

ORDINANCE NO. 2016-4



AN ORDINANCE AMENDING THE TOWN CODE TO CLARIFY PERMIT REQUIREMENTS, FEES AND CHARGES

WHEREAS, the Town council of the Town of Cloverdale, Indiana (the "Town Council") has determined that the Inspection Fees ordinance needs to be clarified and revised,

BE IT ADOPTED

That Section 7-60 of the Town Code be amended to read as follows:

<i>Type of Construction</i>	<i>Minimum Required inspections</i>	<i>Fee per Inspection</i>	<i>Total Permit Fees</i>
1 or 2 Family Dwelling	6+Plan Review	\$30.00	\$180.00 per unit
Manufactured 1 or 2 Family Dwelling	4+Plan Review	\$30.00	\$120.00 per unit
Attached Garage	3+Plan Review	\$30.00	\$90.00
Apartments, Hotels, Motels per unit	4+Plan Review	\$30.00	\$120.00 per unit
Business Commercial, Public Education, Institutional - Church	10+Plan Review	\$30.00	\$300.00
Industrial, Warehouse, Bulk Storage, Commercial Storage Building	6+Plan Review	\$30.00	\$180.00
Mobile Homes Used During Construction Periods (Only permitted for 1 year Max)	1+Plan Review	\$30.00	\$30.00
All Accessory Buildings w/o Electricity	2+Plan Review	\$30.00	\$60.00

All Accessory Buildings with Electricity	4+Plan Review	\$30.00	\$120.00
Additions / Alterations / Repairs Following Damage (All Occupancies)	3+Plan Review	\$30.00	\$90.00
Demolition of Buildings	2+Plan Review	\$30.00	\$60.00
Erection of Signs	3+Plan Review(with) 1+Plan (without)	\$30.00 W/OUT ELECTRICITY	\$90.00 WITH ELECTRICITY
Additional Inspections from Design Changes or Inspection Failures	N/A	\$30.00	N/A
Roof (Demo Only) PER IDEM (SEE ATTACHED)	1+Plan Review	\$30.00	\$30.00
Replace Doors and/or Windows -Same Size (Demo Only) PER IDEM (SEE ATTACHED)	1+Plan Review	\$30.00	\$30.00
Certificate of Occupancy (Change in Ownership) Residential or Commercial	N/A	\$10.00	\$10.00

ADDITIONAL FEES

<i>Type of Construction</i>	<i>Minimum Required inspections</i>	<i>Fee per Inspection</i>	<i>Total Permit Fees</i>
Residential over 1,500 Sq Ft Construction or Demolition	N/A	\$0.05 per Sq Ft	Calculation rate X Area
Commercial over 2,000 Sq Ft Construction or Demolition	N/A	\$0.05 per Sq Ft	Calculation Rate X Area
Minimum Permit Fee	N/A	\$30.00	N/A

Electric meter inspections for replacement, non payment (where the meter has been pulled), or tampering	1 Plus Plan Review	\$30.00 inspection	\$30.00
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SITE PLAN REVIEW
(CONSTRUCTION AND DEMOLITION)

Residential first 1,500 Sq Ft	N/A	\$15.00	N/A
Sign and Commercial first 2,000 Sq Ft	N/A	\$25.00	N/A
Each additional 2,000 over the minimums above	N/A	\$10.00	Calculation Rate X Area

- BUILDING PERMITS ARE GOOD FOR (2) TWO YEARS.**
- DEMOLITION PERMITS ARE GOOD FOR (60) SIXTY DAYS.**
- SIGN PERMITS ARE GOOD FOR (60) SIXTY DAYS.**
- UPON WRITTEN REQUEST PERMIT EXTENTIONS MAY OR MAY NOT BE GRANTED.**
- A TEMPORARY CERTIFICATE OF OCCUPANCY MAY BE ISSUED FOR (6) SIX MONTHS AND CAN ONLY BE ISSUED (1) ONE TIME PER PERMIT.**
- A SECURITY FENCE IS REQUIRED AROUND ANY DEMOLITION PROJECT OR SITE.**

The minimum permit fee for any permit or inspection shall be Thirty Dollars (\$30.00). For unusually large or complex buildings or structures, the Building Inspector shall have the power to increase the number of required inspections by fifty percent (50%). The Building Inspector shall, in all cases, designate the stage of construction when each required inspection must be requested by the permit holder. No concrete shall be placed for foundations without prior inspection. No electrical, mechanical plumbing or thermal insulation work shall be covered without prior inspection. Where additional inspections are required due to the failure of a permit holder to have work ready for inspections at a designated stage of construction the Building Inspector shall have the power to assess a re-inspection fee of Thirty Dollars (\$30.00) for each such additional inspection. Re-inspection fees shall be paid to the Clerk Treasurer prior to the issuance of a Certificate of Occupancy. The Building Inspector shall submit an annual report to the Town Council of the Town of Cloverdale which shall include an analysis of the inspections preformed, permit fees collected, cost of inspection operations and

recommendations for adjustment of required inspections and single inspection fees as necessary. Fees set hereunder shall superseded any fees previously in effect.

This ordinance supersedes and replaces any rule regulation or ordinance that conflicts with its provisions.

All remaining provisions in Section 7 remain in full force and effect.

This ordinance is effective as of the date of passage and publication as required by law. **ADOPTED and PASSED** on this 14 day of June, 2016.

TOWN COUNCIL OF THE
TOWN OF CLOVERDALE, INDIANA

Corneita Patton
President

ATTEST:

Cheryl Balloway
Clerk-Treasurer

Draft date 03-03-2016

Prepared by
Allan Yackey Attorney

