

**Ordinance No. G-02-03**

**AN ORDINANCE AMENDING ORDINANCE NO. G-98-14  
RELATING TO THE REGULATION OF THE CONSTRUCTION,  
ALTERATION, REPAIR, LOCATION, AND USE OF BUILDINGS AND  
STRUCTURES IN THE TOWN OF GEORGETOWN, INDIANA, THE  
PENALTIES FOR THE VIOLATION THEREOF AND THE REPEALING OF  
ALL ORDINANCES IN CONFLICT THEREWITH**

BE IT ORDAINED BY THE TOWN COUNCIL OF GEORGETOWN,  
INDIANA THAT:

WHEREAS, the Council of the Town of Georgetown is the entity responsible for providing minimum standards for the protection of life, limb, health, environment, public safety and welfare, for the conservation of energy in the design and construction of buildings and structures within the Town of Georgetown, Indiana, within the two (2) mile contiguous unincorporated area surrounding the corporate boundaries of the Town of Georgetown, Indiana and/or within the Planning and Zoning jurisdiction of the Town of Georgetown;

WHEREAS, the Council of the Town of Georgetown is the entity responsible for administering and enforcing all of the provisions related to regulating the construction, alteration, repair, location and use of buildings and structures within the Town and/or its jurisdiction;

WHEREAS, the Council of the Town of Georgetown is the entity responsible for fixing and approving new rates and charges for Improvement Location Permits, Electrical Fees, Plumbing Fees and Building Fees within the Town and/or its jurisdiction; and

WHEREAS, the Council of the Town of Georgetown desires to authorize and direct the Building Commissioner to enforce all of the provisions of this Ordinance within the Town and/or its jurisdiction.

NOW, THEREFORE, BE IT ORDAINED, this Ordinance, and all ordinances supplemental or amendatory hereon shall be known as the “Building Code of the Town of Georgetown, Indiana” (hereinafter “Building Code”), and may be cited as such.

NOW, THEREFORE, BE IT FURTHER ORDAINED, the provisions of this Ordinance shall apply to the construction, alterations, repair, use, occupancy, maintenance and additions to all buildings and structures, in the Town of Georgetown, Indiana and/or within the two (2) mile contiguous unincorporated area surrounding the corporate boundaries of the Town of Georgetown, Indiana and/or within the Planning and Zoning jurisdiction of the Town of Georgetown, except mobile structures and industrial building systems certified under I.C. 22-15-4.

IMPROVEMENT LOCATION PERMIT FEES

NOW, THEREFORE, BE IT FURTHER ORDAINED, the fee for each Improvement Location Permit hereafter issued shall be paid to and collected by the Building Commissioner and shall be as follows:

(a) ONE AND TWO FAMILY DWELLING STRUCTURES INCLUDING MODULAR HOME AND MANUFACTURED HOME

Min. Fee (Dwelling)	\$50.00
General rate of all floor area including attached garages and basements	\$ 0.10 per square foot
Accessory Building (Permanent) over 200 sq. ft. w/o footers	\$50.00
Accessory Building (Permanent) over 200 sq. ft. with footers	\$75.00
Room additions	\$ 0.10 per square foot
Above-ground swimming pools (Applicants must have utility locates)	\$30.00 Site Inspection (Prior)
In-Ground Swimming Pools (Applicants must have utility locates)	\$30.00 Site Inspection (Prior)
Decks and unenclosed porches (with footers)	\$40.00

Decks and unenclosed porches (without footers)	\$20.00
Driveways (first time or relocation)	\$30.00 Site Inspection (prior)

(b) MULTI-FAMILY DWELLINGS

The general rate for all multi-family dwellings (3 units or more) shall be \$0.25 per square foot gross floor area per floor including basements.

(c) ALL NEW CONSTRUCTION OTHER THAN DWELLINGS

The general rate for all Commercial, Public and Industrial buildings shall be \$0.20 per square foot.

