



2024 Annual Report

GRAND LEDGE BUILDING DEPARTMENT

The City of Grand Ledge continues to hold an inter-governmental agreement with DeWitt Charter Township and the City of DeWitt for building department services. New developments, renovations, and municipal projects are keeping expansion and growth moving at a healthy pace. In the coming year, our efforts will be focused on an increased use of BS&A's building department software, enhancing permitting and review technology, and the retention and attraction of qualified inspectors and the Community Building Services Building Official.

As we utilize new modules in the software and work to train staff appropriately, our ability to provide thorough plan review, expedite permit issuing, and improve on-site inspections using new field tools will increase significantly. Residential building records have all been digitized and staff will continue efforts to digitize commercial records. Digitizing and preserving historic building records is supported by staff wages and improved office technology. These efforts ensure our Building Official, and inspectors have the details they need to provide thorough service to contractors and residents.

The long-term success of a community is subject in part, to the sustainability and resilience of the built environment (safe buildings) which is made possible by conscientious building code enforcement and by educating the public on the value of code compliance. Building Department efforts will also be focused on the enforcement of the International Property Maintenance Code (IPMC), as it pertains to dangerous buildings. The IPMC provides a vehicle to tackle concern properties that pose serious public safety risks.



CODES IN EFFECT

The City of Grand Ledge enforces the Building, Electrical, Plumbing, and Mechanical codes of the State of Michigan. The following are the current codes in effect in the City:

- Michigan Building Code (2015)
- Michigan Residential Code (2015)
- Michigan Rehabilitation Code (2015)
- Michigan Mechanical Code (2021)
- Michigan Plumbing Code (2021)
- Michigan Energy Code (2015)
- National Electrical Code (2023)
 - Michigan Electrical Codes Rules Part 8 (2023)
- International Fire Code (2015)
- International Property Maintenance Code (2015)

Note: Public Acts 54, 192, 217, 290, and 733 have been replaced by Public Act 407.

The City of Grand Ledge Ordinance #605 establishes the use of the 2015 International Property Maintenance Code (IPMC) to regulate and require the safety of buildings, structures, and properties in the City of Grand Ledge and the properties subject to the jurisdiction and control of the City.

FEE STRUCTURE

The City of Grand Ledge adopts a fee schedule annually. Fees are consistent with DeWitt Charter Township and the City of DeWitt, effective January 1st of each calendar year.

The most recent square foot data from the first interval of the previous year provided by the ICC is used in determining the minimum building value for permitting.



CITY OF GRAND LEDGE – PROJECT HIGHLIGHTS



Fieldstone Farms No. 6 – Overbrook Drive



Charlevoix Pointe Condos



Grand Renovations Downtown



CITY OF GRAND LEDGE – IRON REMOVAL PLANT CONSTRUCTION

- Final approvals of electrical, plumbing and mechanical underway
- Anticipated Completion: May 2025



