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UNINCORPORATED LAKE COUNTY BUILDING CODE

LAKE COUNTY PLAN COMMISSION - STATE OF INDIANA

PREFACE:

An Ordinance regulating the construction, alteration, repair, location and use of buildings and structures in the unincorporated part of the County of Lake, State of Indiana, providing for the issuance of permits, therefore providing penalties for the violation thereof; and repealing all ordinances or amendments and parts of ordinances or amendments in conflict therewith.

SECTION 1. TITLE.

This Ordinance and all ordinances supplemental or amendatory hereto, shall be known as the "**Unincorporated Lake County Building Code, State of Indiana**", may be cited as such, and will be referred to herein as "**this code**".

SECTION 2. PURPOSE.

The purpose of this Code is to ensure that minimum standards are provided for the protection of life, limb, health, environment, public safety and welfare, and for the conservation of energy in the design and construction of buildings and structures.

SECTION 3. AUTHORITY.

The Lake County Plan Commission shall administer and enforce all of the provisions of this Code. Wherever in the building regulations it is provided that anything must be done to the approval of or subject to the direction of the Lake County Plan, this shall be construed to give such officer only the discretion of determining whether the rules and standards established by ordinance have been complied with and shall not be construed as giving the department discretionary powers to decide what such regulations, codes or standards shall be, or the power to require conditions not prescribed by ordinance or to enforce ordinance provisions in an arbitrary or unlawfully discriminating manner.

SECTION 4. SCOPE.

The provisions of this Code apply to the construction, alteration, repair, use, occupancy, maintenance and additions to all buildings and structures in the unincorporated areas of the County of Lake, State of Indiana.

SECTION 5. ADOPTION OF REGULATIONS BY REFERENCE.

A. The following rules, regulations and codes are hereby adopted by reference as the rules and regulations governing the construction and alterations of buildings and structures in the unincorporated areas of the County of Lake, State of Indiana, and shall include later amendments to

these articles as the same are published in the Indiana Register or in the Indiana Administrative Code with effective dates as fixed therein.

1. Indiana Building Code 1997
 2. Indiana Building Code Standards 1997
 3. Indiana Handicapped Accessibility Code (HAC, 3/1/86)
 4. Indiana Electrical Code 1996
 5. Indiana Safety Code for Health Care Facilities
1985 (9/25/85)
 6. Indiana Mechanical Code 1996
 7. Indiana Plumbing Code 1985 (IPC, 5/2/86)
 8. Indiana Swimming Pool Code (IPC, 3/1/86)
 9. Indiana Energy Conservation Code 1984 (IEE, 10/1/84)
 10. Industrialized Building Systems (6/15/86)
 11. Indiana One & Two Family Dwelling Code, CABO 1995
- B. Copies of this code and rules, regulations, and codes adopted herein are on file as required by law in the Office of the Director of the Lake County Planning & Building Department.

SECTION 6. ORGANIZATION AND ENFORCEMENT.

- A. There is hereby established for the unincorporated areas of Lake County, Indiana, Planning and Building Department, as a division of the Lake County Plan Commission, which shall be administered by the Director of the Lake County Plan Commission and his duly appointed representatives.
- B. The Director shall submit a report to the Lake County Board of Commissioners not less than once a year covering the work of the Department during the preceding period since his last report. The Director shall keep a permanent, accurate accounting of all fees and other monies collected and received under this Code, the names of the persons upon whose account the same were paid, the date and amount thereof, together with the location of the building or premises to which they relate.

SECTION 7. PERMITS REQUIRED.

- A. A permit issued pursuant to this Code shall be obtained before beginning construction, alteration, repair, or maintenance of any building or structure in the unincorporated areas of the County of Lake or before causing the same to be done. A separate permit must be obtained for each building or structure.
- B. All permits shall be numbered consecutively each year starting with the last two numbers of the year, e.g. 92-01, 92-02, 92-03, etc.
- C. All plans for buildings constructed under the authority of the Department of Fire and Building

Services of the State of Indiana must be filed with said Department. No permits shall be issued hereunder until a copy of a **Release for Construction** issued by the Department of Fire and Building Services is received by the Lake County Plan Commission.

SECTION 8. APPLICATION FOR PERMITS.