- (d) For any remodel work to an existing building there shall be a permit required at a fee of \$25.00. Permits are required only for work that alters the structure of an existing building including, but not limited to, moving a wall, removing a wall, replacing rafters.

ELECTRICAL FEES

NOW, THEREFORE, BE IT FURTHER ORDAINED, Electrical Fees shall be paid to and collected by the Building Commissioner and shall be as follows:

(a) Residential

New construction / total rewire	\$30.00 plus \$20.00 per Inspection
Service change	\$40.00
Multi-Family Dwelling (3 units or more)	\$30.00 per unit plus \$20.00 per unit inspection
Additions (includes 5 outlets)	\$30.00 plus \$20.00 per inspection
Upgrade Service	\$60.00

(b) Commercial:

New construction and total rewire	\$100.00 plus \$30.00 per inspection
Service change	\$150.00

(c) Industrial:

New construction and total rewire	\$300.00 plus \$30.00 per Inspection
Service change	\$300.00

(d) Miscellaneous:

Air conditioning circuits	\$35.00
Commercial & Industrial refrigeration	\$70.00
Temporary permits	\$35.00
Electric signs	\$25.00
Cellular Tower Panels	\$35.00 per panel
Miscellaneous Electrical (Residential)	\$25.00
Miscellaneous Electrical (Commercial or Industrial)	\$35.00
Above-Ground Pool	\$25.00
In-Ground Pool	50.00
Re-Inspection Fee (Residential)	\$25.00
Re-Inspection Fee (Commercial or Industrial)	\$35.00

PLUMBING FEES

NOW, THEREFORE, BE IT FURTHER ORDAINED, Plumbing Fees shall be paid to and collected by the Building Commissioner and shall be as follows:

RESIDENTIAL

Minimum charges for permit to alter or change existing plumbing or pipework within the building, with such changes or alterations of one (1) fixture only	\$30.00
Additional fixtures	\$2.00 per fixture
Replacement water heaters (gas)	\$25.00
Replacement water heaters (electric)	\$20.00 Voluntary Inspection

COMMERCIAL OR INDUSTRIAL

Minimum charges for permit to alter or change existing plumbing or pipework within the building, with such changes or alterations of one (1) fixture only	\$50.00
Additional fixtures	\$4.00 per fixture
Replacement water heaters (All)	\$30.00

HVAC FEES

NOW, THEREFORE, BE IT FURTHER ORDAINED, HVAC fees shall be paid to and collected by the Building Commissioner and shall be as follows:

RESIDENTIAL

HVAC units	\$30.00 each unit
Replacement HVAC units	\$25.00 each
Furnace in new or old building	\$30.00 each
Furnace replacement	\$25.00
Unit Heater in new or old building	\$30.00
Unit Heater replacement	\$25.00
Permanent Space Heater in new or old building	\$30.00
Permanent Space Heater replacement	\$25.00
Addition of a new trunk line	\$30.00
Air Conditioners, 24, 000BTU per hour or more	\$30.00 each
Heat Pump	\$30.00
Solar System	\$30.00 each

COMMERCIAL AND INDUSTRIAL

HVAC units	\$40.00 each unit
Replacement HVAC units	\$35.00 each
Furnace in new or old building	\$40.00 each
Furnace replacement	\$35.00
Unit Heater in new or old building	\$40.00
Unit Heater replacement	\$35.00
Permanent Space Heater in new or old building	\$40.00
Permanent Space Heater replacement	\$35.00
Addition of a new trunk line	\$40.00

Air Conditioners, 24, 000BTU per hour or more	\$40.00 each
Heat Pump	\$40.00
Solar System	\$40.00 each
Commercial Refrigeration	\$40.00 per unit
Kitchen Exhaust System	\$40.00 each

DEMOLITION FEES

NOW, THEREFORE, BE IT FURTHER ORDAINED, the Building Commissioner may approve permits authorizing the destruction and/or removal of buildings and structures at the cost of Twenty Five Dollars (\$25.00) for residential buildings/structures consisting of 300 square feet or more and only upon proof of insurance in an amount to be determined by the Building Commissioner.

