

ORDINANCE NO. 1975 - 8

An Ordinance Regulating the Fabrication, Erection, Construction, Enlargement, Alteration, Repair, Location, Occupancy, and Use of Detached One and Two Family Dwellings, Their Appurtenances and Accessory Structures In the Jurisdiction of the Twon of Cloverdale, State of Indiana, Providing for the Administration thereof and the Issuance of Permits therefore; Providing Regulations Concerning Dangerous Buildings; and Providing Penalties For the Violation thereof, and Repealing all Ordinances and Parts of Ordinances in Conflict therewith.

BE IT ORDAINED AND ENACTED BY THE BOARD OF TRUSTEES OF THE TOWN OF CLOVERDALE, STATE OF INDIANA, AS FOLLOWS:

ARTICLE I.

Purpose

The purpose of this ordinance is to provide minimum standards for the protection of life, limb, health, property, environment, and for the safety and welfare of the consumer, general public and the owners and occupants of buildings regulated by this ordinance by the Administrative Building Council Act of 1969, IC 1971-22-11-1 et sec., as amended.

ARTICLE II.

DEPARTMENT OF BUILDINGS

Section 201: Creation.

There is hereby created and established the Cloverdale Department of Buildings, a division of the Plan Commission of the Town of Cloverdale, the officers and employees of which shall be responsible for the enforcement of the provisions of this ordinance.

Section 202: Personnel-Terms of Office.

The administrative head of the Department of Buildings shall be known and designated as the Cloverdale Commissioner of Buildings (hereinafter referred to as Commissioner), who, with such assistants as shall be deemed necessary, shall be appointed by and hold office at the will of the Board of Trustees of the Town of Cloverdale.

Section 203: Duties.

The administration of the Department of Buildings shall be responsible for the inspection of all fabrication, erection, construction, enlargement, alteration, repair, location and use of detached one and two family dwellings and the appurtenances and accessory dwellings thereto. The Commissioner shall pass upon all questions relative to the strength or type of materials, with reference to the quality, durability and use of such materials in such structures. He shall examine and approve all plans and specifications before issuing permits and shall have the power to sign, issue or revoke permits. He shall issue orders to remedy any violation of this ordinance and cause immediate prosecution of any person violating same. In addition he shall have all duties and powers conferred upon him by any other statute, law or ordinance.

Section 204: Right of Entry.

The Commissioner and any of his assistants are authorized and directed to enforce all provisions of this ordinance; for such purpose they shall have the power of police officers. The Commissioner and his assistants shall have at all times the right to enter any building, site or premise, or upon any work in process of construction, upon the showing of proper credentials. Any person interfering with such Commissioner or his assistants in the performance of their duties shall be liable to the penalties established in this ordinance.

Section 205: Stop Work Orders.

At any time during the process of any building work, the Commissioner or his assistants upon finding any violation of this ordinance, the use of improper materials or improper methods of construction, or anything that may interfere with or cause damage to life, health or property, may stop work upon the project and cause the immediate cessation of work on all or part of the construction. When such action is taken, there shall be no resumption of any work without first having obtained written authority from the Commissioner to proceed. Any violation of such an order shall be punishable by the penalties established in this ordinance.

ARTICLE III

ADOPTION OF THE ONE AND TWO FAMILY DWELLING
CODE AS PROMULGATED BY THE ADMINISTRATIVE
BUILDING COUNCIL OF INDIANA

Section 301: Adoption of Code.

The One and Two Family Dwelling Code, as amended, promulgated by the Administrative Building Council of Indiana, is hereby adopted by reference as the regulations governing the fabrication, erection, construction, enlargement, alteration, repair, location and use of one and two family dwellings, their appurtenances and accessory structures, within the jurisdiction of the Town of Cloverdale, State of Indiana; and it shall be unlawful to fabricate, erect, construct, enlarge, alter or repair such dwellings within such area in violation of such regulations. Copies of the One and Two family dwelling code shall be kept on file in the office of the Cloverdale Department of Buildings for inspection.

The "Building Official" or "Chief Building Commissioner" as used in such code shall be defined as the Cloverdale Commissioner of Buildings.

Section 302: Permit Required.

It shall be unlawful to fabricate, erect, construct, enlarge, later, or repair any one and two family dwelling and appurtenances or accessory structures thereof within the jurisdiction of the Town of Cloverdale, State of Indiana, without having first secured a permit therefore, or in violation of the terms of such permit, or in violation of the terms of this ordinance or of any zoning, sewer, water, excavation, ordinance or any other statute, law or ordinance. No permits will be issued for any new construction or remodeling in a flood hazard area unless such construction or remodeling is in accordance with practices that will minimize flood damage.

Section 303: Plans and Specifications.

No such permit shall issue unless the application therefore is accompanied by two copies of plans and specifications which shall be of sufficient clarity to indicate the nature and extent of the work to be done showing the proposed location thereof and that such work will conform with this ordinance and all other relevant laws, ordinances, rules and regulations

When required by the Commissioner such plans shall include a plot plan drawn to scale showing the location of all easements, drainage facilities, adjacent grades, property lines, the proposed building and of every existing building on the property.

Section 304: Permits and Fees.

Regulations shall be established for the issuance and form of permits. For construction or remodeling exceeding \$1,500.00 in cost, a \$1.00 permit fee shall be charged.

Section 305: Inspections.

The Department of Buildings may conduct, or cause to be conducted, on site inspections of all building operations, the cost of which shall exceed \$500.00 and shall either approve portions of construction which comply with this ordinance or notify the permit holder or his agent when the same fails to comply with this ordinance.

ARTICLE IV.

DATE OF EFFECT

This ordinance shall be in full force and effect immediately upon its adoption and upon its publication as provided by law.

Passed and adopted by the Board of Trustees of the Town of Cloverdale, State of Indiana, this 4 day of March 1975.

Donald Larkin

Donald Larkin

Dewey Garrett

James B Hacker
James Hacker

ATTEST:

Mildred Sanders