

PRESQUE ISLE COUNTY BUILDING AND ZONING

106 E Huron Ave Ste B, Rogers City, MI 49779 (989) 734-2915

When submitting an application for a Building Permit, the following are required:

- Signed Application
- Signed Inspection Schedule
- Construction drawing of the project (detailed enough I can build from the plan)
- Zoning permit (if applies)
 - A. Zoning permits are required for any New, Addition, or increase in building footprint and exterior alterations.
- Soil Erosion permit (if applies)
 - A. Soil Erosion permits are required if: 1 Acre or more of soil disturbance or for any construction within 500 feet of a Lake, river, stream, or wetland.
- Payment received based on fee schedule. (Without payment application is not complete) Checks are made payable to Presque Isle County.

Documents contained in this Packet:

1. Building Permit Application
2. Inspection Schedule
3. Zoning Permit Application
4. Pole barn worksheet
5. Residential Construction worksheet
6. Fee Schedule

*****Use all applicable forms for a complete application*****

APPLICATION FOR BUILDING PERMIT
Presque Isle County Department of Building and Zoning
106 E. Huron Avenue, Suite B, Rogers City, MI 49779 989.734.2915 pibuild@picounty.org

****Without this information, your application may be denied.**

Owner's Name:	Phone #:	Email:
Mailing Address:		
Directions to building site:		
Township:	Property Code No:	
District #4 Health Department Tank Permit No:		
Contractor's Name:	Phone #:	
Address:		
License Number:	Expiration Date:	
Federal Employer ID Number or reason for exemption:		
Workers Comp Insurance Carrier and Liability Insurance carrier or reason for exemption:		
MESC Employer Number or reason for exemption:		

Type of Improvement:	Proposed Use:	
New Building <input type="checkbox"/>	One Family Home <input type="checkbox"/>	Deck <input type="checkbox"/>
Addition <input type="checkbox"/>	Garage <input type="checkbox"/>	Fire Repair <input type="checkbox"/>
Alteration <input type="checkbox"/>	Car Port <input type="checkbox"/>	Other: Specify <input type="checkbox"/>
Modular <input type="checkbox"/>	Pole Barn <input type="checkbox"/>	_____

Estimated Cost: \$ _____

***Building Permit Fees Are Based on Square Footage. All Dimensions are based on Exterior Dimensions.
 ***Alterations and Fire Repair Permit Fees are based on Estimated Cost of Project.

		Dimensions	Area Sq. Ft.		Dimensions	Area Sq. Ft.
Garage Att	Y <input type="checkbox"/> N <input type="checkbox"/>	_____	_____	First Floor	_____	_____
Pole Barn Att	Y <input type="checkbox"/> N <input type="checkbox"/>	_____	_____	Second Floor	_____	_____
Mobile Home		_____	_____	Crawlspace/	_____	_____
Deck/Porch		_____	_____	Basement	_____	_____

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of law as and ordinances governing his type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction. This permit may be revoked if wrongfully issued due to misinformation or improper application of the code.

Section 23A of the State Construction Code Act of 1972, No. 230 of the Public Acts of 1972, being Section 125.1523A of the Michigan Compiled Laws, prohibits a person from conspiring to circumvent the license requirements to this state relating to persons who are to perform work on a residential structure. Violators of Section 23A are subject to civil fines.

Signature of Contractor or Authorized Agent: _____ Date: _____
 I, the undersigned homeowner, certify that the work described on this permit shall be done by myself in my own home in which I am living or about to occupy. All work shall be done in accordance with the Presque Isle County Building Codes and Ordinances.

Signature of Owner: _____ Date: _____

NOTICE: Separate permits are required for Electrical, Plumbing, Mechanical, Zoning and Soil Erosion.

