



# CITY OF ANN ARBOR, MICHIGAN

## Planning & Development Services

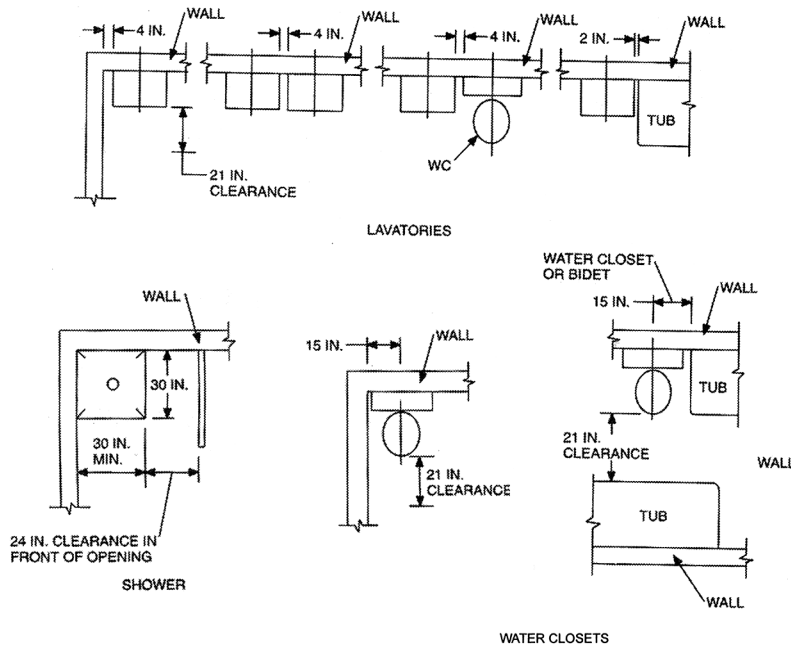
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### INTERIOR REMODELING

If you are planning some interior remodeling in your house, this information will help you understand some of the residential building codes for this work. If your remodeling includes the basement, refer to Information Sheet 5, available from the City of Ann Arbor, Planning and Development Services Department.

#### Bathrooms

Bathrooms must meet the following minimum fixture clearances:



Bathrooms must be provided with total glazing areas in windows of not less than 3 square feet, one-half of which must be openable. The glass areas are not required if artificial light and an exhaust fan are provided. The exhaust fan must exhaust to the outside.

A ground fault interrupt outlet is required to be located within 36 inches of the outside face of the lavatory.

## **Bedrooms**

If you are adding new bedrooms or changing the style of existing bedroom windows, you will need to include egress windows in your plans.

Every sleeping room below the fourth story shall have at least one operable window or door approved for emergency escape or rescue which shall open directly out to a public street, public alley, yard or court. The windows must be operable from the inside to provide a full clear opening without the use of keys or separate tools.

For more information on egress windows, refer to Information Sheet 3, available from the City of Ann Arbor, Planning and Development Services Department.

An arc-fault circuit interrupter to provide protection of the entire branch circuit must be installed in all bedroom outlets.

## **Kitchens**

If your project only includes work in the kitchen, and if you are only replacing the kitchen cabinets and countertop, you are not required to obtain a Building Permit. However, if you are changing the wall locations, or doing any electrical or mechanical work you are required to obtain the necessary permits.

The following electrical requirements apply to kitchens:

- Provide outlets with ground fault circuit interrupter protection (GFCI) at all locations above the counter. Outlets must be installed at each wall counter space 12 inches or wider. Outlets must be installed so that no point along the wall line is more than 24 inches measured horizontally from a receptacle outlet in that space.
- At least one receptacle outlet shall be installed at each island counter space with a long dimension of 24 inches or greater and a short dimension of 12 inches or greater.
- At least one receptacle outlet shall be installed at each peninsular counter space with a long dimension of 24 inches or greater and a short dimension of 12 inches or greater. A peninsular countertop is measured from the connecting edge.

## **Smoke Detection**

When interior alterations requiring a permit occur, the dwelling unit shall be provided with smoke alarms located as required for a new dwelling; the smoke alarms shall be interconnected and hardwired.

In a dwelling, smoke alarms must be installed in the following locations:

- In each sleeping room.
- Outside each separate sleeping area in the immediate vicinity of the bedrooms.
- One on each additional story of the dwelling, including basements.

Smoke alarms in existing areas shall not be required to be interconnected and hard wired where the alterations or repairs do not result in the removal of interior wall or ceiling finishes exposing the structure, unless there is an attic, crawlspace or basement available which could provide access for hardwiring and interconnection without the removal of interior finishes.

## **Additional Requirements**

Fireplace inserts, freestanding fireplaces, wood stoves, etc. must be UL listed and labeled. Installation must be per manufacturers instructions and these instructions must be on site for the Inspector to review.

Electrical outlets must be installed in every kitchen, family room, dining room, living room, parlor, library, den, sunroom, bedroom, recreation room, or similar room or area of dwelling units. Outlets must be installed so that no point along the floor line in any wall space is more than 6 feet measured horizontally, from an outlet in that space. Receptacles shall, insofar as practicable, be spaced equal distances apart.

Habitable rooms must have a floor area of not less than 70 square feet.  
Habitable rooms must not be less than 7 feet in any horizontal dimension.  
Habitable rooms, hallways, corridors, bathrooms, toilet rooms, laundry rooms and basements shall have a ceiling height of not less than 7 feet. The required height shall be measured from the finish floor to the lowest projection from the ceiling.

All habitable rooms must be provided with aggregate glazing area of not less than 8 percent of the floor area of such rooms. Natural ventilation shall be through windows, doors, louvers or other approved openings to the outdoor air.

Such openings shall be provided with ready access or must otherwise be readily controllable by the building occupants.

If your project includes stairs, refer to Information Sheet 3, available from the City of Ann Arbor, Planning and Development Services Department, for additional information.

Separate trade permits are required for Plumbing, Mechanical and Electrical work. This work must be done to current codes and will require inspections.

### **Drawings required for Building Permit**

Floor Plan – A plan drawn preferably at  $\frac{1}{4}$  scale (1/4" equals one foot). This plan should show the entire house, not just the area that is being remodeled. Include information on mechanical, electrical and structural work.

If structural work is being done, include information on structural members proposed, calculations, etc.