

**Working Partnerships – 2024
Program #CP-24-00017**

**Keith Lambert, Deputy Director
Bureau of Construction Codes**

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Manufactured Housing Communities

What does the Bureau of Construction Codes (BCC) inspect?

Is there oversight from other state agencies?

What authority do local units of government have?



Manufactured Housing Communities



Manufactured Housing Communities

BCC conducts the initial inspections when a park is built and conducts annual inspections for license renewals (3-year cycle).

EGLE has authority over the **water and sewer systems** within the parks. Depending on the types of systems, these may fall under the purview of local health departments.

SOS has the authority of titling mobile homes (manufactured homes) under the Motor Vehicle Code.

SOS also affixes mobile homes to land through the affidavit of affixture process resulting in the mobile home title being cancelled. **This cannot occur within a park.**

Manufactured Housing Communities

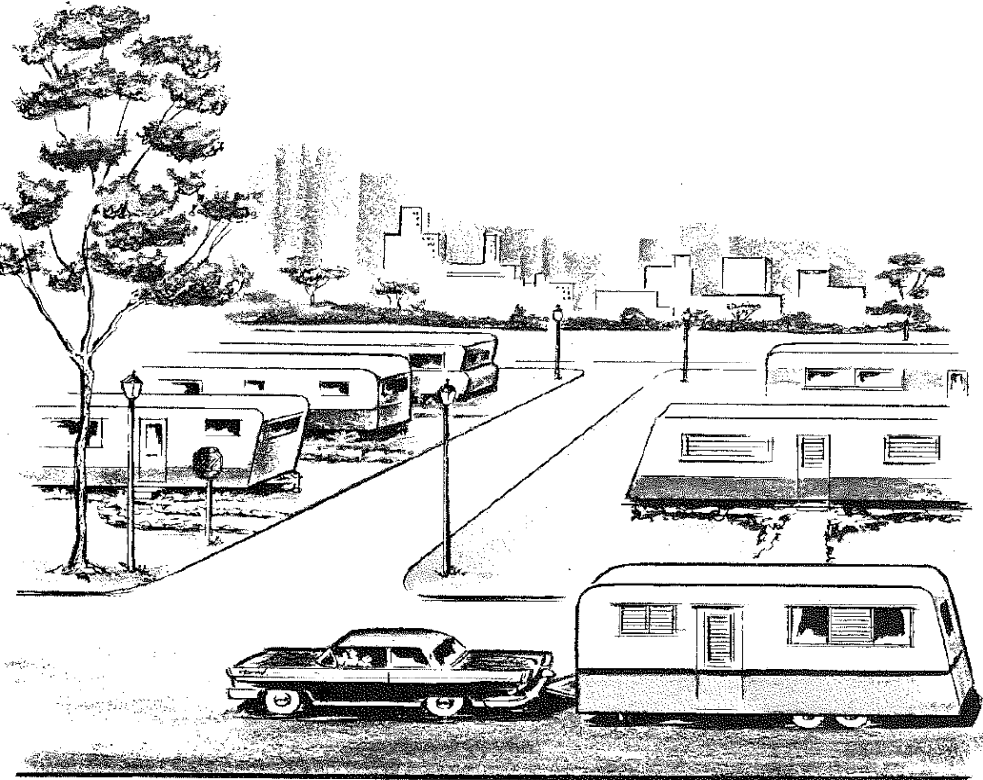
Local enforcing agencies can enter mobile home parks to conduct inspections regarding the set up and installation of the mobile homes.

Local unit of government may adopt a local safety inspection ordinance to conduct safety inspections of mobile homes that are rented. The ordinance must be applicable to all types of rental units within the governmental subdivision.



MICHIGAN'S MOBILE HOME PARK LAW

Mobile Home Commission Act 1987 PA 96



Mobile Home Commission Act 1987 PA 96

MCL 125.2302 (d)(ii) Department, as used with respect to powers and duties concerning water supply systems and sewage collection and disposal systems for mobile home parks and seasonal mobile home parks, means the **department of environmental quality**.



MCL 125.2304 (2)(g)(iii) The **enforcing agency** for the local government if, under section 8a or 8b of the Stille-DeRossett-Hale single state construction code act, 1972 PA 230, MCL 125.1508a and 125.1508b, the local government has assumed responsibility for the administration and enforcement within its jurisdiction of that act and the state construction code or a part of the state construction code of limited application.

Mobile Home Commission Act 1987 PA 96

MCL 125.2317 Inspection of mobile home parks and seasonal mobile home parks; report; findings; inspection for purpose other than issuing or renewing license.

(1) **The department or its authorized representative shall conduct a physical inspection of mobile home parks** and seasonal mobile home parks in accordance with standards established by the department. The department shall prepare a report documenting the findings of the inspection and submit a copy of the report to each local government in which the mobile home park or seasonal mobile home park is located.

