Consumption Charge (per 100 cubic feet)			\$5.41
<b>WATER CONNECTION CHARGES</b>	<b>FEE</b>		
Water Connection Charge – 5/8"	\$250	Water Connection Charge – 2"	\$2,000
Water Connection Charge – 3/4"	\$375	Water Connection Charge – 3"	\$4,000
Water Connection Charge – 1"	\$625	Water Connection Charge – 4"	\$6,250
Water Connection Charge – 1 ¼"	\$875	Water Connection Charge – 6"	\$12,500
Water Connection Charge – 1 ½"	\$1,250	Water Connection Charge – 8"	\$20,000
		Water Connection Charge – 10"	\$28,750
<b>WATER RECONNECTION CHARGES</b>	<b>FEE</b>		
Water Reconnection Charge – 5/8"	\$125	Water Reconnection Charge – 2"	\$1,000
Water Reconnection Charge – 3/4"	\$187.50	Water Reconnection Charge – 3"	\$2,000
Water Reconnection Charge – 1"	\$312.50	Water Reconnection Charge – 4"	\$3,125
Water Reconnection Charge – 1 ¼"	\$437.50	Water Reconnection Charge – 6"	\$6,250
Water Reconnection Charge – 1 ½"	\$625	Water Reconnection Charge – 8"	\$10,000
		Water Reconnection Charge – 10"	\$14,375
<b>WATER DEMAND CHARGES (quarterly)</b>	<b>FEE</b>		
Water Demand Charge – 5/8"	\$36	Water Demand Charge – 2"	\$288
Water Demand Charge – 3/4"	\$54	Water Demand Charge – 3"	\$576
Water Demand Charge – 1"	\$90	Water Demand Charge – 4"	\$900
Water Demand Charge – 1 ¼"	\$126	Water Demand Charge – 6"	\$1,800
Water Demand Charge – 1 ½"	\$180	Water Demand Charge – 8"	\$2,800
		Water Demand Charge – 10"	\$4,140

## Fee Schedule (continued)

Effective January 1, 2026

WATER & SEWER (continued)			
Sewer Consumption Charge (per 100 cubic feet)			\$3.78
<b>SEWER CONNECTION CHARGES</b>	<b>FEE</b>		
Sewer Connection Charge – 2"			\$2,670.94
Sewer Connection Charge – 3"			\$5,341.88
Sewer Connection Charge – 3/4"	\$500.79	Sewer Connection Charge – 4"	\$8,346.69
Sewer Connection Charge – 1"	\$834.68	Sewer Connection Charge – 6"	\$16,692.75
Sewer Connection Charge – 1 1/4"	\$1,168.53	Sewer Connection Charge – 8"	\$26,790.38
Sewer Connection Charge – 1 1/2"	\$1,669.33	Sewer Connection Charge – 10"	\$38,394.74
<b>SEWER RECONNECTION CHARGES</b>	<b>FEE</b>		
Sewer Reconnection Charge – 2"			\$1,335.47
Sewer Reconnection Charge – 3"			\$2,670.94
Sewer Reconnection Charge – 3/4"	\$250.40	Sewer Reconnection Charge – 4"	\$4,173.35
Sewer Reconnection Charge – 1"	\$417.34	Sewer Reconnection Charge – 6"	\$8,346.38
Sewer Reconnection Charge – 1 1/4"	\$584.27	Sewer Reconnection Charge – 8"	\$13,354.70
Sewer Reconnection Charge – 1 1/2"	\$834.66	Sewer Reconnection Charge – 10"	\$19,197.37
<b>SEWER DEMAND CHARGES</b> (quarterly)	<b>FEE</b>		
Sewer Demand Charge – 2"			\$397.48
Sewer Demand Charge – 3"			\$762.46
Sewer Demand Charge – 3/4"	\$73.89	Sewer Demand Charge – 4"	\$1,167.34
Sewer Demand Charge – 1"	\$132.99	Sewer Demand Charge – 6"	\$2,216.47
Sewer Demand Charge – 1 1/4"	\$ -	Sewer Demand Charge – 8"	\$3,278.90
Sewer Demand Charge – 1 1/2"	\$248.23	Sewer Demand Charge – 10"	\$4,744.72

### Question About Fees

**Planning & Zoning:** Elizabeth Loomis | 517-629-7823 | [eloomis@cityofalbionmi.gov](mailto:eloomis@cityofalbionmi.gov)

**Building & Inspections:** SAFEbuilt | 269-729-9244 | [athensmi@safebuilt.com](mailto:athensmi@safebuilt.com)

**Water & Sewer Utilities:** Lindsey Roark | 517-629-7761 | [lroark@cityofalbionmi.gov](mailto:lroark@cityofalbionmi.gov)

**Assessing:** Dan Currie, City Assessor | 517-629-7192 | [assessor@cityofalbionmi.gov](mailto:assessor@cityofalbionmi.gov)

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## Permitting and Zoning Compliance

Prior to beginning any rehabilitation, construction, demolition, or similar project in the City of Albion, you need to apply for and receive the proper permits. The Department of Planning, Building, & Zoning should be your first stop – and the Planning staff invites you to discuss your project at any time.

