



CITY OF ST. JOSEPH  
BUILDING INSPECTION DEPARTMENT  
700 Broad Street  
St. Joseph, MI 49085  
Phone (269)983-1212  
[www.sjcity.com](http://www.sjcity.com)

## Don't Forget Your Building Permit

The Michigan Building & Residential Codes require building permits be issued for all new construction and when modifying existing structures. Permits are necessary to make sure the work being

done is in compliance with the Building Code and applicable Ordinances of the City and helps to ensure the health and safety of those using the structure. To help ensure safe construction, avoid costly fines, and safeguard home value, residents are advised to make sure a building permit is obtained before beginning a home improvement project.



A decision not to get a permit can be very costly. When a homeowner tries to sell or refinance their home, prospective buyers or lending institutions sometimes want proof that alterations are in compliance with local codes. Without a permit and inspection on record there is no proof. The homeowner must then apply for a permit with no guarantee that the remodel will meet the codes and there is a possibility that the work must be redone or removed, which is both costly and frustrating.

Cosmetic improvements, such as painting, wallpapering, carpeting or new flooring, and trim work do not require permits. All other work is generally required to have a permit. Depending on the project, it may take several days to obtain a permit when all information is provided. Once a permit is issued it must be displayed in the window or door facing the street so City staff knows there is an active permit on the property.

The person that secures the permit is held responsible for the work. If a homeowner hires a contractor, the contractor should obtain the permit. Homeowners should confirm that the contractor is licensed, that they have secured the necessary permits, and requested the required inspections. Working without a building permit subjects you to a penalty of two times the permit fee and work stoppage until the permit is issued, in some cases a civil infraction ticket maybe issued.

Before starting any home improvement project, please contact the Building Inspection Department at 269.983.1212 for permit requirements, fees and inspection schedules. Information can also be found on the website [www.sjcity.com](http://www.sjcity.com)