



Michigan City
Department of Planning and Inspections
100 East Michigan Boulevard
Michigan City, Indiana 46360
(219) 873-1415

Combined Use Building / Commercial/Industrial (Remodel) Permit
Permit Set 402 ROYAL RD P# BP-25-1992 R# 46-01-26-400-008.000-022

PERMIT INFORMATION

Address	Permit number	Date issued
402 ROYAL RD	BP-25-1992	11/26/2025

REVIEWED BY

If you have any questions regarding the review of these drawings please contact:

Application in general
Sue Downs
sdowns@emichigancity.com

INSTRUCTION AND ATTENTION

It is the responsibility of the Applicant to print **full** size the entire approved permit package and provide at the time of inspection.

All Engineered product shop drawings shall be stamped by a licensed Professional Engineer.

Shop drawings will be reviewed for approval by a Building Official.

Products requiring the submission of shop drawings include but not limited to, roof trusses, floor systems and wood beams.

Prior to the start of framing, email a stamped PDF copy of the shop drawings to the building department. Email to include Permit Number and Property Address for reference.

Hard copy of shop drawings to be provided to the Building Inspector at the time of framing inspection.

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Sue Downs
Building Commissioner

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LOCATION OF WORK

Address	Zoning	Legal description
402 ROYAL RD		

PERMIT INFORMATION

Permit number BP-25-1992	Date applied 09/10/2025	Date issued 11/26/2025
Issuer Sue Downs	Expiration date 10/11/2027	
Reviewed by Sue Downs		

DESCRIPTION OF PERMIT

Description of Work
New construction to an existing building to include Architectural, MEP, Fire Alarm, Site Work, Finishes. The files are too large to download into the cloudpermit. I have provided a link via email. Attached document is a revised permit cost sheet agreed to by City of Michigan City and Phoenix

GRANTED TO

Applicant, Building Contractor Phoenix Construction LLC Phoenix Construction LLC	Applicant, Property owner Phoenix Michigan City Industrial Investors LLC 401 E Kilbourn Ave St 201	Applicant Paul Kendrick 402 Royal Road Michigan City, Indiana 46360
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This permit is granted subject to the terms on the Application and on condition that work authorized by the permit shall be completed in all respects in accordance with the plans, specifications and any other information.

THIS PERMIT MUST BE POSTED ONSITE. THE PLANS AND SPECIFICATIONS REVIEWED AND ISSUED BY THE BUILDING AND DEVELOPMENT DEPARTMENT MUST ALSO BE KEPT ONSITE AND MADE AVAILABLE TO INSPECTORS AS REQUIRED BY LAW.

INSPECTIONS

Inspections are mandatory for any construction, alterations or demolition for which a building permit is issued. To ensure compliance with structural, health and safety standards established by the Building Code, inspections are provided by inspectors and are required during all stages of construction.





REQUIRED INSPECTIONS

Name	Description
Framing Rough	Construction of all structural framing and stairs. (Rough Plumbing and Heating passed and doors, windows & roofing installed.) Engineered drawings must be provided for roof trusses.
Final Inspection	Completion of all required items under the permit including the site grading and the surveyor's final grading certificate.
Fire Sprinkler	Inspection may include the following: Visual Inspection, Testing Alarm Devices, Main Drain Test, Sprinkler Head Inspection, Functional Testing, Documentation and Compliance.
Roofing Final	Installation: Whether the roof was installed correctly Roof structure: For hidden structural issues, such as sagging Fascia and soffits: For damage caused by improper installation Flashing: For proper installation and conformance to building codes Roofing trim: For issues with rake boards, soffits, and fascia boards Roof penetrations: For deficiencies in through-the-roof components and their flashings Underlying structure: For visible deficiencies, such as swayback ridge beam
Insulation	Installation of the insulating material and vapor barrier. Blown-in insulation can be installed after the ceiling drywall is applied and confirmed at the Occupancy inspection.

INSTRUCTIONS

THE PERMIT HOLDER AND/OR PROPERTY OWNER IS RESPONSIBLE FOR ENSURING THAT ALL REQUIRED/APPLICABLE INSPECTIONS ARE SCHEDULED AND THAT THE PERMIT IS COMPLETE

WHAT INFORMATION MUST BE PROVIDED AT THE TIME OF INSPECTION?

- THE PERMIT
- THE APPROVED SET OF PLANS THAT HAVE BEEN INCLUDED WITH YOUR PERMIT PACKAGE
- ANY TEST RECORDS OR RELEVANT DOCUMENTATION
- SAFE ACCESS TO THE SITE AND THE AREAS WHERE INSPECTION ARE TO BE PERFORMED.



Building Permit Application

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Property Information	
Is the property located in a Historic District? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
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Estimated Cost of Construction 681619964 USD	
Will this work increase building square footage? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	