- A. No permits shall be issued for the foregoing purposes, unless the application for such permit is accompanied by a plat or sketch of the proposed location showing lot boundaries, legal description of the property, plans and specifications showing the work to be done, and all of the information that may be required by the Department pertaining to such project.
- B. If additional work is required or changes made that are not covered in full in the original application, the applicant shall submit additional application, or at the discretion of the Director, modify the original application to conform to the requirements of the department before any actual work is begun or continued.
- C. Any errors or omissions in the plans or specifications that do not comply with the intent of this Code shall be corrected on site.
- D. The application for a Permit shall be notarized.

SECTION 9. OTHER ORDINANCES.

- A. All work done under any permit issued hereunder shall be in full compliance with all other laws and ordinances pertaining thereto.
- B. Where any work, clause, phrase, sentence, section or part of this Code conflicts with any other adopted Ordinance of Lake County, Indiana, the most applicable shall apply, as determined by the Director of the Lake County Plan Commission shall determine which shall be applied.

SECTION 10. BASIS FOR ESTIMATED CONSTRUCTION VALUATION.

The estimated construction value is determined by utilizing the Building Valuation Data provided by ICBO's Building Standard Magazine. Copies of this material are available upon request in the office of the Lake County Planning & Building Department.

SECTION 11. FEE SCHEDULE.

A. RESIDENTIAL FEE SCHEDULE - NOT INCLUDING MECHANICAL

TYPE	BUILDING FEE	MINIMUM FEE	ZONING FEE
NEW RESIDENCES ONE OR TWO FAMILY	\$10 FIRST \$1,000 VALUATION PLUS \$5 EACH ADDITIONAL \$1,000 VALUATION	300	100
ADDITIONS	SAME	100	50
REMODEL/REPAIR	SAME	100	20
GARAGES	SAME	100	50
ACCESSORY BUILDINGS	SAME	100	50
SHEDS UP TO 200 SQ.FT.	\$25 FLAT FEE		25
MOBILE HOME IN MOBILE HOME PARK	\$100 FLAT FEE		50
MANUFACTURED HOMES NOT IN MOBILE HOME PARK	SAME AS NEW RESIDENCE	300	100
DECKS, PATIOS 8" OR MORE ABOVE GROUND	\$25 FLAT FEE		25
INGROUND POOLS	\$100 FLAT FEE		50
DEMOLITION	\$25 FLAT FEE		25
MOVING	SAME AS NEW RESIDENCE	300	100
FREE STANDING TOWERS 35 FT. HIGH AND OVER	\$3.00 PER LINEAL FOOT	150	100
SATELLITE DISHES			20
FENCES	\$1.00 PER 8-FT. Section or Fraction Thereof		20

PLUS FEES FOR PLUMBING, ELECTRICAL, MECHANICAL (SEE ATTACHED)

REVISED PERMIT ZONING FEES PER ORD 18A-1 Dated 6/12/01 (Continued)

B. COMMERCIAL BUILDING PERMIT FEE SCHEDULE - NOT INCLUDING MECHANICAL

MULTI-FAMILY (NO OCCUPANCY UNTIL FINALED)	\$20 FIRST \$1,000 VALUATION PLUS \$5 EACH ADDITIONAL \$1,000 VALUATION	\$300	\$100
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*CONDOMINIUMS AND MULTI-FAMILY (Partial Occupancy)	\$20 FIRST \$1,000 VALUATION PLUS \$5 EACH ADDITIONAL \$1,000 VALUATION	\$300	\$100 PLUS NUMBER OF UNITS x \$100
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*EACH UNIT REQUIRES SEPARATE PERMIT.

