

Benton County Building Commissioner
706 East 5th Street
Fowler, Indiana 47944
765-884-1728
Fax: 765-884-2072

Commercial Building

1. Fill out permit application and pay required fee
2. Provide a certified blue print of construction
3. I will get an aerial view of your property and will come to the site as soon as you have it staked or flagged
4. A State Building Design Release Plan Review@ Indiana Department of Homeland Security is required before any construction starts. If a septic system is needed, a design release is required through the Indiana State Department of Health and also a certified soil test
5. Footers are inspected before any cement is poured
6. Electrical rough-in inspection, which can be done with rough frame and plumbing if ready
7. Insulation inspection
8. Final inspection. This is to insure you get your Certificate of Occupancy

Call if you have questions

BENTON COUNTY PLAN COMMISSION
706 EAST 5TH STREET, SUITE 12
FOWLER, IN 47944
765-884-1728
765-884-2072 fax

Application for Commercial Building Permit

Name of Applicant _____ Date _____ Permit # _____

Site/Project Address _____ Phone# _____

Is Address Clearly Marked Yes _____ No _____ Do You Have A Dog Yes _____ No _____

Legal Description of Real Estate _____

Name of Owner of Real Estate _____

Address _____

Flood Plain Yes _____ No _____ zoning _____ Township _____

Type of Structure _____

Proposed Use _____ Present Use _____

Contractor _____ Phone # _____

Address _____

Electrician _____ Address _____ Phone# _____

New Construction Cost \$ _____ Building Start Date _____

New Construction: Width _____ Length _____ Sq.Ft. _____ Height _____

Foundation Walls: Kind _____ Depth _____ Width _____

Footings: Kind _____ Depth _____ Width _____

Exterior Walls _____ Thickness _____

Interior Walls _____ Thickness _____

Roof: Kind _____ Framing _____

***Site and elevation required for all construction. Site must be staked out or flagged.**

Applicant represents that all details of the proposed structure will comply in all respects with and conform to all applicable laws of the State of Indiana and Ordinances of Benton County, Indiana and all acts amendatory and supplemental thereto.

Applicants Signature _____

Signed Building Commissioner _____

Received Permit Fee \$ _____ Date _____

LIST OF CONTRACTORS & SUB-CONTRACTORS

HOMEOWNER _____

PERMIT NO. _____

SITE ADDRESS _____

1. CONTRACTOR: _____

ADDRESS _____

PHONE NUMBER _____

2. SUB-CONTRACTORS: _____

A. CONCRETE & EXCAVATING: _____

ADDRESS _____

PHONE NUMBER _____

B. ELECTRICAL: _____

ADDRESS _____

PHONE NUMBER _____

C. HEATING & AIR CONDITIONING: _____

ADDRESS _____

PHONE NUMBER _____

D. MASONRY WORK, STONE MASONRY, BRICKLAYING: _____

ADDRESS _____

PHONNUMBER _____

E. DRYWALL: _____

ADDRESS _____

PHONE NUMBER _____

F. PLUMBING: _____

ADDRESS _____

PHONE NUMBER _____

G. SEPTIC _____

ADDRESS _____

PHONE NUMBER _____

H. WELL: _____

ADDRESS _____

PHONE NUMBER _____

Benton County Building Commissioner
706 E. 5th Street, Suite 12
Fowler, IN 47944

Building permit applications are given out with important information all contractors and homeowners doing their own remodeling or repairs need to know. There are important codes and rules that need to be followed by the Builder/Contractor and Building Inspector. In an effort to make sure that you fully understand what is expected of you when issued your permit and what penalties can occur if you don't comply, we have provided you with a packet of instructions that entail all steps to be taken for inspections. Also contained in this packet is the section of the Indiana Code that deals with the rights of an Inspector when work is deemed unacceptable or work progresses to the next level without the required inspection.

I have read and fully understand the rules and guidelines set forth in this packet. I also understand the penalties that can occur if I do not follow the rules up to and including a stop work order being issued.

