

**Ordinance Number 2006-4**  
**Building Permit Fees Effective 7/05/2006**

**Re-Inspections.**

After the issuance of any building permit, the Building Commissioner shall make, or shall cause to be made, inspection of the work being done as is necessary to insure full compliance with the provision of this Code and the terms of the permit. Re-inspections of work found to be incomplete or not ready for inspection are subject to assessment of re-inspection fees as prescribed in this Code. The Building Commissioner shall adopt rules regarding the number and periods for which inspections should occur.

**Stop Order.**

Whenever any construction work is being done and contrary to the provisions of this Article, the Building Commissioner, or his designated representative, shall order the work stopped by notice, in writing, by serving the same on any person engaged in doing or causing work to be done on such construction site or if a person is not available, by leaving a copy of the stop order attached to the prominent entrance to such building or structure. All work shall cease until further authorized by the Building Commissioner to proceed. Failure to stop work as ordered by the Building Commissioner shall be subject to the individual responsible, general and/or subcontractor and property owner, to fines and/or penalties as provided by the Pulaski County code.

**Certificate of Occupancy**

No certificate of occupancy for any building or structure erected, altered, or repaired after the effective date of this ordinance shall be issued unless such building or structure was erected, altered, or repaired in compliance with this article. In the event of any building which has already begun construction at the adoption of this Article, all inspections shall begin according to the inspection schedule to be adopted by the Building Commissioner depending on the phase that such building is in at the time of the adoption of this Article.

**Workmanship Standards**

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

**Violations, Fines, and Penalties**

The Pulaski County Board of Commissioners shall adopt a schedule of fines and penalties for violations of this ordinance. Such fines and penalties shall serve as a standardized method for assessments based on violations as determined by the Building Commissioner or his representative. The assessment of such fines and penalties will be utilized in lieu of court action for any violation of this ordinance. In the event that court action is necessary for enforcement of any provision of this ordinance, the fines and penalties as prescribed herein shall apply. Any payment of fines shall be paid to the Pulaski County Unsafe Building Fund through the Pulaski County Building Commissioner.

**A. Schedule of Fines:**

Violation	Fine
Failure to obtain a building permit	Triple the cost of a building permit
Inaccurate permit	Double the cost of a new permit
Failure to obtain Certificate of Occupancy	Double the cost of the permit
Failure to obtain registration	\$500.00

Expired registration	\$50.00 plus registration fee
Failure to obtain inspection	\$250.00
Violation of Stop Order	\$1,000.00

B. In addition to the fines assessed in sub-paragraph A and there is a failure to pay or there is a continued violation, the individual will be subject to the provisions of this ordinance which allows the assessment of fines not to exceed \$2,500.00 plus attorney fees and costs of enforcement should such legal action be necessary for enforcement.

**Effective Date:**

Grandfather provision has the intent that all inspections will take place at the level in which construction is currently in effect based on the inspection procedures adopted by the Building Commission concerning the stage of construction.

**Contractor Registration**

- A. Any person who engages in the business of general, roof, insulation, electrical, plumbing, masonry, well installation, heating, ventilation, air conditioning, excavating, or other ancillary work related to construction in Pulaski County, shall first procure a contractors' registration permit. There shall be only one registration permit per contractor. Such contractor will list the specified fields of work in which such contractor will perform such construction work. The registration permit shall be on a form prescribed by the Building Commissioner. In the case of applications by corporations, partnerships, or other forms of business associations, the application for a contractor's registration permit may be made by an officer or other designated employee of such business association, corporation, or partnership.
- B. The Building Commissioner shall have the power and duty to receive all applications for registration for all crafts and trades. He shall review the application and approve or disapprove the application for registration.
- C. The Building Commissioner shall have the right to revoke or suspend any registration issued, upon his investigation, upon satisfactory proof that the holder of the registration permit has willfully, intentionally, or repeatedly violated any provisions of this Code or laws of the state pertaining to his business, for incompetence or misconduct in the practice of his business, for deceit or fraud in obtaining the registration, for irresponsible financial practices, or for any other reason or ground specified in this Article.
- D. A general contractor must insure all subcontractors are registered pursuant to this Article.
- E. The Building Commissioner shall not issue a building permit if such contractors, general contractor or subcontractor, are not registered as provided herein.
- F. Application
  - 1. The Building Commissioner shall require all applicants to furnish the following information:
    - a. A statement of applicant's proposed contracting business.
    - b. The type of contractor's registration applied for
    - c. Name, residence and business address of the applicant