(2) Except for purposes of issuing a license or renewing a license pursuant to this act, **a local government shall not inspect a mobile home park** or seasonal mobile home park unless the local unit has reason to believe that this act, the code, or rules promulgated pursuant to this act were violated.

Mobile Home Commission Act 1987 PA 96

MCL 125.2325 Installation and setup of mobile home; rules; licensing requirements.

- (1) The commission shall promulgate rules relating to the responsibility of the mobile home dealer, mobile home installer, and the mobile home park or seasonal mobile home park owner for installation and setup of a mobile home.
- (2) A person licensed under article 7, 8, or 11 of the skilled trades regulation act, MCL 339.5701 to 339.5739, 339.5801 to 339.5819, and 339.6101 to 339.6133, is not required to be licensed as a mobile home installer and repairer in order to perform work on mobile homes for which the person is licensed, unless the work performed also includes the setup, installation, or general repair of mobile homes.
- (3) **Articles 7, 8, and 11 of the skilled trades regulation act**, MCL 339.5701 to 339.5739, 339.5801 to 339.5819, and 339.6101 to 339.6133, **do not apply** to the setup or installation of a mobile home and the following connections or replacement or repair of the following connections, by a licensed mobile home installer and repairer:
 - (a) Factory-installed electrical wiring, devices, appliances, or appurtenances to available electrical meters or pedestals.
 - (b) Factory-installed piping, fixtures, plumbing appliances, and plumbing appurtenances to sanitary drainage or storm drainage facilities, venting systems, or public or private water supply systems.
 - (c) Factory-installed process piping, heating and cooling equipment, and systems or supply lines to available service meters or mains.

Mobile Home Commission Act 1987 PA 96

MCL 125.2307 Higher standard proposed by local government; filing; rules; implementation; review; approval; adoption by ordinance; relation of ordinance to specific section of code; standard not subject to filing requirement; design of ordinance; standard for setup or installation of mobile homes; prohibited standards; aesthetic standards; inspections; "inspection for safety" defined.

- (4) A local government ordinance shall not contain a standard for the setup or installation of mobile homes that is incompatible with, or is more stringent than, either of the following:
- (a) The manufacturer's recommended setup and installation specifications.
 - (b) The mobile home setup and installation standards promulgated by the **federal department of housing and urban development** pursuant to the national manufactured housing construction and safety standards act of 1974, 42 USC 5401 to 5426.

Mobile Home Commission Act 1987 PA 96

MCL 125.2307(6) A local government ordinance shall not contain roof configuration standards or special use zoning requirements that apply only to, or excludes, mobile homes. A local government ordinance shall not contain a manufacturing or construction standard that is incompatible with, or is more stringent than, a standard promulgated by the federal department of housing and urban development pursuant to the national manufactured housing construction and safety standards act of 1974, 42 USC 5401 to 5426. A local government ordinance may include reasonable standards relating to mobile homes located outside of mobile home parks or seasonal mobile home parks which ensure that mobile homes compare aesthetically to site-built housing located or allowed in the same residential zone.

Mobile Home Commission Act 1987 PA 96

MCL 125.2307 (7) Notwithstanding anything in section 17 that may be to the contrary, a **local government may adopt an ordinance to inspect mobile homes for safety** within a mobile home park, a seasonal mobile home park, or mobile homes located outside a mobile home park or a seasonal mobile home park **if the mobile home being inspected is being rented** to a tenant by the owner of the mobile home. The local government may propose a means to determine which mobile homes located within its jurisdiction are being rented to tenants by the owner, including, but not limited to, imposition of a registration or a licensing requirement for renting mobile homes to tenants. A local government may inspect mobile homes rented to tenants by the owner for safety **if the safety inspection ordinance applies to all other rental housing within the local governmental unit**. If a local government inspects mobile homes rented to tenants by the owner for safety, the period between inspections **shall not be less than 3 years** unless the local government is responding to a complaint from a tenant. An inspection shall not be conducted on a mobile home for which an occupancy permit has been issued by the local government in the preceding 3 years unless the local government is responding to a complaint from a tenant. Inspections for safety shall not require enforcement of any mobile home construction standards that are greater than those applicable to the mobile home under the national manufactured housing construction and safety standards act of 1974, 42 USC 5401 to 5426, or standards or codes to which the mobile home was constructed if it was constructed before application of the national manufactured housing construction and safety standards act of 1974, 42 USC 5401 to 5426.

Mobile Home Commission Act 1987 PA 96

MCL 125.2307 (7) continued

As used in this section, "inspection for safety" means an **inspection of a rental** mobile home that is limited to ensuring the proper functioning, or protection, of the following:

- (a) Furnace.
- (b) Water heater.
- (c) Electrical wiring.
- (d) Proper sanitation and plumbing.
- (e) Ventilation.
- (f) Heating equipment.
- (g) Structural integrity.
- (h) Smoke alarms.