Applicant: _____ Date: _____

Building Commissioner: _____ Date: _____

Sec. 5-15.1: INSPECTIONS

(a) After the issuance of any building permit, the Building Commissioner shall make, or shall cause to be made, such inspections of the work being done under the permit as are necessary to insure full compliance with the provisions of this chapter and the terms of the permit. Basically, the Building Commissioner will make the following inspections for dwellings, businesses, educational and institutional and church buildings, and industrial and warehouse and bulk storage buildings: (1) Footing, (2) framing, (3) plumbing and heating, (4) electrical and heating, and (5) final. Reinspections of work found to be incomplete or not ready for inspection are subject to assessment of reinspection fees as prescribed in Sec. 5-15.0(D). The Building Commissioner shall in all cases designate the stage of construction when each required inspection must be requested by the permit holder. The permit holder shall be responsible for notifying the Building Commissioner, orally or in writing, not less than eight working hours, viz., the hours between 8:00 a.m. and 4:00 p.m., before covering or concealing work to be inspected. No concrete shall be placed for foundations, slabs, or floors without prior inspection. No electrical, mechanical, plumbing, thermal insulation, or structural framing shall be covered without prior inspection.

(b) A sticker or tag shall be attached to the building permit certifying each phase of construction or renovation. In cases where the work is not approved, the Building Commissioner shall cause a tag or sticker to be fastened to the building permit stating that the work is deemed in noncompliance. It shall be unlawful for any person to disturb or remove the tag until authorized to do so by the Building Commissioner. The permit holder shall repair or cause to be repaired defective work deemed in noncompliance to this code or documents listed in Sec. 5-12.1, and shall notify the Building Commissioner after the work is completed so that reinspection can be made. No further work can progress until the previous phase of construction has been approved by the Building Commissioner.

Sec. 5-15-2: RIGHT OF ENTRY

Upon presentation of proper credentials, the Building Commissioner or his duly authorized representatives may enter at reasonable times any building, structure, or premises in the Town or unincorporated County area to perform any duty imposed upon him by this code.

Sec. 5-15.3: STOP ORDER

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

Sec. 5-15.4: CERTIFICATE OF OCCUPANCY

No certificate of occupancy for any building or structure erected, altered, or repaired after the adoption of this chapter shall be issued unless the building or structure was erected, altered, or repaired in compliance with the provisions of this chapter. The electric meter will not be energized until a certificate of occupancy has been issued.

Sec. 5-15.5: STANDARDS OF WORKMANSHIP

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.

Sec. 5-15.6: VIOLATIONS

It shall be unlawful for any person, firm, or corporation, 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 structure, other than fences, in the Town or unincorporated County Area, or cause or permit the same to be done, contrary to or in violation of the provisions of this code.

Sec. 5-16.0: RIGHT OF APPEAL

All persons shall have the right to appeal the Building Commissioner's decision first through the Board of County Commissioners, and then to the Fire Prevention and Building Safety Commission of Indiana, in accordance with the provisions of IC 22-13-2-7 or IC 4-21-5-3-7, as applicable.

Sec. 5-17.0: REMEDIES

The Building Commissioner shall in the name of the commissioners of Benton County bring actions in the Benton Circuit Court, for mandatory and injunctive relief in the enforcement of and to secure compliance with any order or orders, made by the Building Commissioner, and any such action for mandatory or injunctive relief may be joined with an action to recover the penalties provided for in this Code.

Sec. 5-18.0: REPEALER

The (original) Building Rules and Regulations Ordinance of Benton County, Indiana, Ordinance No. 1969-3, as amended, passed by the Board of County Commissioners on the 24th day of November, 1969, is repealed in its entirety.

Sec. 5-19.0: PENALTY

If any person, firm, or corporation shall violate any of the provisions of this chapter, or shall do any act prohibited herein; or shall fail to perform any duty lawfully enjoined, 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 chapter, for each violation, failure, or refusal, the person, firm, or corporation shall be fined in any sum not more than \$500. Each day the unlawful activity continues shall constitute a separate offense.

SECTION 2.

Passed by the Board of County Commissioners of the County of Benton, Indiana, this 3rd day of April, 1989.

BOARD OF COUNTY COMMISSIONERS
BENTON COUNTY, INDIANA

Donald L. Clate
President

Stephen D. Conner
Elaine C. Pottinger

ATTEST:

Norman L. Abog
Auditor of Benton County, Indiana

Date: 4-3, 1989

ENDORSEMENT:

Approved this _____ day of _____, 1989, by the Fire Prevention and Building Safety Commission of the State of Indiana.

Chairman

Secretary