

Adopted Building Codes

(Updated as of May 2021)

Building Services is responsible for the enforcement of all State and local laws relating to the Building, Rehabilitation, Electrical, Plumbing, Mechanical, Energy, Fuel Gas and Property Maintenance codes as well as the City's sign, landlord licensing and zoning ordinances. This office issues all permits for building and construction, conducting inspections by registered inspectors to ensure code compliance.

All plans are reviewed by this office before permits are issued. City building personnel are available to meet with builders, architects during the design and construction phases of a project to provide input and resolve problems. These are the Codes in effect in the City of Madison Heights:

Building Codes

- Michigan Barrier Free Code, ICC A117.1-2009
- Michigan Building Code (Commercial), 2015
- Michigan Energy Code 2015.
- Michigan Rehabilitation Code for Existing Buildings, 2015 Edition
- Michigan Residential Code 2015, (for 1 and 2 Family Dwellings) incorporating the 2015 Edition of the International Residential Code (includes Residential Electrical, Plumbing and Mechanical Codes)

Energy Code

- Michigan Uniform Energy Code – 2015

Electrical Code

- 2017 National Electrical Code (NEC)

Mechanical Code

- Michigan Mechanical Code, incorporating the 2015 International Mechanical Code.

Plumbing Code

- Michigan Plumbing Code, incorporating the 2015 International Plumbing Code

Fire Prevention Code

- International Fire Code, 2015 Edition, with local amendments

Property Maintenance

- International Property Maintenance Code, 2015 IMPC Edition, with local amendments

Health Department Regulations & Plan Review

Located at:

Oakland County Health Division

Building 36 East

1200 N Telegraph

Pontiac, MI 48341

Phone: 248-858-1280

Fax: 248-858-0178

[Website](#)

All of these codes are available for review at the Community Development Department, City Hall, 300 West Thirteen Mile Road.

Other Local Building & Utility Regulations

- All floors below grade in one and two family dwellings shall have at least one floor drain opening connected to the approved drainage system.
- Except where accomplished by a rated unit, no access opening shall be permitted in any required fire separation assembly, and all electric boxes and other similar devices in the surface of such assemblies shall be metal or 2 hour rated plastic.
- A minimum of four inches of clearance is required between basement window sills and the adjacent ground. Where a window well is required to provide the required clearance it shall provide a minimum of four inches between the sill and the bottom of the well and the finish grade and the top of the well, and be provided with an approved drain connected to the perimeter drain system. Positive drainage (1:12 slope) is required for eight feet around the structure. Absent positive drainage, gutters, downspouts and extensions are required.
- All work on fire sprinkler suppression systems will require that the fire riser be brought into compliance with current city riser diagram including, but not limited to, the location of the first valve, the type of backflow prevention, the fire department connection and the location of the inspectors test valve. In addition all existing systems must be certified to operate at the current City approved design pressure.
- All water services must conform to the approved water service installation policy.
- All commercial establishments engaged in the preparation and sale of food, or any commercial or industrial establishment that discharges, or has the potential to discharge grease which could cause a partial or full blockage of the public sewer system, shall install and maintain an adequately sized approved exterior grease interceptor(s). All kitchen waste, including floor drains, must be routed through the interceptor, regardless of the type of food served. The minimum size shall be one thousand (1,000) gallons or an approved demonstrated equivalent. Full service restaurants, or any food service establishment that

prepares or serves more than thirty percent (30%) fried products, shall have a minimum one thousand five hundred (1,500) gallon interceptor or an approved demonstrated equivalent.

- The City requires submittal of plans and specifications demonstrating equivalency with the minimum required size for proposed equivalent interceptors (or a minimum interceptor size of one thousand five hundred (1500) gallons). Size and equivalency shall be determined by the building official, the plumbing inspector and the water department supervisor.
- On all construction sites the property lines must be identified and verifiable at all times during construction.