Mobile Home Commission Act 1987 PA 96

125.2328a Rules or regulations governing physical condition and aesthetic characteristics of mobile homes; applicability of subsection (1)(f); expense of moving mobile home to comparable site; termination of tenancy for just cause; appraisal and sale of mobile home; burden of showing compliance with subsection (1).

(1) Mobile home park rules or regulations may include provisions governing the physical condition of mobile homes and the aesthetic characteristics of mobile homes in relation to the mobile home park in which they are located, subject to all of the following:

- (a) The age or size of a mobile home shall not be used as the sole basis for refusing to allow an on-site, in-park sale or for refusing to allow the mobile home to remain on-site. The burden of going forward in a suit against the mobile home park owner or operator for violation of this subdivision is on the resident.
- (b) The standards incorporated in the written park rules or regulations governing the physical condition and aesthetic characteristics of mobile homes in the mobile home park shall apply equally to all residents.

Mobile Home Commission Act 1987 PA 96

MCL 125.2345 Other prosecution and enforcement not prohibited.

- (1) This act shall not be construed to prohibit the prosecution or punishment of a person for conduct which constitutes a crime by statute or at common law.
- (2) This act shall not be construed to prohibit a municipality from enforcing its local ordinances or from taking any other appropriate action to protect the public health, safety, or welfare as authorized by law or its charter.

What specifically is the local jurisdiction's responsibility and authority with mobile home installations and inspections?




What is the BCC's responsibility?

What is HUD's responsibility?



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BCC is responsible for reviewing and approving plans for the mobile home park community and the sites located within the community. BCC also conducts annual inspections of the park (not homes).

The enforcing agency would be responsible for the inspection of the connections and setting of the homes on an approved site in a community.

The U.S. Department of Housing and Urban Development (HUD) licenses the professional installers for the installations of new homes.

Clarifications regarding the U.S. Department of Housing and Urban Development (HUD) Installer License and the Michigan Department of Licensing and Regulatory Affairs (LARA) Manufactured Home Installer and Repairer License are as follows:



HUD Installer License

Allows licensee to install new manufactured homes on their first set up and does not cover or regulate previously occupied homes.

LARA Installer and Repairer License (BCC)

Provides licensee to set up, install, and repair previously occupied manufactured homes.


What happens as the result of an annual inspection?

What can local enforcing agencies who have elected to administer and enforce construction codes (building, electrical, mechanical, plumbing, etc.) do regarding the homes?

What can be done regarding unlicensed parks?



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The Bureau of Construction Codes (BCC) sends a letter to local jurisdictions regarding items our inspectors noted during park Annual Inspection Reports (AIR's) which may fall under the local's jurisdiction (buildings in disrepair, homes that appear abandoned or unsafe, etc.)

The local enforcing agency will have jurisdiction within the parks to enforce their local ordinances to include rental ordinances. The practice cannot be discriminatory against mobile homes.

Unlicensed communities in operation are considered criminal activity.

Top 10 mobile home park violations frequently cited during an annual inspection:

1. Abandoned/unsecured homes or cars with open windows/doors/trunks
2. Unsecured electrical panels with doors opened or holes in frame
3. Uncapped sewer pipes or water crocks
4. Gas lines not locked off
5. Exposed electrical wires and/or conduits
6. Trash/Debris around park (in the form of garbage/rubbish, tree limbs/stumps or leaf bags)
7. Dumpsters not located on cement pad, extending 2-feet in all directions from dumpster
8. Inadequate drainage (in the form of insufficient street pitch or insufficient/blocked street drains, flooding around homes/in yards)
9. Unsafe playground/community equipment
10. Unsafe roads (sample: potholes, incomplete repairs or road closures, or any other issue preventing the safe passage of vehicles)

No violations cite a property maintenance code issue.


Can I enforce the property maintenance code if adopted by a local ordinance (most likely a zoning ordinance)?



How do I apply the property maintenance code to mobile homes constructed to HUD standards?



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Yes, but you must adhere to requirements contained in 1987 PA 96. The practice of utilizing the property maintenance code cannot be performed in a discriminatory manner.



Very carefully. Remember that BCC does not adopt this code as it is not statutorily required; therefore, a local ordinance must be passed to adopt a standard of this nature. Legal and technical assistance may be necessary.