NOW, THEREFORE, BE IT FURTHER ORDAINED, the Building Commissioner may approve permits authorizing the destruction and/or removal of buildings and structures at the cost of Fifty Dollars (\$50.00) for commercial or industrial buildings/structures consisting of 300 square feet or more and only upon proof of insurance in an amount to be determined by the Building Commissioner.

NOW, THEREFORE, BE IT FURTHER ORDAINED, each contractor shall submit an annual fee of Twenty Five Dollars (\$25.00) to the Building Commissioner before providing services within the Town or its jurisdiction, to be renewed each year by the 1<sup>st</sup> day of January of every year thereafter.

NOW, THEREFORE, BE IT FURTHER ORDAINED, each contractor must register with the Town Hall and maintain insurance coverage in an amount not less than One Million Dollars (\$1,000,000.00) to cover accidental injury to persons and/or property. Each contractor shall provide a current certificate of insurance and any and all

other proof of insurance for the amount specified herein to the Building Commissioner. The certificate must be updated each year by the 1<sup>st</sup> day of January of every year thereafter. Each contractor shall be responsible for obtaining permits in their field of work and shall not be allowed to apply for permits for other fields, i.e. electrical contractors shall obtain electrical permits, plumbers shall obtain plumbing permits, etc.

NOW, THEREFORE, BE IT FURTHER ORDAINED, if any person other than a contractor shall violate any of the provisions of this Ordinance, or shall do any act prohibited herein, or shall fail to perform any act required herein, within the time prescribed by the Building Commissioner, or shall fail, neglect or refuse to obey any lawful order given by the Building Commissioner in connection with the provisions of this Ordinance, for each such violation, failure or refusal, such person shall be fined One Hundred Dollars (\$100.00) for the first offense, Two Hundred Fifty Dollars (\$250.00) for the second offense and Five Hundred Dollars (\$500.00) for the third offense, unless the penalties for such offense are provided in another section of this Ordinance or any provision of Ordinance Number G-98-14 not expressly addressed or contradicted herein. Each day of such unlawful activity as prohibited shall be deemed a separate offense.

NOW, THEREFORE, BE IT FURTHER ORDAINED, if any contractor shall violate any of the provisions of this Ordinance, or shall do any act prohibited herein, or shall fail to perform any act required herein, within the time prescribed by the Building Commissioner, or shall fail, neglect or refuse to obey any lawful order given by the Building Commissioner in connection with the provisions of this Ordinance, for each such violation, failure or refusal, such contractor shall be fined One Hundred Dollars (\$100.00) for the first offense, Two Hundred Fifty Dollars (\$250.00) for the second

offense, and Five Hundred Dollars (\$500.00) for the third offense with a one (1) year suspension of the privilege to provide services, construct, alter and/or repair buildings and/or structures within the Town of Georgetown, Indiana, within the two (2) mile contiguous unincorporated area surrounding the corporate boundaries of the Town of Georgetown, Indiana and within the Planning and Zoning jurisdiction of the Town of Georgetown, Indiana for the third offense, unless the penalties for such offense are provided in another section of this Ordinance or any provision of Ordinance Number G-98-14 not expressly addressed or contradicted herein. Each day of such unlawful activity as prohibited shall be deemed a separate offense.

NOW, THEREFORE, BE IT FURTHER ORDAINED, the Building Commissioner may defer the penalties assessed herein for seventy-two (72) hours upon the declaration of an emergency.

NOW, THEREFORE, BE IT FURTHER ORDAINED, after the issuance of any building permit hereunder, the Building Commissioner shall make, or cause to be made, such inspections of the work performed under such permit as are necessary to insure full compliance with the provisions of this Ordinance and the terms of the permit.