To avoid unexpected obstacles, it's wise to start planning your project well in advance. Scheduling an early conversation with Elizabeth Loomis, Administrative Assistant of Planning and Building, can help streamline the process and prevent delays. We strongly encourage you to set up an appointment to review the City of Albion Conceptual Meeting Checklist. You can reach Elizabeth by calling **(517) 629-7823** or emailing [eloomis@cityofalbionmi.gov](mailto:eloomis@cityofalbionmi.gov).

The process always starts with an application for a zoning permit. A site plan must be submitted as a part of the zoning permit application. Depending on the type of project you propose, a more extensive site plan may be required. Minor site plans are reviewed and acted upon by the Department of Planning, Building, and Zoning, but major site plans require review and action by the Albion Planning Commission.

If your application fails to comply with the City of Albion Zoning or Sign Ordinances, it will be denied. If the property has special characteristics that make full compliance with the ordinance virtually impossible or unreasonably difficult, then a variance may be appropriate. The Zoning Board of Appeals reviews and acts on variance applications.

In certain cases, the proposed activity or project may require a special use permit. A special use permit application always involves a site plan review, and both the special use permit and site plan are reviewed by the Planning Commission.

In other cases, even a special use permit may not allow the proposed activity due to the zoning district in which your project may be located. In these situations, a re-zoning permit is required before that activity can be allowed. In the case of a re-zoning application, the Planning Commission will hold a public hearing and make a recommendation to the City Council. The City Council makes the final decision whether to re-zone the property or not.

If an applicant feels that the Planning Department Staff improperly applied the ordinance or misinterpreted the ordinance during its review of a zoning permit application or minor site plan review application, the applicant may appeal the staff decision to the Zoning Board of Appeals.

**[For more information, see the Department of Planning, Building, & Zoning webpage here.](#)**

### Land Use Application

All land use and permit applications can be found on the City of Albion’s website on the [Applications & Permits page](#). Hard copies are also available at City Hall, located at 112 W Cass St, Albion, MI on the second floor outside of the Assessor’s Office. Payment for the permit is expected at the time of application. Checks can be made out to “The City of Albion.”

SAFEbuilt handles all the City’s inspections. To schedule an inspection, call **269-721-9266** or email [athensmi@safebuilt.com](mailto:athensmi@safebuilt.com).

	Recommends	Approves			
	Planning Commission	Planning Commission	City Council	Zoning Board of Appeals	Administrative Staff
Site Plan		x			x
Special Use Permit		x			
Rezoning & Conditional Rezoning	x		x		
Text Change & Ordinance	x		x		
Zoning Compliance					x
Variance				x	
Appeals				x	

Any projects that are not defined as major site plans fall under the category of minor site plans. The Planning Department staff has the authority to approve minor site plans. Major site plans are defined as: *“All non-residential developments greater than 10,000 square feet of structure, or larger than 2 ½ acres in size, and all PUD’s are major projects which require preliminary site plan review by the Planning Commission.”*

## Permitted Use Process

The Albion Economic Development Corporation serves as a guide and point of contact for developers navigating the local development process. The EDC helps coordinate and facilitate permitting, zoning and land use applications, site plan review, variances, and other regulatory approvals, working closely with City staff to help projects move forward as smoothly and efficiently as possible.

### Step 1

#### Application Submission

- Submit proposed land use application in writing for evaluation by the Department of Planning, Building, and Zoning.

### Step 2

#### Application Evaluation

- The Department of Planning, Building, and Zoning evaluates and responds to inquiry with decision on whether use is permitted in the zoning district where property is located. If use is permitted, written approval is granted.

### Step 3

#### Additional Steps (if necessary)

- If more applications for building, special land use, variances, or inspection(s) are needed, the Department of Planning, Building, and Zoning will inform the applicant and schedule a meeting to discuss further steps needed.

## Associated Fees\*

Note there are associated fees for certain steps, if necessary. A \$45 fee will be charged for Zoning Applications and a \$375 fee for Rezoning Applications; Building Permit fees are dependent on the type of work to be done.

To appeal a staff decision, a person must file an appeal with the Zoning Board of Appeals. The fee to appeal before the Zoning Board of Appeals is \$250.