Statutory Authority

Fire Prevention Code, 1941 PA 207



State Construction Code Act, 1972 PA 230

Skilled Trades Regulation Act, 2016 PA 407

Fire Prevention Act

MCL 29.1

(w) "**Fire alarm system**" means an assemblage of components that indicates or provides a warning of a fire emergency, installation of which is **required by the bureau under rules promulgated under section 3c.**

(x) "**Fire suppression system**" means an integrated combination of a fire alarm system and fire suppression equipment that, as a result of predetermined temperature, rate of temperature rise, products of combustion, flame, or human intervention, will discharge a fire extinguishing substance over a fire area, installation of which is **required by the bureau under rules promulgated under section 3c.**

Fire Prevention Act

MCL 29.3c

- (1) The **bureau (Bureau of Fire Services)** shall promulgate rules as provided under section 2a pertaining to fire safety requirements for the **construction**, operation, or maintenance of all of the following:
- (a) **Schools** and dormitories, including state supported schools, colleges, and universities and school, college, and university dormitories.
 - (b) **Buildings owned or leased by this state.**

Fire Prevention Act

- (c) A health facility or agency as defined in section 20106 of the public health code, 1978 PA 368, MCL 333.20106.
- (d) **Places of public assemblage.**
- (e) Penal facilities as described in section 62 of the corrections code of 1953, 1953 PA 232, MCL 791.262.
- (f) Mental facilities as described in section 135 of the mental health code, 1974 PA 258, MCL 330.1135.

Fire Prevention Act

MCL 29.3c

(5) The **bureau (Bureau of Fire Services)** shall promulgate rules as provided under section 2a for the **certification of a firm** that does any of the following:

(a) Installs, modifies, or documents the installation or modification of a **fire suppression system**.

(b) Documents the installation or modification of a **fire alarm system**.

(c) Performs testing, servicing, inspections, or maintenance that has not been exempted by the rules promulgated by the bureau on fire alarm systems or fire suppression systems.

(d) Submits a drawing, plan, or specification of a fire alarm system or fire suppression system to the bureau for approval under section 29, except an architect or professional engineer licensed under article 20 of the occupational code, 1980 PA 299, MCL 339.2001 to 339.2014.

Fire Prevention Act

MCL 29.3e

(1) The bureau (Bureau of Fire Services) shall promulgate rules as provided under section 2a pertaining to uniform fire safety requirements for the operation and maintenance, but not the construction, of commercial buildings, industrial buildings, and residential buildings, excluding 1- and 2-family dwellings and mobile homes.

Fire Prevention Act

MCL 29.26

(1) Except as provided in subsection (3), a firm located or operating in this state, unless certified under this section, shall not do any of the following:

- (a) Install, modify, or document the installation or modification of a **fire suppression system**.
- (b) Document the installation or modification of a **fire alarm system**.
- (c) Perform a test, service, inspection, or item of maintenance that has not been exempted by the rules promulgated by the bureau on a **fire alarm system or fire suppression system**.
- (d) Submit a drawing, plan, or specification of a **fire alarm system or fire suppression system** to the bureau for approval under section 29.

Fire Prevention Act

MCL 29.29



(1) Except as provided in subsection (7), a **firm** shall not install or modify a **fire alarm system** or **fire suppression system**, before the firm submits detailed plans and specifications of the system to the **bureau (Bureau of Fire Services)** for approval.

Fire Prevention Act

MCL 29.29

(5) Fire alarm system or fire suppression system **testing, servicing, inspection, or maintenance** that is not exempt under rules promulgated by the **bureau (Bureau of Fire Services)** shall be performed by a firm certified under section 26. The testing, servicing, inspection, or maintenance of the fire alarm system or fire suppression system shall be noted and displayed at the location of the main control or other location acceptable to the bureau and filed with the owner, operator, or a designated representative of the owner or operator of the building in which the fire alarm system or fire suppression system is installed.

Fire Prevention Act

MCL 29.29

(6) A drawing that depicts the completed installation of the fire alarm system or fire suppression system shall be available to the **bureau (Bureau of Fire Services) or the fire safety inspector of the city, village, or township** in which the building is located for use during an inspection of a fire alarm system or fire suppression system.

Fire Prevention Act

MCL 29.31

(1) A township, city, village, or county shall not adopt or enforce an **ordinance or resolution** that is inconsistent with this act or any rule promulgated under this act.

(4) As used in this section, "inconsistent" means a **rule or ordinance** that is more permissive than the provisions of this act, or is more restrictive, or requires more action, equipment, or permits, or prevents or obstructs compliance with the provisions of this act.

Fire Prevention Code

R 29.1651

(1) These rules apply to both of the following **under sections 2 and 2b of 1941 PA 207** MCL 29.2 and 29.2b:

(a) Fire safety requirements for the **construction, operation, or maintenance** of places of public assemblage. Exception: Places of public assemblage constructed in compliance with 1972 PA 230, MCL 125.1501, are exempt from the construction requirements of the code.

Fire Prevention Code

R 29.1651

(b) Fire safety requirements for the **operation and maintenance** of commercial buildings, industrial buildings, and residential buildings, excluding 1-and 2-family dwellings and mobile homes.