Signature of Permit Official: _____ Date: _____

APPLYING FOR THIS PERMIT, GRANTS PERMISSION FOR COUNTY OFFICIALS TO ACCESS YOUR PROPERTY FOR INSPECTION PURPOSES

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In accordance with MRC 2015 & MBC 2021,

R109.1 TYPES OF INSPECTIONS. For on-site construction, from time to time the Building Official, upon notification from the permit holder or his agent, shall make or cause to be made any necessary inspections & shall either approve that portion of the construction as completed or shall notify the permit holder or his agent wherein the same fails to comply with this code.

THE FOLLOWING INSPECTIONS ARE REQUIRED FOR NEW CONSTRUCTION

RESIDENTIAL:

1. FOOTING (ONCE FORMS AND REBAR IN PLACE WITH GROUNDING ROD VISIBLE)
2. R109.1.1 FOUNDATION (ICF FORMS REQUIRE INSPECTION PRIOR TO POUR)
 - A. CMU FOUNDATIONS REQUIRE INSPECTION AFTER CORED
3. R109.1.2 PLUMBING, MECHANICAL, AND ELECTRICAL ROUGH INSPECTIONS
4. R109.1.4 FRAMING ROUGH INSPECTION
5. R109.1.5 INSULATION INSPECTION
6. R109.1.5 ALL FINAL INSPECTIONS

DECKS AND POLE BARNs:

1. FOOTING
2. R109.1.4 FRAMING ROUGH INSPECTION
3. R109.1.5 FINAL INSPECTION

THE FOLLOWING INSPECTIONS ARE REQUIRED FOR NEW CONSTRUCTION COMMERCIAL:

1. 110.3.1 FOOTING AND FOUNDATION
2. 110.3.2 CONCRETE SLAB AND UNDER-FLOOR
3. 110.3.4 PLUMBING, MECHANICAL, AND ELECTRICAL ROUGH INSPECTIONS
4. 110.3.4 FRAMING ROUGH INSPECTION
5. 110.3.9 INSULATION INSPECTION
6. 110.3.10 OTHER INSPECTIONS AS REQUIRED FOR SPECIFIC PROJECT
7. ALL FINAL INSPECTIONS

******All other projects requiring a building permit will get the inspections required that are pertinent to the project.******

**BLOWER DOOR TESTS REQUIRED ON ALL NEW CONSTRUCTION IN
ACCORDANCE WITH**

MEC 2021 C401.3 AND ASHRAE 90.1 5.4.3.1.1

R 110.1 USE AND OCCUPANCY. A building or structure shall not be used or occupied, and a change in the existing occupancy classification of a building or structure or portion thereof shall not be made, until a Certificate of Occupancy has been issued in accordance with this act.

R 109.3 INSPECTION REQUESTS. It shall be the duty of the permit holder or their agent to notify the Building Official, or applicable deputy, that such work is ready for inspection.

ALL INSPECTIONS REQUIRE A 24 HOUR NOTICE TO SCHEDULE FOR A REASONABLE TIME TO COMPLETE THE INSPECTION. ALL RE-INSPECTIONS AFTER CORRECTIONS WILL BE INVOICED A \$75 FEE FOR RE-INSPECTION.

BUILDING OFFICIAL/BUILDING INSPECTOR: 989 734 2915	ROB RANSOM	M-F 8AM-4PM
ELECTRICAL INSPECTOR: 989 306 0525	JOHN MORAN	M-F 8AM-5PM
PLUMBING & MECHANICAL INSPECTOR: 989 306 3471	TOM MCLEOD	M-F 8AM-5PM

NAME: _____ **DATE:** _____

By signing below, permit holder understands the responsibility to obtain approval for all inspections prior to final inspection, in order to receive a Certificate of Occupancy.