DEWITT TOWNSHIP – PROJECT HIGHLIGHTS



The Quarry - Phase III



Township Fire Station

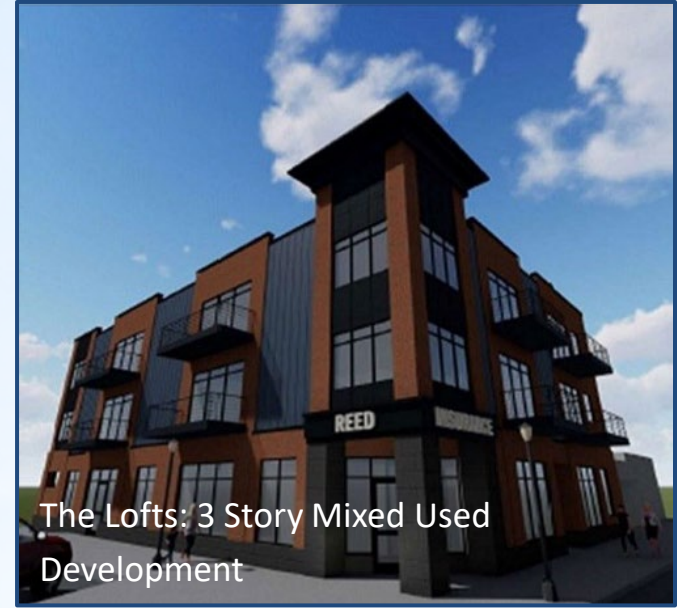


Thomas Farms - 300 Unit Single Family, Condos, and Townhomes



SCUMA Expansion

CITY OF DEWITT – PROJECT HIGHLIGHTS

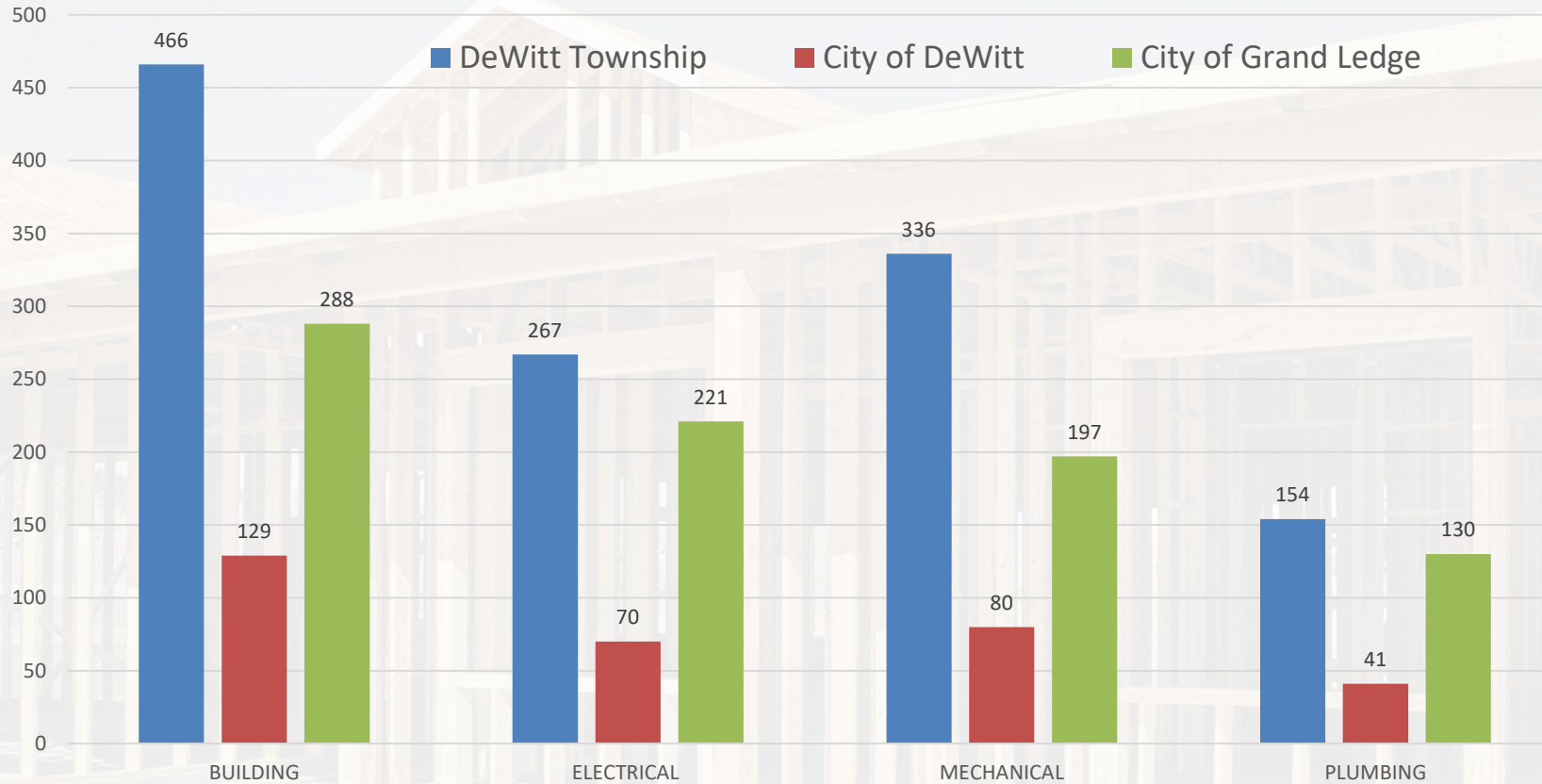


