



City of Ann Arbor

PLANNING & DEVELOPMENT SERVICES — CONSTRUCTION SERVICES

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INTERIOR REMODELING

Bathrooms

Bathrooms must have a total window area of not less than three square feet, one-half of which must be openable. Windows are not required if artificial light and an exhaust fan are provided. The exhaust fan must exhaust to the outside.

A ground fault circuit interrupter (GFCI) 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 size of existing bedroom windows, you will be required to provide emergency egress windows. For more information on egress windows, refer to Windows Guideline available from the City of Ann Arbor, Planning and Development Services Department.

New bedrooms and some bedroom remodeling projects will require arc-fault circuit interrupter outlets and hardwired, interconnected smoke detectors.

Kitchens

If you are only replacing cabinets and counters, you are not required to obtain a Building Permit. However, if you are changing the wall locations or performing electrical, plumbing, or mechanical work, proper permits are required.

The following electrical requirements apply to kitchens:

All kitchen outlets must be grounded. Ground fault circuit interrupter outlets (GFCI) are required at all locations above the counter. Outlets must be installed above each 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 an outlet on that countertop. 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 structural work requiring a permit occurs, the dwelling unit shall be provided with smoke alarms located as required for a new dwelling. These smoke alarms shall be interconnected and hardwired when feasible.

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.

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.

All habitable spaces are required to contain electrical outlets. 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 are also required to 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 seven 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 eight percent of the floor area of such rooms. Natural ventilation shall be provided by 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.

For information on stairs, refer to Information the Stairs Guideline available from the City of Ann Arbor, Planning and Development Services Department. 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 ¼ 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.