

**Department of Licensing & Regulatory Affairs  
Bureau of Construction Codes  
Keith E. Lambert, P.S., Director**

***2018 Bureau of Construction Codes Update***

# GOALS

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- 1. HIGH IMPACT ITEMS**
- 2. USING ACCELA**
- 3. NEW CODE/RULE PROMULGATION PROCESS**
- 4. CODES TO BE ADOPTED**
- 5. LATEST NEWS**



**CUSTOMER DRIVEN. BUSINESS MINDED.**

# Stadium Bathroom Fixtures

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The department added an exception in the 2015 Michigan Plumbing Code that provides relief to schools constructing new stadiums or renovations to an existing stadium. The exemption is for the use of school building rest room facilities to meet the minimum fixture requirements for an A-5 assembly building.

**The exemption reads:** Table 403.1, Minimum number of required Plumbing Fixtures, footnote i. ; Water closets and lavatories in adjacent school buildings may be included in the required minimum fixture count, if they are located within a 500-foot walking distance to the stadium. Signage for the location of these rest rooms is required. This exemption was specifically included to lower the number of variances sought for stadiums, and it has proven to be very successful for the projects the bureau has overseen.



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# School Site Plan Review

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The school site plan review guide was removed from our website due to our concerns regarding some of the requirements included in the guide. We currently have questions into our counsel regarding these concerns; however, we are still awaiting a final response to this inquiry.

The bureau is not currently enforcing the provisions of this guide; however, if your members know that the bureau is still applying provisions within this guide please let us know and we will address accordingly. We cannot speak to whether MDE, BFS, or local units of government are still applying these provisions.



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# Construction of School Buildings

## 1937 PA 306

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What are the issues which require plans for school buildings to be prepared, signed, and sealed by an architect or professional engineer?

We need to review the Construction of School Buildings Act, 1937 PA 306, and identify the pertinent sections which are:

MCL 388.851	Construction requirements
MCL 388.851a	Definitions
MCL 388.854	Violations
MCL 388.855a	Applicability & exemptions



# MCL 388.851

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(1) A school building, public or private, or any additions to a school building, shall not be erected, remodeled, or reconstructed in this state unless all of the following requirements are met:

(1)(a) All plans and specifications for buildings shall be prepared by an architect or professional engineer who is licensed in this state. An architect or professional engineer licensed in this state or another person qualified to supervise construction shall supervise the construction of a school building.



# MCL 388.855a

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(1) Except as provided in this section, this act does not apply to **1-story** school buildings, to **1-story** additions to school buildings, or to the construction, reconstruction, or remodeling of a school building if the **total cost** of construction, reconstruction, or remodeling is less than \$15,000.00

(2) Section 1(a) applies to the construction of all school buildings and additions to school buildings regardless of the number of stories of the buildings or additions if the **total cost** of construction exceeds \$15,000.00



# MCL 388.855a

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(7) If the construction, reconstruction, or remodeling of a school building costs less than \$15,000.00, it is not necessary to employ a **registered** architect or engineer, but plans for the building shall be submitted to the bureau of fire services and to the superintendent of public instruction or the superintendent's authorized agent for criticism, suggestions, and approval.



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# MCL 388.851a

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(d) **“Total cost”** shall be interpreted to mean the monetary worth of the building when ready for occupancy, regardless of the source of funds, labor or material and shall include the cost of general construction, plumbing, heating and ventilation, electrical work, all fixed equipment, together with the cost of architects, engineers and building superintending services.

(e) A building having a **basement** shall be considered to be a **2 story** building for the purposes of this act.



# MCL 388.854

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(4) The license or registration of an architect or engineer convicted of violating this act shall be revoked. A school officer, member of a school board, or other person who neglects or refuses to do or perform any act required by this act, or who violates or knowingly permits or consents to any violation of this act, is guilty of a misdemeanor punishable by a fine of not more than \$500.00 or imprisonment for not more than 3 months, or both. Any violation of this act may be enjoined in an action brought by the bureau of fire services.