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## **Site Plan Review**

### **Developments Requiring Administrative Approval**

All other projects not specified as a major project are either minor projects subject to review and approval by the Planning Department or amendments to existing site plans. The Planning Department may review and approve minor site plans without their submission to the Planning Commission. The Planning Department shall apply all applicable standards and procedures of the Zoning Ordinance in approving, conditionally approving, or denying site plans.

### **Developments Requiring Planning Commission Approval**

All non-residential developments greater than 10,000 square feet of structure, or larger than 2 ½ acres in size, and all PUD's are major projects which require preliminary site plan review by the Planning Commission.

### **Pre-Application Meeting / Conceptual Site Plan Review**

It is highly recommended that before submitting an application for a variance, land use permit, or any other permit, that you meet with the Director of Planning, Building, and Code Enforcement so they can guide you in the right direction and save time on both ends.

Prior to beginning any land use, construction project, or similar project in the City of Albion, developers must apply for and receive proper permits. The purpose of a conceptual site plan review is to allow for an informal consultation and cooperation between the developer and the City of Albion on a proposal prior to a substantial commitment of time and expense on the part of the applicant in preparing a site plan. Applicants are welcome to reach out to the Planning Department with any questions during the application process.

### **Associated Fees\***

Note there is an associated *base fee* of \$275 for site plan reviews, plus an additional fee equal to the cost of any consultants used. For smaller rehab projects, the City Manager can adjust the fee. For Subdivision/Site Condo/PUD Site Plan Review, there is a *base fee* of \$350, plus an additional fee equal to the cost of any consultants used.

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## Site Plan Review Process

### Step 1 Pre-Application Meeting

- Meet with the Department of Planning, Building, and Zoning to discuss project (see Pre-Application Meeting/Conceptual Site Plan Review on previous page).

### Step 2 Submittal of Site Plan Review

- Submit a Site Plan Review application/plan (see next page for checklist of everything that should be included in Site Plan Review application).

### Step 3 Staff Technical Review

- Staff Site Plan Review Team meets to review application/plan for conformance with codes.

### Step 4 Revision Comments Issued

- Following plan review, staff contacts applicant and informs them of necessary revisions.

### Step 5 Revised Plan Submittal

- Applicant submits revised plan/additional information if necessary.

### Step 6 Planning Commission Review

- Planning Commission reviews request and makes decision or requests more information. Applicant should attend this meeting to answer questions.

### Step 7 Land Use Permit Application

- Applicant submits land use application to request a permit.

### Step 8 Commission Approval / Permit Issued

- Staff reviews application for conformance with Planning Commission approval and issues permit.

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## Site Plan Review Checklist

- North arrow, scale, and date of original submittal and last revision.
- Location of proposed and/or existing property lines, dimensions, legal descriptions and setback lines.
- Location of existing public roads, rights-of-way, and private easements of record and abutting streets.
- Existing topographic elevation at two foot intervals, proposed grades, and direction of drainage flows.
- Location and type of significant existing vegetation.
- Location and elevations of existing watercourses and water bodies, including county drains and man-made surface drainage ways, floodplains, and wetlands.
- Locations of existing and proposed building and intended uses thereof, as well as the length, width, and height of each building.
- Proposed location of accessory structures, buildings and uses, including but not limited to flagpoles, light poles, docks, storage sheds, transformers, air conditioners, and the method of screening where applicable
- Location and dimensions of existing and/or proposed curbing, carports, barrier free access, parking areas (including indication of all spaces and method of surfacing), fire lanes, and all lighting thereof.
- Location, size, and characteristics of all loading and unloading areas.
- Locations and design of all sidewalks, walkways, bicycle paths, and areas for public use.
- Location of all other utilities on the site, including, but not limited to, natural gas, electric, cable tv, telephone, and steam.
- Location and specifications for all fences, walls, and other screening features.
- Location for all proposed perimeter and internal landscaping.
- Location and size for screening of all trash receptacles and other solid waste disposal facilities.
- Location and specification for any existing or proposed above or below ground storage facilities for any chemicals, flammable materials, or hazardous materials, as well as any containment structures or clear zones required by government authorities.
- Identification of any significant site amenities.

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## Special Land Use Permits

### Step 1 Pre-Application Meeting

- Meet with the Department of Planning, Building, and Zoning to discuss project.

### Step 2 Submittal of Application

- Applicant submits *Special Land Use* application/plan.

### Step 3 Staff Technical Review

- Staff reviews application/plan for completeness.

### Step 4 Revision Comments Issued

- Following plan review, staff contacts applicant and informs them of necessary revisions.

### Step 5 Revised Plan Submittal

- Applicant submits revised plan/additional information, if necessary.

### Step 6 Planning Commission Review

- Applicant attends Planning Commission work session; Commission determines if application is complete and sets public hearing or requests additional information.

### Step 7 Final Revisions

- Applicant submits requested changes to staff, if necessary.