(2) These rules **do not apply** in a local jurisdiction with a legally adopted, nationally recognized fire prevention code.

Fire Prevention Code

R 29.1653

1.1.1 The scope includes, but is not limited to, the following:

- (1) **Inspection** of permanent and temporary buildings, processes, **equipment, systems**, and other fire and related life safety situations.
- (2) Review of design drawings and specifications for **life safety systems, fire protection systems, access, water supplies**, processes, hazardous materials, and other fire and life safety issues.
- (4) **Existing occupancies** and conditions.
- (5) **Maintenance and testing** of fire protection systems and equipment.

Fire Prevention Code

R 29.1654 Referenced Publications

2.2 NFPA publications. The following publications may be obtained from the National Fire Protection Association.

NFPA 70, national electrical code[®], **2005 edition**. References to this standard mean R 408.30801 to R 408.30873.

NFPA 72[®], national fire alarm code[®], **2002 edition**

NFPA 501, standard on manufactured housing, **2005 edition**

NFPA 5000[®], building construction and safety code[®], **2006 edition**. References to this standard mean R408.30401 to 408.30547, and R408.30551 to R408.30577, and R408.30566.

Fire Prevention Code

R 29.1660 Building Services

11.1.2 All electrical appliances, fixtures, equipment, or wiring shall be maintained in accordance with the **Michigan electrical code**.

11.1.3 Permanent wiring shall be installed and maintained in accordance with the **Michigan electrical code**.

11.3.1.1 Elevators shall be in compliance with the **rules promulgated by the Michigan elevator safety board** pursuant to the provisions 1967act 227, MCL 408.8101.

Fire Prevention Code

R 29.1662 Fire Protection Systems

13.3.3.1 A **sprinkler system** shall be properly maintained to provide at least the same level of performance and protection as designed. The owner shall be responsible for maintaining the system and keeping it in good working condition.

LARA
LICENSING AND REGULATORY AFFAIRS

Fire Prevention Code

R 29.1690 Commercial Cooking Equipment

50.1.1 The operation, inspection, and maintenance of all public and private commercial cooking equipment shall comply with this chapter and **NFPA 96, standard for ventilation control and fire protection** of commercial cooking operations.

New & Existing School, College, and University Fire Safety Rules

R 29.1902 Life Safety Code; adoption by reference

2.1 General. The documents or portions thereof listed in this chapter are referenced within this code and shall be considered part of the requirements of this document.

NFPA 13, Standard for the Installation of Sprinkler Systems, **2010 edition**

NFPA 13D, Standard for the Installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes, **2010 edition**

NFPA 13R, Standard for the Installation of Sprinkler Systems in Residential Occupancies up to and Including Four Stories in Height, **2010 edition**

New & Existing School, College, and University Fire Safety Rules

R 29.1902 Life Safety Code; adoption by reference

NFPA 54, National Fuel Gas Code, 2012 edition

NFPA 72, National Fire Alarm Code, 2010 edition

NFPA 220, Standard on Types of Building Construction, 2012 edition

NFPA 914, Code for Fire Protection of Historic Structures, 2010 edition



New & Existing School, College, and University Fire Safety Rules

R 29.1903 Definitions

(g) "**Maintenance**" means repair required to keep a building and its component parts in an operative condition at all times, including the replacement of its component parts when, for any reason, the component parts are no longer dependable. "Maintenance" does not include renovation.

New & Existing School, College, and University Fire Safety Rules

R 29.1903 Definitions

(k) **"School"** means a building or part of a building that is owned or leased by, or under the control of, a public or private school or school system for the purpose of instruction as required by section 1561 of **1976 PA451**, MCL 380.1561 that is **occupied by 6 or more students, and is used 4 or more hours per day or more than 12 hours per week**. School does not mean a college building or university building.

New & Existing School, College, and University Fire Safety Rules

R 29.1904 Plans and specifications

(4) Plans and specifications shall contain all of the following information, as applicable:

(m) **Fire detection and alarm systems** plans and specifications in compliance with the provisions of the act.

(n) **Sprinkler or other suppression system** plans and specifications in compliance with the provisions of the act.



New & Existing School, College, and University Fire Safety Rules

R 29.1904 Plans and specifications

(7) Projects that involve construction, remodeling, or an addition, including **fire alarm or fire detection systems and fire suppression systems**, discovered to be in violation of the requirement of this rule shall be subject to the issuance of a stop work order by the authority having jurisdiction. Inspections shall not be conducted and **approval shall not be granted by the authority having jurisdiction until the provisions of this rule are met.**

New & Existing School, College, and University Fire Safety Rules

R 29.1905 Inspection during construction; inspection of existing facilities; approval for occupancy

(4) While conducting project inspections pursuant to these rules or an investigation in reference to a fire hazard or life safety complaint pursuant to the act, in an existing school, college, or university instructional facility or building, the bureau of fire services may request to review documents related to the continued **operation and maintenance** of the following systems or items pursuant to section 4.5.8 and the applicable sections of chapter 4, 7, and 9 of the code.