ADDITIONS TO MULTI-FAMILY AND CONDOMINIUMS	\$10 FIRST \$1,000 VALUATION PLUS \$5 EACH ADDITIONAL \$1,000 VALUATION	\$ 60	\$ 50
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REMODELING MULTI-FAMILY AND CONDOMINIUMS	SAME AS ADDITIONS ABOVE	\$ 60	\$ 50
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NEW COMMERCIAL BUILDINGS THOSE WITH PUBLIC ACCESS, i.e. STORES, CHURCHES. NO OCCUPANCY UNTIL FINALED	\$30 FIRST \$1,000 VALUATION PLUS \$10 EACH ADDITIONAL \$1,000 VALUATION	\$ 300	\$100
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NEW COMMERCIAL BUILDINGS PARTIAL OCCUPANCY ON FINISHED UNITS - SEPARATE PERMITS	\$30 FIRST \$1,000 VALUATION PLUS \$10 EACH ADDITIONAL \$1,000 VALUATION	\$300	\$100 PLUS NUMBER OF UNITS X \$100
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ADDITIONS	\$30 FIRST \$1,000 VALUATION PLUS \$10 EACH ADDITIONAL \$1,000 VALUATION	\$100	\$ 50
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REMODELING	(50% OR ONE-HALF THE RATE OF NEW CONSTRUCTION). \$15 FIRST \$1,000 VALUATION PLUS \$5 EACH ADDITIONAL \$1,000 VALUATION	\$100	\$ 50
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PLUS FEES FOR PLUMBING, ELECTRICAL, MECHANICAL - (SEE ATTACHED)

REVISED PERMIT ZONING FEES PER ORD. 1564 DATED 1/11/94 (Continued)

B. COMMERCIAL BUILDING PERMIT FEE SCHEDULE (Continued)

ACCESSORY STRUCTURE UNDER 500 SQ.FT.	\$50 FLAT FEE		\$ 50
ACCESSORY STRUCTURE OVER 500 SQ.FT.	\$30 FIRST \$1,000 VALUATION PLUS \$10 EACH ADDITIONAL \$1,000 VALUATION	\$300	\$ 50
SIGNS	\$40 PLUS \$10 PER 100 SQ.FT. OF DISPLAY AREA	\$ 50	\$ 50
TOWERS, AERIALS	\$50 FIRST 50 FEET PLUS \$5 EACH ADDITIONAL LINEAL FOOT	\$100	\$ 50
LIGHT STANDARDS - LIGHT POLES	\$20 PER POLE	\$ 50	
PUBLIC SWIMMING POOLS	\$100 FLAT FEE		\$ 50
MOVING	\$30 FIRST \$1,000 VALUATION PLUS \$6 EACH ADDITIONAL \$1,000 VALUATION	\$300	\$ 50
FIREWORKS STANDS			\$ 50
DEMOLITION			\$ 50
UNDER 8,000 GALLONS: STORAGE BINS, TANKS, UNDERGROUND STORAGE TANKS	\$100 FLAT FEE		\$ 50
OVER 8,000 GALLONS: HIGH VOLUME, LOW AREA STRUCTURES	\$150 FLAT FEE		\$ 50
OPEN RECREATIONAL SHELTERS	\$2.50 PER 100 SQ.FT.	\$ 50	\$ 50
FENCES			\$ 10
PLUS FEES FOR PLUMBING, ELECTRICAL, MECHANICAL - (SEE ATTACHED)			

REVISED PERMIT ZONING FEES PER ORD. 1564 DATED 1/11/94 (Continued)

C. AGRICULTURAL BUILDING PERMIT FEE SCHEDULE – NOT INCLUDING MECHANICAL

NEW BUILDINGS BARNs, SHEDS STORAGE BUILDINGS, ETC.	\$0.025 PER SQ.FT. OF GROSS FLOOR AREA (EACH FLOOR)	\$ 45	\$ 50
ADDITIONS	\$0.025 PER SQ.FT. OF GROSS FLOOR AREA (EACH FLOOR)	\$ 45	\$ 20
REMODELING	\$0.015 PER SQ.FT. OF GROSS FLOOR AREA (EACH FLOOR)	\$ 30	\$ 20
ACCESSORY STRUCTURES GRAIN ELEVATORS, SILOS BINS, STORAGE TANKS, ETC.	\$0.40 PER 100 CUBIC FT.	\$ 20	\$ 20
SIGNS	\$0.40 PLUS \$5 PER 100 SQ.FT.	\$ 45	\$ 50
MOVING	\$0.025 PER SQ.FT. OF GROSS FLOOR AREA PLUS \$20 DEMOLITION	\$ 45	\$ 20
DEMOLITION	\$10 FLAT FEE		\$ 20
ALL OTHER STRUCTURES NOT MENTIONED	MOST APPLICABLE FEE SHALL APPLY		\$ 20