SIGNATURE: _____

Application for Zoning Approval

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(989) 734-2915

Application is hereby made to: () Use: () Erect: () Repair, remodel, relocate, or extend a structure: () or grade ditch or site clearing or installation of driveway, located at:

Township _____ Section _____

Legal Description of Property _____

() Residential () Commercial () Other Use _____

Any variance requests or SUP approvals required prior to Zoning Approval

Site Plan Requirements

- Aerial sketch of entire lot
- Show side yard, front and rear set backs of property lines
- Dimensions of property lines
- Location and size of all existing buildings and driveways
- All rivers, lakes, or streams within 500 Feet
- Topography if slope exceeds 1'10"
- ROW access or utility easements

Property Owner _____

Address _____

Phone _____ Email _____

Signature of Owner or Owner's Agent _____

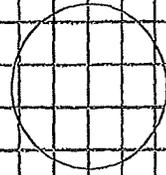
Zoning Administrator Approval _____ Date _____

Permit # _____

Application for a Zoning Approval grants permission for County Officials to access your property for Inspection

~~Place North Arrow~~

In Circle



Roof:

Pitch - _____
 Shingles - _____
 Felt - _____
 Ice Barrier - _____
 Roof Sheathing - _____
 Truss - Yes No
 If No Answer The Following
 Rafter Size - _____
 Rafter Spacing - _____
 Rafter Clear Span - _____
 Rafter Species - _____
 Ridge - _____
 Ceiling Joist Size - _____
 Ceiling Joist Spacing - _____
 Ceiling Joist Species - _____
 Insulation - _____
 Roof Ventilation - _____

Walls:

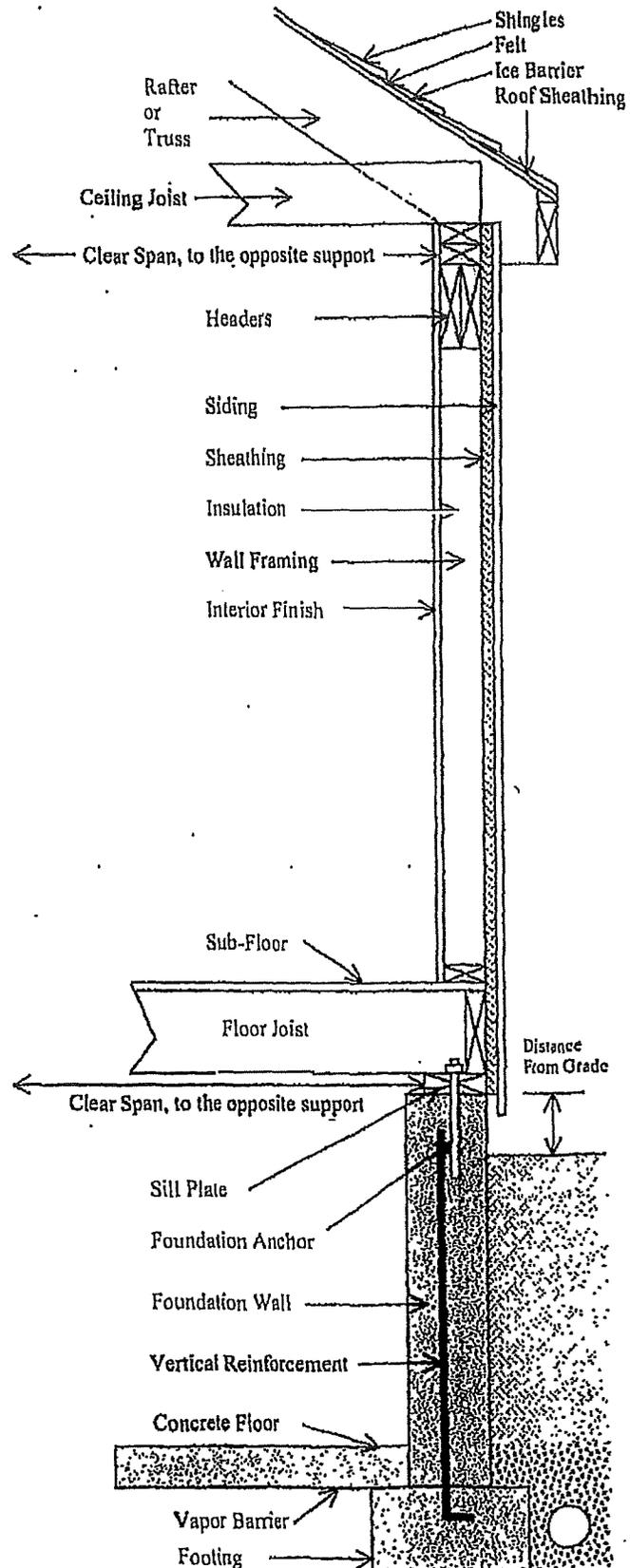
Siding - _____
 Sheathing - _____
 Insulation - _____
 Walls Framing - _____
 Headers - _____
 Interior Finish - _____
 Ceiling Height - _____