- (a) **Fire alarm system.**
- (b) **Sprinkler system.**

New & Existing School, College, and University Fire Safety Rules

R 29.1905 Inspection during construction; inspection of existing facilities; approval for occupancy

- (c) Hood suppression systems
- (d) Emergency lighting.
- (e) Fire extinguishers.
- (f) Required emergency generators.
- (g) Egress signage.
- (h) Door locking systems.
- (i) Record of fire and emergency drills as required by the act.
- (j) Emergency plans.
- (k) Any other life safety system.



New & Existing School, College, and University Fire Safety Rules

R 29.1907 Electrical Equipment; inspections; certificate

(1) The school, college, university, or designated representative shall ensure that the electrical wiring and equipment, including an emergency supply if installed, complies with the applicable provisions of the **Michigan electrical code, R 408.30801 to R 408.30880**.

(2) An electrical inspection authority acceptable to the bureau of fire services shall perform the electrical inspection. **The electrical inspection authority shall issue a final certificate of compliance covering the installation.** The school, college, university, or designated representative shall provide a copy of the certificate to the bureau of fire services.

New & Existing School, College, and University Fire Safety Rules

R 29.1908 Universal Amendments

9.4.2.1. The school, college, university, or designated representative shall ensure that new elevators, escalators, dumbwaiters, and moving walks are installed pursuant to the **Michigan elevator rules, R 408.7001 to R 408.8695.**

9.4.2.2. The school, college, university, or designated representative shall ensure that existing elevators, escalators, dumbwaiters, and moving walks are in compliance with the **Michigan elevator rules, R 408.7001 to R 408.8695.**

Dormitory Fire Safety Rules

R 29.2001

These rules apply to the fire safety requirements for the **construction, operation, or maintenance** of all new and existing school, college, and university dormitories that are owned, leased, or managed by, or under the direct control of, the school authority.

Dormitory Fire Safety Rules

R 29.2002

2.1 General. The documents or portions of the documents listed in this chapter are referenced within this code and shall be considered part of the requirements of this document. The cost of each standard at the time of the adoption of these rules is indicated after the title.

NFPA 72, National Fire Alarm Code, **2010 edition**.

NFPA 914, Code for Fire Protection of Historic Structures, **2010 edition**

Dormitory Fire Safety Rules

R 29.2004

(f) **"Maintenance"** means repair required to keep a building and its component parts in an operative condition at all times. **"Maintenance"** includes the replacement of a building's components when, for any reason, the components become undependable or inoperable. **"Maintenance"** does not include renovation.

Certification of Firms for Fire Alarm Systems & Fire Suppression Systems in State-Regulated Facilities Rules

R 29.2801 Definitions

(f) "Documentation" means a written instrument signed by a qualifying person of a **certified firm** which does all of the following:

(i) Identifies a specific installation or a specific modification of a required fire alarm system or a required fire suppression system.

(ii) Contains statements to the effect that the required **fire alarm system** or required **fire suppression system** has been installed or modified pursuant to the instructions and specifications of the manufacturer.

(iii) Identifies applicable state laws and contains a statement that the required **fire alarm system** or required **fire suppression system** has been installed or modified in compliance with those laws.

(iv) **Contains a statement that the required fire alarm system or required fire suppression system has been tested and placed in proper operating condition under the supervision of a qualifying person employed by the certified firm.**

Certification of Firms for Fire Alarm Systems & Fire Suppression Systems in State-Regulated Facilities Rules

R 29.2801 Definitions

(m) "Technical qualification" means the knowledge of applicable codes, standards, and laws and the practical knowledge of equipment, material, methods, and theory of operation as they relate to fire alarm systems or fire suppression systems, the combination of which, when applied to a facility under the jurisdiction of the department of consumer and industry services, office of fire safety shall result in a properly operating required fire alarm system or required fire suppression system which is acceptable to the department of consumer and industry services, office of fire safety.

Certification of Firms for Fire Alarm Systems & Fire Suppression Systems in State-Regulated Facilities Rules

R 29.2802 System Testing, Servicing, Inspection, or Maintenance by Certified Firm Required

(1) Testing, servicing, inspection, or maintenance functions which are intended to be performed by persons who have special training, knowledge, and equipment and which is so indicated in the manufacturer's instructions or in a nationally recognized code are required to be performed by a certified firm. **At a minimum of once a year, system tests of required fire alarm systems and fire suppression systems shall be conducted in compliance with the standards adopted by reference in R 29.2809 by a certified firm.**

Certification of Firms for Fire Alarm Systems & Fire Suppression Systems in State-Regulated Facilities Rules

R 29.2803 Firm Certification

A firm shall not be certified under these rules unless the firm employs a qualifying person to actively supervise the technical aspects of the **installation, modification, testing, servicing, inspection, maintenance, and documentation of required fire alarm systems and required fire suppression systems** performed by the firm. Each design location of a firm performing the operations specified in this rule shall be certified and shall be considered a separate certified firm for the purpose of these rules.