D. ELECTRICAL (PER METER) \$0.20 PER AMP \$ 20

NEW BRANCH CIRCUITS \$15.00 FLAT FEE

E. PLUMBING FEES \$2 PER FIXTURE \$ 15

F. MECHANICAL \$20 FLAT FEE

G. EXCEPTIONS: ALL FEES SHALL BE WAIVED FOR ALL UNITS OF LAKE COUNTY GOVERNMENT

H. RESIDENTIAL INSPECTION FEE SCHEDULE

Footing pre-pour inspection	\$35.00
Footing Inspection	\$35.00
Foundation Inspection	\$35.00
*Underslab Mechanicals Inspections	
HVAC	\$35.00
Electric	\$35.00
Plumbing	\$35.00
Electric Service Inspections	
First 200 Amps	\$40.00
Each Additional 100 Amps	\$20.00
Rough HVAC Inspection	\$35.00
Rough Plumbing Inspection	\$35.00
Rough Electric Inspection	\$35.00
Rough Building Inspection	\$35.00
Final HVAC Inspection	\$35.00
Final Plumbing Inspection	\$35.00
Final Electric Inspection	\$35.00
Final Building Inspection	\$35.00
**Each Additional Inspection	\$35.00

SECTION 12. PERMIT VALIDITY (*Ordinance 2158 approved 9/12/06)

- A. *Any permit issued in accordance with this Ordinance shall be valid for a period of two years from the date of issuance. Any permit requiring a foundation inspection shall be commenced and have a foundation inspection completed and approved within three months of permit issuance.

*All other permits shall be revoked and rendered null and void if construction, alteration, modification, remodel or repair defined under said permit is not commenced within six (6) months of issuance. If any question arises, it shall be the responsibility of the developer, builder, agent or owner to prove work on any permit under this paragraph was commenced with the required three month period.

SECTION 13. PERMIT EXTENSIONS AND/OR RENEWALS

- A. The permit expiration date may be extended by the Director or his designated representative for up to thirty (30) days for good cause, without additional fee, if the extension is requested prior to the normal expiration date.
- B. The permit may be renewed once if the renewal is requested and the fee is paid prior to the expiration date of the permit.

THE FEE FOR PERMIT RENEWAL IS AS FOLLOWS:

FULL TWO (2) YEAR RENEWAL 80% OF ORIGINAL BUILDING FEE
ONE (1) YEAR RENEWAL 40% OF ORIGINAL BUILDING FEE

MINIMUM RENEWAL FEE SHALL BE TEN DOLLARS (\$10.00).

- C. Permits that have expired may be renewed once if the renewal is requested within thirty (30) days after its initial expiration and if the fee is paid as follows:

FULL TWO (2) YEAR RENEWAL SAME AS ORIGINAL BUILDING FEE
ONE (1) YEAR RENEWAL 75% OF ORIGINAL BUILDING FEE

- D. Any permit which has been expired for over thirty (30) days shall be considered null and void and a new permit is required and cannot be issued until approved by the Director or his duly appointed representative.
- E. Permits obtained under this Code cannot be assigned, transferred, or sublet without the explicit written approval of the Director. Any permit assigned, transferred, or sublet without such approval shall be considered null and void and a violation of this Code.
- F. Any person or entity starting construction prior to applying for and receiving a permit, in addition to any other penalty provided for by law or this Code, shall be charged a fee **equal to three (3) times the original building fee** which is provided in this Code.

SECTION 14. REVIEW OF APPLICATION

- A. Prior to the issuance of any Building Permit hereunder, Director or his designated representative shall:
1. Review all construction plans and specifications to ensure full compliance with the provisions of this Code.
 2. Require any changes in plans and specifications necessary to ensure full compliance with this Code.
 3. Assure that the proposed construction utilizes construction methods, standards and practices that will minimize the threat to life, limb, health, environment, public safety and welfare.

SECTION 15. INSPECTIONS

- A. After the issuance of any Permit hereunder, the owner or contractor shall cause to be made such inspections of work being done under such permit as are necessary to ensure full compliance with this Code and the terms of the Permit.