The Lofts: 3 Story Mixed Used Development

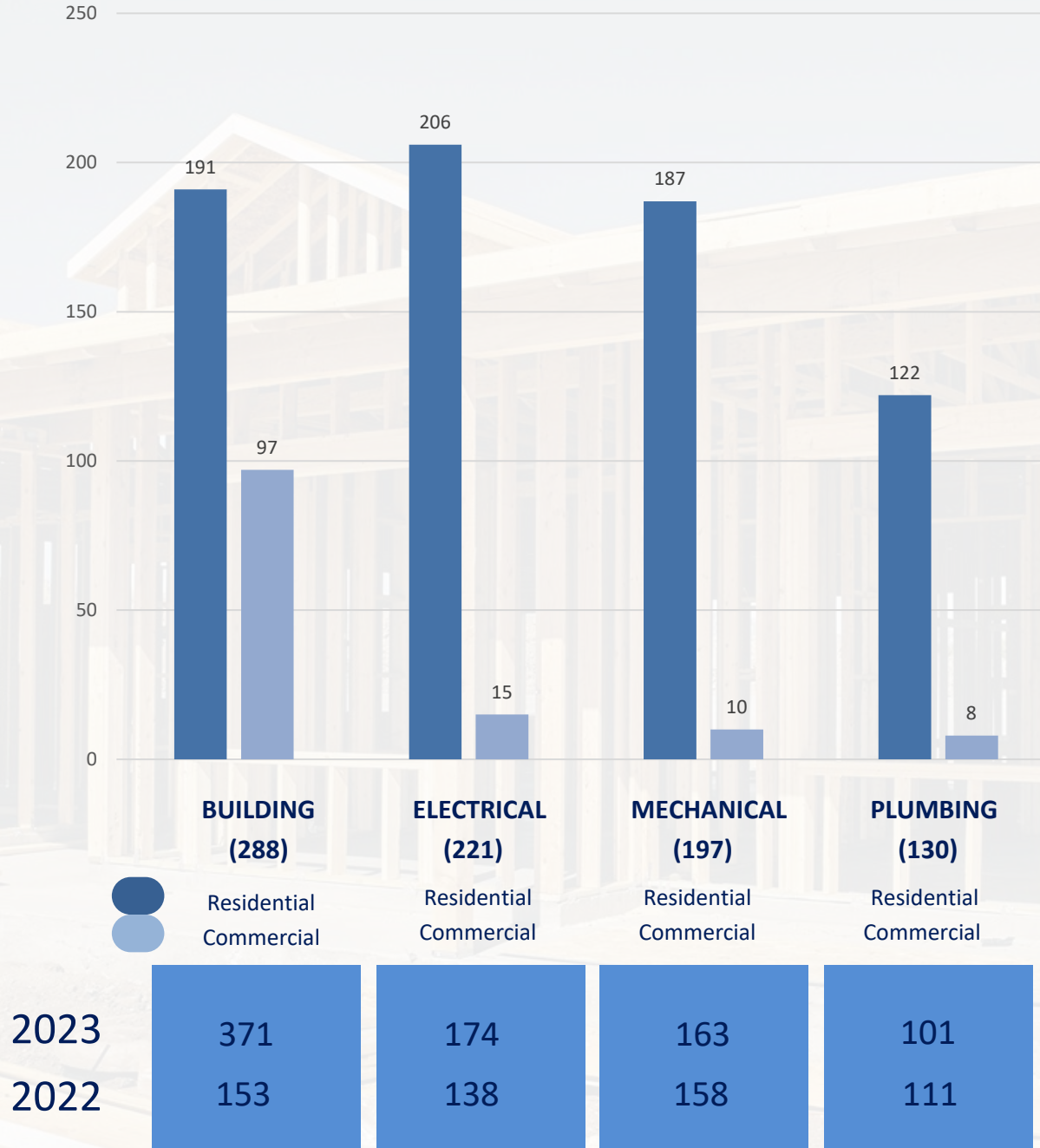


Wildflower Meadows Expansion: Single Family and Condos

2024 ANNUAL PERMITS ISSUED



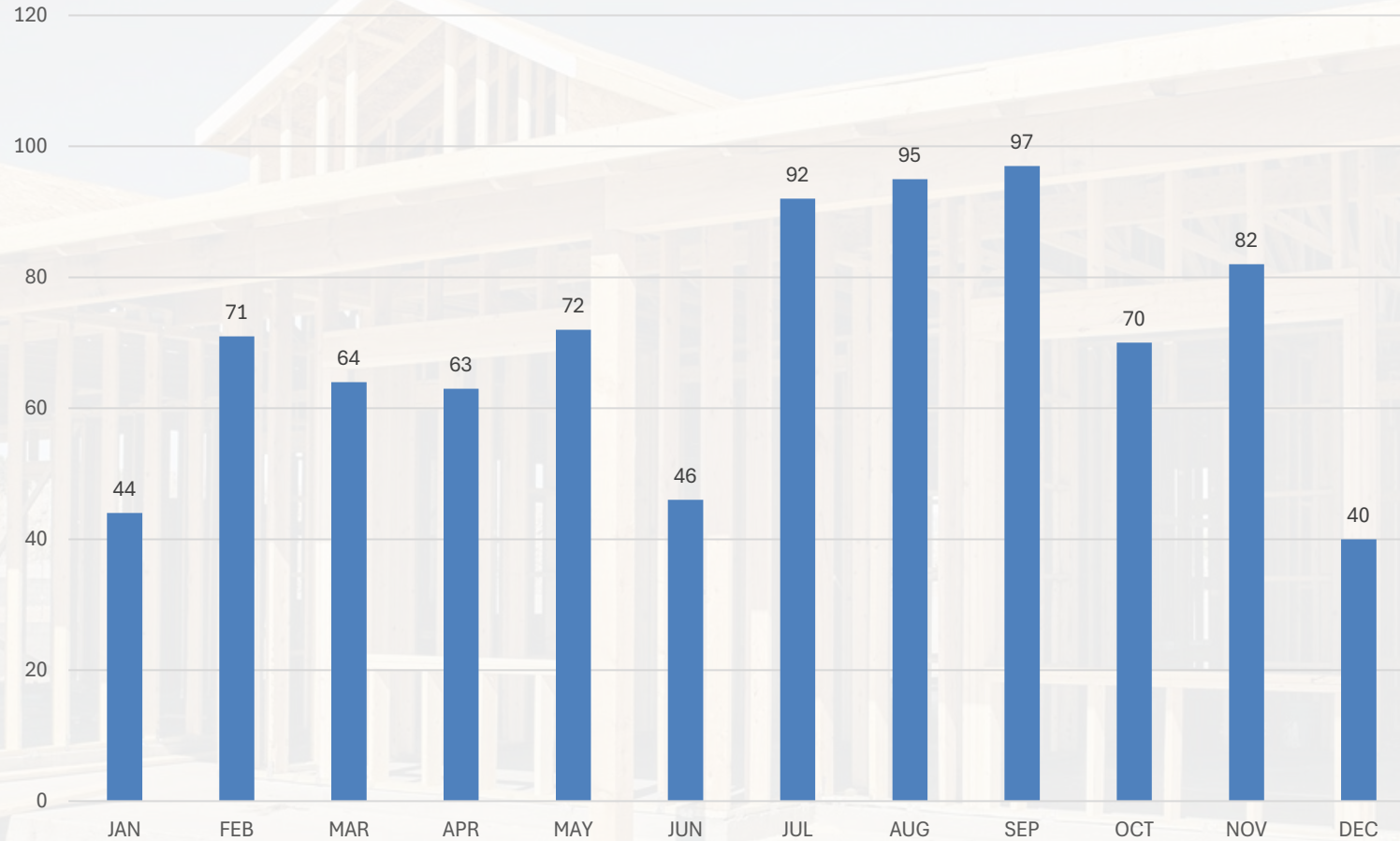
2024 ANNUAL PERMITS ISSUED



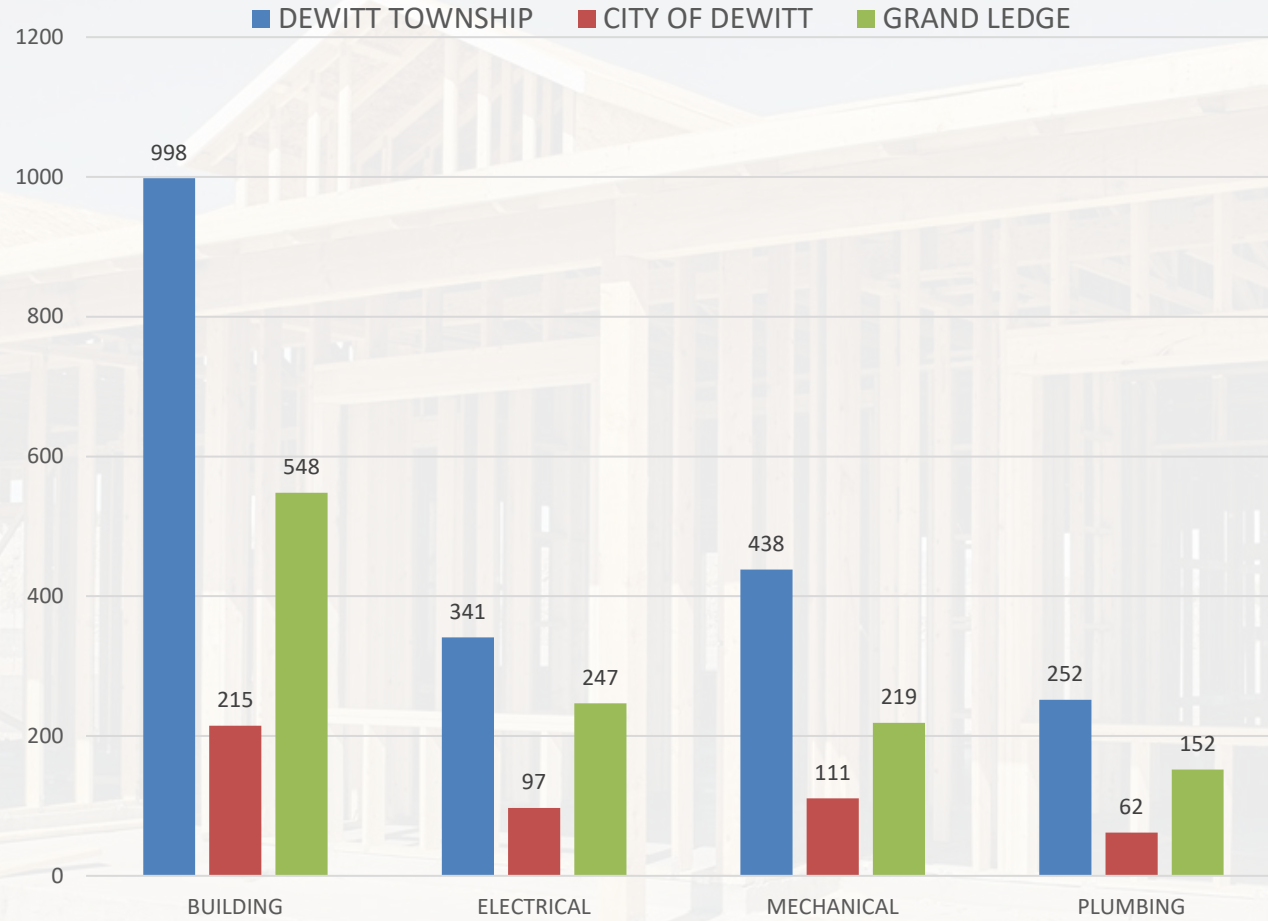
2024

MONTHLY PERMIT COUNTS

Building and Trades Permits Issued Each Month



2024 ANNUAL INSPECTIONS



CODE ENFORCEMENT SUMMARY

2024 Building Department efforts were focused on addressing properties in significant disrepair or posing imminent danger to the occupants or public safety risks.

When a concern comes into the Building Department an enforcement is opened, and initial site-visit inspection is scheduled.

Code Enforcement Officials then determine any violations of the IPMC and proceed accordingly to notify the owner/occupant and move through the enforcement procedure for compliance.

IPMC ENFORCEMENTS