Certification of Firms for Fire Alarm Systems & Fire Suppression Systems in State-Regulated Facilities Rules R 29.2805 Qualifying Person; education and experience requirements

(1) A person who meets 1 or more of the following combinations of education and experience may be considered to meet the requirements of R 29.2804:

(e) Is the holder of a **class I or class II electrician's license**, with 12 months of approved experience installing or servicing **firm alarm systems** in the category for which certification is requested.

(g) Is certified and maintains certification at **level 3** or above by the National Institute of Certification in Engineering Technologies (**NICET**), in the category for which certification is requested.

Certification of Firms for Fire Alarm Systems & Fire Suppression Systems in State-Regulated Facilities Rules R 29.2807a Responsible Person; education and experience requirements

A person who meets all of the following conditions may be considered to meet the requirements of R 29.2810 as a responsible person:

(b) Has technical knowledge of the fire alarm or fire suppression system to be **installed, modified, tested, serviced, inspected, or maintained.**

(d) Has conducted required **acceptance testing** of the fire alarm or fire suppression system.

Certification of Firms for Fire Alarm Systems & Fire Suppression Systems in State-Regulated Facilities Rules R 29.2807a Responsible Person; education and experience requirements

(e) Meets any of the following combinations of education and experience:

(i) Is certified at **level 2** or above by **NICET**, national institute of certification in engineering technologies, in the appropriate category for the **fire alarm or fire suppression system** being documented.

(iii) Is a licensed **journey electrician** or a licensed **fire alarm technician** if the system being documented is a **fire alarm system**.

Certification of Firms for Fire Alarm Systems & Fire Suppression Systems in State-Regulated Facilities Rules

R 29.2810 Documentation

(1) Before the **installation or modification of a required fire alarm system or required fire suppression system** can be documented, all of the following shall be performed under the supervision of a qualifying person of a firm certified by the department of consumer and industry services, office of fire safety, in the category of the system involved:

(a) A **visual inspection** of the entire required fire alarm system or required fire suppression system, including concealed areas. This may **require periodic inspections** as the installation or modification of the required fire alarm system or required fire suppression system progresses.

Certification of Firms for Fire Alarm Systems & Fire Suppression Systems in State-Regulated Facilities Rules

R 29.2810 Documentation

(b) **All tests required by fire safety rules** promulgated pursuant to the act and required by the manufacturer of the required fire alarm system or required fire suppression system.

(c) **Testing** and adjustment to specifications, as recommended by the manufacturer or recognized industry standard, of all functional parts of the required fire alarm system or required fire suppression system.



Certification of Firms for Fire Alarm Systems & Fire Suppression Systems in State-Regulated Facilities Rules

R 29.2810 Documentation

(d) Correction and rechecking of all items that do not comply with applicable fire safety rules.

(e) Verification that the required fire alarm system or required fire suppression system is **completely operational** and ready to perform required functions.

Certification of Firms for Fire Alarm Systems & Fire Suppression Systems in State-Regulated Facilities Rules

R 29.2811 Electrical Inspection

The installation or modification of any electrical equipment or wiring shall be performed by firms and personnel licensed in compliance with, **1956 PA 217**, MCL 338.881 et seq., and under permit and inspection in compliance with 1972 PA 230, MCL 125.1501 et seq. **Final approval of the project by the department of consumer and industry services, office of fire safety, will not be granted until electrical approval has been verified.**

Certification of Firms for Fire Alarm Systems & Fire Suppression Systems in State-Regulated Facilities Rules

R 29.2811a Inspection

Before final approval of a project, a responsible person shall be present to **perform all required tests during system inspection** by the department of consumer and industry services, office of fire safety.



Certification of Firms for Fire Alarm Systems & Fire Suppression Systems in State-Regulated Facilities Rules

R 29.2812 Record Keeping

(3) A firm certified by the department of consumer and industry services, office of fire safety, shall **maintain a record of all testing, service, inspection, and maintenance performed** on a required fire alarm system or required fire suppression system. These records shall include, but not be limited to, all of the following information:

(e) The **test, service, inspection, or maintenance** actually performed on the required fire alarm system or required fire suppression system.

(f) The results of the **test, service, inspection, or maintenance** on the required fire alarm system or required fire suppression system.

