



City of Ann Arbor
Building Department
301 E. Huron
1st Floor Larcom North Conference Room
Ann Arbor, MI 48104

EXPEDITED PERMITS

RESIDENTIAL ONE OR TWO DWELLINGS AND TOWNHOMES ONLY

**THURSDAYS 1-3 PM
15 MINUTE RESERVED TIME SLOTS**

STREA2M Permitting Link:

**[https://stream.a2gov.org/EnerGov_Prod/selfservice/AnnArborMIProd#
/home](https://stream.a2gov.org/EnerGov_Prod/selfservice/AnnArborMIProd#/home)**

EXPEDITED RESIDENTIAL PERMIT REQUIREMENTS

The following items **MUST** be completed and available to schedule an expedited permit:

1. **Applicant** must have a STREAM online account.
2. **Licensed builder** (unless homeowner permit) must have completed the following steps.
 - a. STREAM online account
 - b. Registered license with STREAM
 - c. License is linked to online account by City of Ann Arbor
3. **Address** of project
4. **Property owner** must have a STREAM online account.
5. If homeowner permit, property **MUST** be owner occupied.

EXPEDITED RESIDENTIAL PERMIT FEE STRUCTURE

- **Expedited Plan Review Fee:** \$15. Payment required to reserve 15 minute plan review time slot.
- **Base Application Fee:** \$15
- **Permit Fee:** Determined by standard permit fee structure based on provided valuation.
- **Plan Review Fee:** 20% of permit fee.

Option to select EXPEDITED PERMITS will be available during the permit application process. See below for scope of work allowed for expedited permits. If qualified, link to reserve an appointment will be emailed.

Exterior work for properties located in historic districts require approval for work prior to permit application.

Building permits to be issued at time of approval.

Contact Ric Foley for questions regarding expedited permitting requirements at 734.794.6000 x 42683 or rfoley@a2gov.org.

Mechanical, Electrical and Plumbing work for building permits require separate permits and inspections.

PERMIT TYPES AND SUBMITTAL REQUIREMENTS FOR EXPEDITED PLAN REVIEWS.

1. **Decks/Porches.** Rear and side ONLY. No front yard locations. Deck only. No roof or wall structure allowed. Max. 1000 sf and 2 Levels

Submittal Requirements:

- a. Site plan indicating location of deck/porch with dimensions to property line.
- b. Dimensioned footing plan with all footing widths and depths indicated.
- c. Structural framing plan indicating beam, joist, and/or ledger board layouts. Dimension all spans and cantilevers. Indicate all framing sizes and spacing.
- d. Decking material
- e. Elevation above grade.
- f. Stair layout with min. stair tread and max. riser dimensions.
- g. Handrail/guardrail design and heights (if required)

2. **Exterior Stairs.** Wood and masonry construction.

Submittal Requirements:

- a. Dimensioned footing plan with all foundation walls and footing widths and depths indicated.
- b. Structural framing plan indicating beam, joist, and/or ledger board layouts. Dimension all spans and cantilevers. Indicate all framing sizes and spacing.
- c. Decking material or concrete slab thickness.
- d. Elevation above grade.
- e. Stair layout with min. stair tread and max. riser dimensions.
- f. Handrail/guardrail design and heights (if required)

3. **Flat Roof.** Existing flat roofs reroofing and re-covering only. **Sloped asphalt shingled and metal roofs do not require a permit.**

Submittal Requirements:

- a. Site plan or aerial diagram indicating location of work.
- b. Drawing or written description to provide the following:
 - 1) membrane specification
 - 2) parapet condition (if applicable)
 - 3) slope of roof and direction of drainage
 - 4) replacement insulation R-value.

4. **Radon.**

5. **Basement Waterproofing.** Existing only. NO new discharge.

6. **Basement Wall Reinforcement.** Signed and sealed drawings required.

7. **Basement Egress Windows.**

Submittal Requirements:

- a. Site plan indicating location of proposed window. Existing dimension to property line required.
- b. Basement floor plan indicating location of window.
- c. If window is in new opening, indicate header size.
- d. Window dimensions and sill height.
- e. Window well layout. Dimensions, and dimensions.

8. **Interior Renovation of Existing Bathroom.** Non-structural.

Submittal Requirements:

- a. Floor plan of existing bathroom layout.
- b. Floor plan of proposed bathroom layout with dimensions.
- c. New interior door locations and sizes (if applicable).

9. **Interior Renovation of Existing Kitchen.** Non-structural.

Submittal Requirements:

- a. Floor plan of entire floor indicating location and layout of existing kitchen and spaces on that level.
- d. Floor plan of entire floor with location and dimensions of new kitchen layout.
- e. New interior door locations and sizes (if applicable).
- f. One for one replacement of exterior doors and windows are permitted. No new exterior openings allowed.

10. **New and Existing Habitable Space in Existing Basement.** Non-structural. No ADUs.

Submittal Requirements:

- a. Floor plan indicating entire existing basement layout including existing stairs, furnace and water heater.
- b. Proposed basement layout to include the following:
 - 1) New wall layout with room dimensions.
 - 2) New interior door locations and sizes (if applicable).
 - 3) New egress window in compliance with expedited permit requirements for egress windows (if required).
 - 4) New room names describing use.
 - 5) Ceiling heights to underside of existing floor joists or new ceiling, whichever is lower.
 - 6) Clearance to underside of obstructions, such as ducts or beams.