Floor:

Sub-Floor - _____
 Floor Joist Size - _____
 Floor Joist Spacing - _____
 Floor Joist Clear Span - _____
 Floor Joist Species - _____
 Beam Type & Size - _____
 Distance From Grade - _____

Foundation:

Anchor Type - _____
 Anchor Spacing - _____
 Sill Plate - _____
 Poured Wall Size - _____
 Block Wall Size - _____
 Vertical Reinforcement - # _____ - _____ o.c.
 Concrete Floor Thickness - _____
 Vapor Barrier - _____
 Column Pad Size - _____ x _____ x _____
 Column Spacing - _____
 Footing Width - _____
 Footing Height - _____
 Footing Depth Below Grade - _____



Signature _____

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FEE SCHEDULE

Effective: January 30, 2026

Residential Building Permit Fees

Base Fee (All Building Permits)	\$75.00
Zoning (Residential)	\$50.00
Zoning (Agricultural)	\$50.00
Soil Erosion	See Table
Soil Erosion (renewal)	\$100.00
Masonry Chimney	\$50.00
Demolition	
Up to 2,000 sq ft	\$115.00
2,000-5,000 sq ft	\$165.00
Over 5,000 sq ft	\$225.00
Residential Tower (Antenna)	\$45.00
Headers (window/door openings)	\$40.00/each
Crawlspace/foundation	.15/ sq ft
Walk out Basement	.18/ sq ft
Basement	.16/ sq ft
Alterations/Fire Restorations	Valuation
New Roof (All Structures) Carport, Gazebo, Covered Porch	.20/ sq ft
Decks/porches	.16/ sq ft
Manufactured Homes (HUD Approved)	.16/ sq ft
Pre-Manufactured Homes (State Approved Modular)	.20/ sq ft
Unattached Garage, Unattached Pole Building	.22/ sq ft
All Residential Construction (including Attached Garages)	
0-1999 sq ft	.28/ sq ft
2000-3499 sq ft	.34 sq ft
3500 & above sq ft	.45 sq ft
Residential Solar Panel	.25/sq ft
Residential & Commercial	
Re-inspection After Corrections (Per Inspection)	\$75.00
Special or Investigative Correction fee (Per Site Visit)	\$100.00
Work Without Permit	
1 st offense	\$150.00
2 nd offense	\$250.00
3 rd offense	\$500.00

