



**COMMUNITY DEVELOPMENT
BUILDING DIVISION**

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**PLUMBING PLAN
REVIEW REQUIREMENTS
GUIDE**

**PLUMBING PLAN REVIEW REQUIREMENTS FOR
COMMERCIAL BUILDINGS
BASED ON THE 2009 MICHIGAN PLUMBING CODE**

GENERAL INFORMATION:

This guide outlines the requirements for obtaining a building permit to construct a tenant improvement in the township. Commercial “shell building” are often built without specific information as to the eventual tenants of the leased spaces. Also, occupancy or use of tenant spaces may change during the life of a commercial building. The items listed below are required with any plan submittal.

PLANS REVIEW:

Please allow time for the plan review process, which varies depending on Department’s workload. Plans are reviewed in the order they are received based on the application date. Plans that contain all the necessary information and details will expedite the review process.

- A **preliminary plan review letter** with a preliminary plan review-processing checklist will be issued within **three (3) working days** of submittal.
- Full plan reviews of **large commercial projects** will be completed within **fifteen (15) working days** of submittal.
- Full plan reviews of **small commercial projects** will be completed within **seven (7) working days** of submittal.
- **Plan review of revised or resubmitted plans** for both commercial and residential projects will be completed within **fifteen (15) working days** of submittal.
- In order to be in compliance with the state of Michigan’s Construction Code requirements, **plan reviews** shall be completed within **fifteen (15) working days** of submittal.

The permit applicant will be notified by mail or telephone if the information provided does not meet the Building Code requirements or if any additional information is necessary.

Three (3) sets of construction documents required by the governmental agency for approval shall carry the embossed or printed seal (original seals and signatures) of an architect or professional engineer licensed in Michigan.

CODE:

- Michigan Plumbing Code 2009 Edition
- Michigan Rehabilitation Code 2006 Edition
- Internal National Fuel Gas Code 2009 Edition

How to purchase a book:

- The Codes and Standards order form is available on the Bureau's web site at www.michigan.gov/cis or (517-241-9313). Make a check payable to the State of Michigan and mail your request to the Bureau of Construction Codes, P.O. Box 30255, Lansing, Michigan 48909
- Books may also be purchased directly from ICC International, 4051 West Flossmoor Road, County Club Hills, Illinois 60478 or (800) 786-4452 or www.iccsafe.org

Three sets of Michigan Uniform Energy Code, Part 10a (ANSI/ASHRAE/IESNA Standard 90.1-1999) – clarify whether compliance with applicable sections have been met.

- New Buildings– Section 4.1.1
- Additions – Section 4.1.2.1
- Alterations – Section 4.1.2.2
- Alterations – heating, ventilating, and air-conditioning – Section 4.1.2.2.2

Three sets of Specification – if applicable

PLAN REQUIREMENTS:

Provide dimensional plumbing plans showing the size, location, and material specification of all water and drainage piping. Show the location, type, size of gas or fuel piping. Plans shall be drawn to standard architectural scale, clear, legible and non-altered; three (3) sets required detailing the following items:

Cover Sheet – include general project information such as; address, location map, square footage, and building code analysis, see attachment.

Building Code Analysis: (see attachment)

- Code Year / Type (Building, Plumbing, Mechanical, Electrical, Fire)
- Occupancy Classification
- Type of Construction
- Fire Sprinklers / Type/ NFPA
- Fire Alarm / Type/ NFPA
- Area
- Occupant loads for all areas (actual and calculated)
- Required plumbing fixtures
- Non-separated or separated uses with required calculations

- 1003.1; Interceptors & Separators, if applicable.

- 403.1; Minimum required fixtures, of all types, must be shown on plans based on occupant load. Including drinking fountain, accessible to the public.

- 403.2; Separate facilities for each sex.

- 403.3 & 403.3.1; Customer, patron and visitor facilities must be provided and available for public use (must be available –free access and open to public at all times).

- Construction documents shall clearly show scope and nature of work.
- Kitchen equipment must be clearly detailed.
- Provide Board of Health plan review for proper review.
- Provide cut sheet and specification for grease trap. Provide full size cleanout on outlet.
- 314.2.2; Minimum size of condensate line is $\frac{3}{4}$ ".
- Unisex toilet room per 1109.2.1 Michigan Building Code for assembly and mercantile occupancies.
- 310.4; Urinal partitions required.
- Drainage fixture unit loading of both stacks and drains in the DWV system.
- DWV pipe riser diagrams and water distribution system and storm drainage piping.
- 1107 Secondary Roof Drains: Show piping, sizing, and termination point.

WATER & SEWER COMMERCIAL UNIT FACTOR FEE SCHEDULE

Based on Ordinance, as adopted by the Board for West Bloomfield Township, increase in water and sewer use fees (Unit Factor Fees) shall apply to all commercial building dwellings whereby changing of the classified use of the premises, including periodic remodeling under permit requirement of the township, shall cause the user or property owner to pay to the township an increase in use fee equal to the use fee schedule as established minus any connection and unit factor fees previously paid. The fee shall be paid to the township prior to any release for approval of permit for construction is issued.

Unit factor fees are an essential component to the financial responsibility of sustaining a reliable municipal water and sewer system. Additional fees assigned to commercial buildings ensures that adequate funds are maintained for government to replace underground water and sewer infrastructure as it is impacted through increased use that places accelerated deterioration and demand on critical systems.

For complete list of Unit Factor Fees; refer to Water & Sewer Commercial Unit Factor Fee Guide.

PLAN REVIEW FEES/OVERTIME PLAN REVIEW:

- a) Where review of construction documents is performed by outside consultants, the review fee shall be charged at 1.5 times the actual cost. Payment shall be in advance of the review based on estimated cost.

- b) Where review of construction documents is performed by township employees, the review fee shall be charged at \$75 per hour (i.e., revised drawings, deferred documents, etc.).
- c) Plan review shall be charged at 15% of the building plan review fee or \$150 minimum.

We hope this guide is helpful and we encourage you to provide us with any suggestion you may have as we continue to work toward improving our development process. If you have any questions regarding codes or Township ordinances buildings, please feel free to contact me at 248-451-4892.

Jim Russell
Plumbing Inspector/Plans Examiner