1937 PA 306



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# School Fire Alarms

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Concern regarding the accessibility of fire alarms outside of a secure vestibule

BCC/BFS met to discuss the matter further

Issue should certainly be revisited when the 2018 Michigan Building Code is opened



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# School Fire Alarms

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Concern regarding fire alarm systems not being installed in compliance with the Michigan Building Code which requires a voice evacuation system

BCC/BFS met to discuss the matter further

BFS does not enforce building code provisions

BCC can make sure these provisions are adhered to if BCC is the authority having jurisdiction

BCC/BFS can educate local enforcing agencies on this requirement



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# School Barricades

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Questions regarding lockdown devices to enhance security to prevent unwanted intruders from accessing schools have increased lately

The 2015 Michigan Building Code and bulletins issued by the Bureau of Fire Services cover the applicability of such systems



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# School Barricades

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2015 Michigan Building Code, Section 1010.1.9 Door operations

Except as specifically permitted by this section, egress doors shall be readily openable for the egress side ***without the use of a key or special knowledge or effort.***

A building permit is required for installation



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# School Barricades

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## Fire Marshall [Bulletin 18](#)

Lockdown devices that are used as a barricade for a classroom door **may not** be installed on the door or door frame.

## Fire Marshall [Bulletin 2](#)

Fire rated classroom doors will require the barricade device to be **listed** for installation on the door.



# USING ACCELA

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Submit plans for review (includes BCC & BFS)

Search plan review applications

Apply for permits

Search permit applications

Search for licenses

[FAQs](#) Front Page

[Basic Steps](#) For Users

[Guide](#) For Submitting Plans

[Create](#) A Building Permit



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# NEW CODE/RULE PROMULGATION PROCESS

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## How It Works

- Email notification of announcement to coincide with board/commission meeting.
- Notification includes proposal form identifying 4-week timeframe to provide suggestions and ability to opt-in.
- Code proposals along with proposed draft will be posted on bureau website prior to advisory meeting.
- Subscribers are provided a 10-day notice of the advisory meeting.
- Advisory meeting is conducted to exchange comments, questions, suggestions, and concerns on the draft rules.
- Public hearing conducted.



# NEW CODE/RULE PROMULGATION PROCESS

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## How It Works

- Overview map of process
- Where to look for information on rules
- Currently open rules
- Where are the rules regarding storm shelters



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# NEW CODE/RULE PROMULGATION PROCESS

## Significant changes

- Rule/code committee membership reduced and based upon statutory authority
- Committee is made up of applicable code/licensing manager and board/commission designee
- Industry stakeholders consisting of builders, electricians, plumbers, mechanical contractors, code officials, construction inspectors, licensing boards, state agencies, governmental subdivisions, school officials, construction associations and societies will be notified of rule/code sets being opened up for the promulgation process and the ability to suggest proposals.



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# NEW CODE/RULE PROMULGATION PROCESS

## Significant changes

- At the beginning of the process industry stakeholders will be provided the option of subscribing to further notifications regarding the process including proposed code changes, the advisory meeting, and the public hearing.
- Code proposals and proposed draft rules will be posted prior to the advisory meeting.
- Code proponents must provide justification concerning additions, modifications, and deletions of the code.
- Department holds an advisory meeting for discussion and comments on the proposed rules/codes.



# NEW CODE/RULE PROMULGATION PROCESS

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## Benefits

- Processing time reduced.
- Board/commission involvement.
- Advisory/recommending role of board/commission met.
- Increased transparency and equitable opportunity for interested parties.
- Industry touchpoint at an advisory meeting provides opportunity to identify controversial issues before the public hearing.



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# NEW CODE/RULE PROMULGATION PROCESS

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## Benefits

- Three opportunities for interested parties to provide input.
  - Opening of the code/rule promulgation process (4 week timeframe)
  - Department advisory meeting (discussion to resolve high impact/political items)
  - Public hearing



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# CODES TO BE ADOPTED

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Part 8. Michigan Electrical Rules (currently in process)

Skilled Trades Regulation Act (opened)

2018 Michigan Building Code

2018 Michigan Energy Code

2018 Michigan Mechanical Code

2018 Michigan Plumbing Code

2018 Michigan Rehabilitation Code



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# LATEST NEWS

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- Part 8. Michigan Electrical Code Ruleset
  - Public input period started March 21 and ended April 17
- Residential Builders Program
- Ski/Carnival Amusement Program
- Bureau Website [Layout Changes](#)



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# INFORMATION

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- Presentation & material available on request
- Contact Information:
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