Re-open Inactive Permit- 1 st year	\$45.00
Permit Maintenance Fee Beyond First Year	\$60.00
Temporary Certificate of Occupancy	\$100.00
Plan Review	
Residential (If plans submitted with application)	No Charge
Residential (Plans received without application)	\$50.00
Commercial	30% up to \$2500.00 of the permit fee
Commercial Building Permit Fees	
Base Fee All Building Permits	\$100.00
Zoning (All Zoning Permits)	\$75.00
Crawlspace/Foundation	.25/sq ft
Basement	.20 Sq ft
Alterations/Fire Restoration	Valuation
S-1/S-2/Utility Use Group/Factory	
Up to 2999 sq ft	.25/sq ft
3000-4999 sq ft	.30/sq ft
5000 sq ft and above	.40/sq ft
New Roof (All Structures)	.20/sq ft
Cell, Wind, & Utility Towers	\$6.00/ vertical ft
Business/Mercantile	.45/sq ft
Assembly/Educational/High Hazard/Institutional/Multi family (apartments)	.55/sq ft
Demo Commercial	
Up to 1999 sq ft	\$150.00
2000-5000 sq ft	\$200.00
Over 5000 sq ft	\$300.00
Tower Alterations- Total permit cost	\$280.00
Specialty Permits/Boards	
Zoning Variance Request (Regular Meeting) ZBA	\$500.00
Zoning Variance Request (Special Meeting) ZBA- with site inspections	\$700.00
Amendment, Rezoning Actual Cost or Minimum of	\$500.00
Special Use Permit Request (Regular Meeting) PC	\$1000.00
Special Use Permit Request (Special Meeting) PC- with site inspections	\$1500.00
Site Plan Review- ZA review costs	\$250.00
Special Use Permit- after board approval	\$200.00
Building Board of Appeals	\$500.00
Current Zoning Book	\$45.00
Master Plan	\$55.00

Fire Suppression/Fire Alarm: \$250.00 Plan Review Fee & Trade permit fees

Soil Erosion Fee Schedule

Plan Review	
Transportation Facilities (Streets, Highways, Roadways up to one mile)	\$75.00
Each Additional mile or fraction of	\$35.00
Subdivision, Utility, Gas & Oil production	
Underground pipeline, underground cable, up to one mile	\$65.00
Each Additional Mile or Fraction of	\$35.00
Permit Fees With Inspections	
Residential (One Acre or Less) 3 inspections	
	\$175.00
Additional Inspections	\$75.00/ea
Each Additional Acre	\$75.00
Permit Renewal (annually) \$100.00 or 60% of permit cost.	
Commercial	
Commercial, Industrial, Service Facilities, Recreational Facilities (One Acre or Less)	\$400.00
Each additional Acre	\$150.00
Violation Notice (re-inspection fee)	\$75.00
Water Impoundment (Each Acre or Fraction of)	\$125.00
Waterway Construction or Improvements (Based on Project Cost)	All 3%

All Fees DOUBLED for sites started without permits

Valuation Schedule

Up to 29,000	200.00	58,001-59,000	381.00
29001-30,000	249.50	59,001-60,000	384.50
30,001-31,000	254.50	60,001-61,000	388.00
31,001-32,000	259.50	61,001-62,000	391.50
32,001-33,000	264.50	62,001-63,000	395.00
33,001-34,000	269.50	63,001-64,000	398.50
34,001-35,000	274.50	64,001-65,000	402.00
35,001-36,000	279.50	65,001-66,000	405.50
36,001-37,000	284.50	66,001-67,000	409.50
37,001-38,000	289.50	67,001-68,000	412.50
38,001-39,000	294.50	68,001-69,000	416.00
39,001-40,000	299.50	69,001-70,000	419.50
40,001-41,000	304.50	70,001-71,000	423.00
41,001-42,000	309.50	71,001-72,000	426.50
42,001-43,000	314.50	72,001-73,000	430.00
43,001-44,000	319.50	73,001-74,000	433.50
44,001-45,000	324.50	74,001-75,000	437.00
45,001-46,000	329.50	75,001-76,000	440.50
46,001-47,000	334.50	76,001-77,000	444.00
47,001-48,000	339.50	77,001-78,000	447.50
48,001-49,000	344.50	78,001-79,000	451.00
49,001-50,000	349.50	79,001-80,000	454.50
50,001-51,000	353.00	80,001-81,000	458.00
51,001-52,000	356.50	81,001-82,000	461.50
52,001-53,000	360.00	82,001-83,000	465.00
53,001-54,000	363.50	83,001-84,000	468.50
54,001-55,000	367.00	84,001-85,000	472.00
55,001-56,000	370.50	85,001-86,000	475.50
56,001-57,000	374.00	86,001-87,000	479.00
57,001-58,000	377.50	87,001-88,000	484.50