State Construction Code Act

[MCL 125.1528](#)

- (1) Any provision of any of the following that is inconsistent or in conflict with this act is superseded to the extent of the inconsistency or conflict:
- (a) Section 34 of 1933 (Ex Sess) PA 18, MCL 125.684.
 - (b) Article 11 of the skilled trades regulation act, 2016 PA 407, MCL 339.6101 to 339.6133.
 - (c) Article 7 of the skilled trades regulation act, 2016 PA 407, MCL 339.5701 to 339.5739.
 - (d) Except as otherwise provided in this section, **any other public act.**

Skilled Trades Regulation Act

MCL 339.5701 – Definitions

(g) "**Fire alarm contractor**" means a person that is engaged in the business of erecting, installing, altering, repairing, servicing, or maintaining wiring, devices, appliances, or equipment of a fire alarm system.

(h) "**Fire alarm specialty apprentice technician**" means an individual other than a fire alarm contractor or a fire alarm specialty technician who is engaged in learning about and assisting in the installation or alteration of fire alarm system wiring and equipment under the direct personal supervision of a fire alarm specialty technician.

Skilled Trades Regulation Act

[MCL 339.5701](#) – Definitions

- (i) "Fire alarm specialty licensure" means licensure as a fire alarm contractor or a fire alarm specialty or apprentice technician.
- (j) "**Fire alarm specialty technician**" means an individual other than a fire alarm contractor who, as his or her principal occupation, is engaged in the design and practical installation or alteration of fire alarm systems. An individual who is a fire alarm contractor may also be a fire alarm specialty technician.

Skilled Trades Regulation Act

[MCL 339.5731](#)

(3) Except as otherwise provided in section 737, a person shall not erect, install, alter, repair, service, or maintain fire alarm system wiring, devices, appliances, or equipment in a building or structure **without a license.**

Skilled Trades Regulation Act

[MCL 339.5801](#) - Definitions

(e) "**Fire suppression system**" means an integrated combination of a **fire alarm system and fire suppression equipment** that as a result of predetermined temperature, rate of temperature rise, products of combustion, flame, or human intervention will discharge a fire extinguishing substance over a fire area.

Skilled Trades Regulation Act

[MCL 339.5807](#)

(2) A **mechanical contractor's license** that is issued under this article is classified and limited as 1 or more of the following:

- (a) Hydronic heating and cooling and process piping.
- (b) HVAC equipment.
- (c) Ductwork.
- (d) Refrigeration.
- (e) Limited service, heating or refrigeration.
- (f) Unlimited service, heating or refrigeration.
- (g) **Fire suppression.**
- (h) Specialty.



Skilled Trades Regulation Act

[MCL 339.5809](#)

(1) Except as provided in subsection (3) or (4) and section 819, an individual or other person shall not perform installations, alterations, or servicing of work classifications under section 807(2) that are **regulated under the Stille-DeRossett-Hale single state construction code** act unless the person, if the person is an individual, or an employee of the person has received a **mechanical contractor's license** from the department that has not been revoked or suspended, the license is classified and limited under section 807, and the holder of the license has secured the appropriate permit from the **enforcing agency charged with the responsibility of issuing permits.**

Skilled Trades Regulation Act

MCL 339.6001 – Definitions

(d) "**Building official**" means a construction code enforcement person working as an inspector, or plan reviewer, or actively engaged in the administration and enforcement of adopted **building, electrical, mechanical, or plumbing codes**, or any combination of these codes.

Skilled Trades Regulation Act

MCL 339.6001 – Definitions

- (h) "**Fire protection system inspector**" means an individual who meets the qualifications established under this article and is responsible for the inspection of fire protection systems in accordance with the design and installation standards referenced by the **Michigan building code**.
- (i) "**Fire protection system plan reviewer**" means an individual who meets the qualifications established under this article and is responsible for the review of fire protection system plans in accordance with the design and installation standards referenced by the **Michigan building code**.

Clarifications

Fire Suppression Systems

New Construction

Plan reviews performed by registered electrical & mechanical plan reviewers

Inspections performed by registered electrical & mechanical inspectors

Assistance to these plan reviewers and inspectors **may be provided by fire protection system plan reviewers and inspectors**; however, 1972 PA 230 and 2016 PA 407 does not mandate assistance

Clarifications

Fire Suppression Systems

Existing Buildings **(no construction being conducted)**

Routine inspections for maintenance and system operation are most likely done by local fire departments

Registered fire protection system plan reviewers and inspectors may also perform these routine inspections

Clarifications

On-site Inspections for New Construction & Existing Buildings

Beneficial to coordinate inspections for building & fire officials to be on-site simultaneously – **work out conflicts between codes**

Responsibility falls to the permit holder for coordination regarding new construction

No prohibition that fire officials cannot be on-site without a certificate of occupancy issued

Contact Information:



Keith Lambert

lambertk@michigan.gov