There shall not be less than eight (8) inspections for every Permit, unless excused in writing for cause by the Director or his designated representation, which inspections shall be made in the following scheduled order:

1. **FOOTING PRE-POUR INSPECTION**
 2. **FOOTING INSPECTION**
 3. **FOUNDATION INSPECTION**
 4. **ROUGH H.V.A.C. INSPECTION**
 5. **ROUGH PLUMBING INSPECTION**
 6. **ROUGH ELECTRIC INSPECTION**
 7. **ROUGH FRAMING INSPECTION**
 8. **ELECTRIC SERVICE INSPECTION**
 9. **FINAL H.V.A.C. INSPECTION**
 10. **FINAL PLUMBING INSPECTION**
 11. **FINAL ELECTRIC INSPECTION**
 12. **FINAL FRAMING INSPECTION**
- B. **REINSPECTION AND SUBSECTION C.** There shall be an additional fee of Fifty Dollars (\$50.00) if an inspection is made and the work is not in compliance with the intent of this Code.
- C. Upon payment of Fifty Dollars (\$50.00), a re-inspection shall be required before any further construction, other than the correction of the defect, is carried out.

SECTION 16. ENTRY

Upon presentation of proper credentials, the Director or any designated representative of the Director, may enter at reasonable times any building, structure, or premises subject to this Code in the unincorporated areas of Lake County, Indiana, to perform any duty imposed upon them by this Code.

SECTION 17. STOP ORDER

Whenever any work is being done contrary to the provisions of this Code, the Director, Building Administrator, or any duly appointed representative of the Director may order the work stopped by notice in writing served on any persons engaged in the doing, or causing such work to be done, and any such persons shall forthwith stop such work until authorized in writing by the Director, Building Administrator, or a duly appointed representative of the Director to proceed with the work.

SECTION 18. CERTIFICATE OF OCCUPANCY

No Certificate of Occupancy for any building or structure erected, altered or repaired after the adoption of this Code shall be issued unless such building or structure was erected, altered, or repaired in compliance with the provisions of this Code and all applicable ordinances and laws of the County of Lake, State of Indiana.

SECTION 19. STANDARDS

All work on the construction, alteration and repair of buildings and other structures shall be performed in a good and workmanlike manner according to accepted standards and practices in the trade.

SECTION 20. VIOLATIONS

It shall be unlawful for any person or entity, whether as owner, lessee, sub-lessee, or occupant, to erect, construct, enlarge, alter, repair, improve, remove, convert, demolish, equip, use, occupy, or maintain any building or structures in the unincorporated areas of Lake County, or cause or permit the same to be done, contrary to the provisions of this Code.

SECTION 21. RIGHT OF APPEAL

All persons or entities shall have the right to appeal the Building Department's decision, first through the Lake County Board of Zoning Appeals, and then to the Indiana Fire Prevention and Building Safety Commission in accordance with the provisions of (RECODIFIED **IC 22-11-1-16 or IC 22-11-1-21.5 as applicable.

SECTION 22. REMEDIES

The Director or his designated representative shall, in the name of the Lake County Plan Commission bring actions in the Circuit or Superior Courts of Lake County, Indiana to enforce or to secure compliance with any order issued by the Director or his designated representative and any such action may be joined with an action to recover the penalties provided for in this Ordinance.

SECTION 23. PENALTIES

Any person or entity violating any of the provisions of this Code willfully and voluntarily or refusing a lawful order issued by the Director, Building Administrator, or a duly appointed representative of the Director, shall be fined in any sum **not less than Ten Dollars (\$10.00) nor more than Three Hundred Dollars (\$300.00)**. Each day of such unlawful activity as is prohibited by the first sentence of this Section shall constitute a separate offense.

SECTION 24. EFFECTIVE DATE

This Ordinance shall be in full force and effect from and after its adoption and approval by the Fire Prevention and Building Safety Commission of the State of Indiana.

APPROVAL AND ENDORSEMENT:

APPROVED BY THE COUNTY COUNCIL OF LAKE COUNTY, INDIANA, THIS 9TH DAY OF MARCH, 1988.

*s/s Thurman Ferree, President
James Fleming, Vice President
Robert Crossk
Frances DuPey
Sydney Garner*

APPROVED THIS 5TH DAY OF APRIL, 1988 BY THE FIRE PREVENTION AND BUILDING SAFETY COMMISSION OF THE STATE OF INDIANA.

*s/s Allen C. Shield, Chairman
Charles W. Coffee*