In order to comply with the applicable code requirements, all building permit holders shall contact the Building Commissioner when construction has reached the points listed below so the necessary inspections may be made by the Commissioner's Office. All permit holders are required to give the Commissioner's Office forty-eight (48) hours advance notice in which to arrange an inspection.



1. FOUNDATION INSPECTION. Inspection must be made after poles or piers are set or trenches or basement areas are excavated and forms erected and any reinforcing steel is in place prior to the placement of concrete.
2. CONCRETE SLAB UNDER FLOOR INSPECTION. To be made after all in-slab or under floor building service equipment conduit, piping accessories and other ancillary equipment items are in place but before any concrete is placed.
3. FRAMING ROUGH-IN INSPECTION. To be made after the roof, all framing, fire-blocking and bracing are in place and complete.
4. ELECTRICAL ROUGH-IN INSPECTION. To be made after the rough-in electrical has been completed.
5. HVAC AND PLUMBING ROUGH-IN. To be made after rough plumbing, heating pipes, chimneys, vents and ducts are installed.
6. FINAL FRAMING. To be made after house is complete and ready for Certificate of Occupancy.
7. FINAL ELECTRICAL. To be made after all finish electric is complete and ready for Certificate of Occupancy.

NOW, THEREFORE, BE IT FURTHER ORDAINED, the Building Inspectors shall be compensated as follows:

Residential: Twenty Dollars (\$20.00) per inspection

Commercial or Industrial: Thirty Dollars (\$30.00) per inspection.

NOW, THEREFORE, BE IT FURTHER ORDAINED, that all permits issued pursuant to this Ordinance shall automatically expire nine (9) months from the date of

issuance. Permits which have expired may be renewed. A renewed permit shall be at the same cost as the original permit.


A permit holder may petition the Building Commissioner for a waiver or reduction of the fee associated with a permit renewal if the permit expired due to some circumstance or event beyond the control of the permit holder. Each petition shall be evaluated on a case-by-case basis, considering all relevant factors.

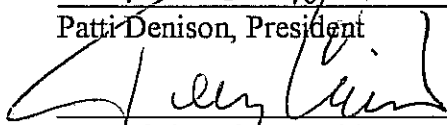
NOW, THEREFORE, BE IT FURTHER ORDAINED, that upon the effective date of the Ordinance herein, any provisions of Ordinance No. G-98-14 which are in conflict with this amendment are hereby repealed, and that any provisions of Ordinance No. G-98-14 which are not in conflict with this amendment shall remain in full force and effect.

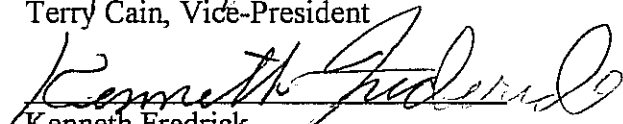
NOW, THEREFORE, BE IT FURTHER ORDAINED, that this Ordinance shall be in full force and effect from and after its adoption and publication as required by law.

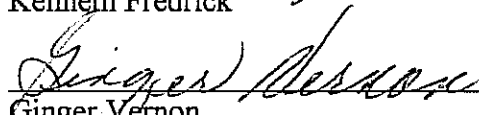
ADOPTED by the Town Council for the Town of Georgetown, Indiana this  
16 day of February, 2002.

TOWN COUNCIL FOR  
THE TOWN OF GEORGETOWN

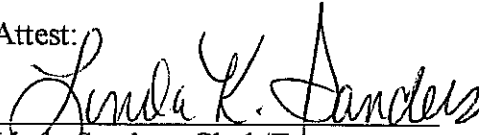
  
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Patti Denison, President

  
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Terry Cain, Vice-President

  
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Kenneth Fredrick

  
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Ginger Vernon

Attest:

  
Linda Sanders, Clerk/Treasurer

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Pat Miller