- d. If the applicant be a partnership, joint venture, corporation, or other type of business association or firm, the name and business address of such organization, the name and residence of all officers, directors, and partners as the case may be, and their interest in such organization.
- e. A list of all businesses owned, operated, and managed by the applicant, or in which the applicant has had an interest of any kind during the last five (5) years, and the addresses of these businesses.
- f. Three (3) references from reputable business and professional people, not related by blood or marriage to the applicant, from the County of the applicant, attesting to the applicant's reputation as to honesty, integrity, and good character.

G. The Building Commissioner shall reject the application if it finds:

1. The applicant has committed an act within the past three (3) years which, if committed or done by a registered contractor, would be grounds for suspension or revocation of a registration permit.
2. The applicant has been convicted of a crime within the past five (5) years involving dishonesty, fraud, deceit, or lack of integrity, whereby the applicant has been benefited or whereby some injury has been sustained by another.

The decision of the Building Commissioner to reject an application shall be subject to review by the Board of Commissioners of Pulaski County, which shall affirm or reverse the decision upon a majority vote at a public hearing. All decisions of the Building Commissioner shall be final subject to the appeal procedure to the Board of Commissioners.

#### H. Insurance and Bond

Before being granted a contractor's permit, each applicant shall show the following proof of insurance and file the same with the Building Commissioner.

1. Public liability and property damage insurance in the amount not less than three hundred thousand dollars (\$300,000.00) in the case of damage or injury to one (1) person and not less than five hundred thousand dollars (\$500,000.00) in case of damage or injury to more than one (1) person and fifty thousand dollars (\$50,000.00) property damage or five hundred thousand dollars (\$500,000.00) bodily injury and property damage combined single limit.
2. Workman compensation insurance coverage as required by state law.
3. Each contractor shall show proof of a five thousand dollar (\$5,000.00) annual bond payable to Pulaski County.
4. All insurance and bond shall be issued by an insurance company authorized to do business in the State of Indiana. Failure to provide such certificate of insurance and bonding or to allow the same to lapse shall be grounds for denial of application or revocation of the contractor's registration permit.

I. Contractor's Registration, Annual Renewal and Transfer

1. After proper application, the Building Commissioner will issue a contractor's registration permit. The applicant will pay a fee of fifty dollars (\$50.00) for the issuance of a first permit which shall be granted for a twelve (12) month period. Any permit issued in 2006 will be in effect through December 31, 2007.
2. Once a contractor has had a registration permit issued, renewal of such permit will be automatic from year to year on each anniversary date with the payment of a twenty-five dollar (\$25.00) fee. Failure to renew a permit within ten (10) days after notice of expiration will constitute a need for a re-application of such registration permit.
3. The registration permit issued by the Building Commissioner shall not be transferable to any other firm, name, or business other than the name to which it was issued.

First reading of the foregoing ordinance had and unanimously approved on 4-7-06.

Second reading of the foregoing ordinance had and unanimously approved on 5-1-06.

Third reading of the foregoing ordinance had and unanimously approved on 5-15-06.

The foregoing ordinance shall be published once in two county newspapers and then have a 30-day waiting period before becoming effective pursuant to I.C. 5-3-1-2(h).

Dated this 15<sup>th</sup> day of May, 2006.

ATTEST:

Thomas P. Shank  
Thomas P. Shank, Auditor  
Pulaski County, Indiana

BOARD OF COMMISSIONERS  
OF PULASKI COUNTY, INDIANA

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Michael T. Tiede, Chairman

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Richard L. Sommers

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