### Step 8 Public Hearing / Commission Approval

- Public Hearing is held by Planning Commission; decision to approve or deny by the Planning Commission normally occurs after the public hearing.

## Associated Fees

Note there is an associated fee of \$250 for the Special Land Use review. It is important that the applicant meet with the Department of Planning, Building, and Zoning before beginning the application process to avoid submitting an incomplete application which will delay the process.

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## Rezoning Process

### Step 1 Pre-Application Meeting

- Applicant meets with the Department of Planning, Building, and Zoning to explore project/request. If rezoning is necessary, a review of the Comprehensive Plan and zoning ordinance are done to determine feasibility.

### Step 2 Submittal of Application

- Applicant submits *formal request for rezoning*.

### Step 3 Request Reviewed by Staff

- Staff meets with Planning Commission to review request as discussion item at next Commission meeting.

### Step 4 Public Notice for Hearing

- Staff sets public hearing and prepares staff report, sends out required neighborhood notices, and places an ad in the local newspaper.

### Step 5 Public Hearing

- Public Hearing is held by Planning Commission, which arrives at a recommendation for City Council.

### Step 6 City Council Initial Review

- Recommendation is sent to City Council for introductory reading; Council decision on whether or not to proceed with final reading or deny request.

### Step 7 City Council Final Decision

- City Council holds final reading; ordinance change is granted or denied.

## Associated Fees

Note there are associated fees of \$375 for Rezoning Application and \$275 for a Text Amendment for a total of \$650. Both Planning Commission recommendation and City Council approval are required to rezone a property.

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## Zoning Variances & Appeals

### Step 1

#### Pre-Application Meeting

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- Applicant meets with the Department of Planning, Building, and Zoning to discuss the project.

### Step 2

#### Submittal of Application

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- Applicant submits Zoning Board of Appeals (ZBA) application.

### Step 3

#### Request Reviewed by Staff

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- Staff reviews application/plan for completeness.

### Step 4

#### Public Notice for Hearing

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- Staff sets ZBA public hearing, sends out required neighborhood notices and places ad in the local newspaper.

### Step 5

#### Recommendations Given

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- Staff sends out report of findings/recommendations to ZBA.

### Step 6

#### Public Hearing & Final Decision

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- Applicant attends ZBA Public Hearing; decision to approve or deny by the ZBA normally occurs after the Public Hearing.

### Associated Fees

Note there is an associated fee of \$200 (including the Zoning Permit Fee) for zoning variances and appeals. The ZBA also acts as the Sign Board of Appeals. The Variance Application for signs is \$175 (including Zoning Permit Fee), in which the above process applies for obtaining a permit.

## Codes Currently in Effect

RESIDENTIAL BUILDINGS (Single Family, Duplex, or Townhouse)		
Category	Code	Effective
Building	2015 Michigan Residential Code (MRC)	February 8, 2016
Electrical	2023 Michigan Residential Code Part 8 (2015 MRC)	March 12, 2024
Plumbing	2021 Michigan Residential Code (MRC)	March 12, 2024
Mechanical	2021 Michigan Residential Code (MRC)	March 12, 2024
Energy Code	2015 Michigan Energy Code	February 8, 2016

COMMERCIAL BUILDINGS		
Category	Code	Effective
Building	2015 Michigan Building Code (MBC)	April 20, 2017
	2015 Michigan Rehab Code Existing Buildings	December 13, 2016
	2015 International Fire Code (IFC)	Referenced 2015 MBC
Accessibility	2009 ICC/ANSI A117.1	Referenced 2015 MBC
Electrical	2014 National Electrical Code (NEC)	June 18, 2015
Plumbing	2015 Michigan Plumbing Code (MPC)	April 20, 2017
Mechanical	2015 Michigan Mechanical Code (MMC)	April 12, 2017
Fire Code	2015 International Fire Code (IFC)	Referenced 2015 MBC
	2015 International Fire Code (IFC) Appendix	Referenced 2015 MBC
Sprinkler	2013 NFPA-13 (Commercial Buildings)	Referenced 2015 MBC
	2013 NFPA-13R (Residential Buildings)	Referenced 2015 MBC
	2013 NFPA-13D (1- & 2-Family Buildings)	Referenced 2015 MBC
Fire Alarm	2013 NFPA-72	Referenced 2015 MBC
Commercial Hood	2013 NFPA-17 (Kitchen Hoods)	Referenced 2015 MBC
Energy Code	2015 Michigan Energy Code	September 20, 2017

Code books may be purchased online through the [International Code Council \(ICC\)](#), [National Fire Protection Association \(NFPA\)](#), or through the [Michigan Department of Licensing and Regulatory Affairs](#), Bureau of Construction Codes.