

ORDINANCE 2024-10

**AN ORDINANCE AMENDING TITLE XV: LAND USAGE; SECTION 150
OF THE RANDOLPH COUNTY ORDINANCES AND REPEALING AND REPLACING
ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT THEREWITH**

WHEREAS, the Randolph County Board of Commissioners has determined that certain sections of the Randolph County Building Code should be amended.

NOW THEREFORE, BE IT ORDAINED by the Randolph County Board of Commissioners, that Section § 150.09 Fees, of the Randolph County Code of Ordinances hereby amended and restated as follows:

Single- and Two-Family Dwellings:	
Description	Permit Fees
New Construction (conventional) (all crafts)	\$400 + \$.04/sf
New Construction (duplex, barn dominium) (all crafts)	\$400 + \$.06/sf
Additions (all crafts)	\$300 + \$.04/sf
Detached Garage (Accessory) (all crafts)	\$150 + \$.04/sf
Accessory structures (see Exemptions)	\$50
Renovation/restoration (all crafts)	\$175 + \$.04/sf
Decks, covered porches, Balconies (see Exemptions)	\$.04/sf, \$50 min.
Manufactured Home - New	\$.15/sf
Manufactured Home (pre-1976: House Trailer) Used	\$.10/sf
Modular Home - New	\$400 + \$.04/sf
Modular Home - Used	\$200 + \$.04/sf
Temporary trailer, etc.	\$150/1 st year-\$100 each additional
Electric (not "all crafts" above):	
New installation	\$.04/sf, \$200 min.
Meter/disconnect only	\$40
Remodel (panels, meter, disc., etc.)	\$.04/sf, \$75 min.
Generator	\$40
HVAC (not "all crafts" above):	
New installation	\$.04/sf, \$200 min.
Replacement (up to 5 ton)	\$40
Replacement (over 5 ton)	\$60
Plumbing (not "all crafts" above):	
New installation	\$.04/sf, \$200 min
Replacement/Remodel	\$40
Swimming Pool:	
Above Ground (over 2' depth)	\$40
Inground	\$100
Signs	\$40
Multi – Family Dwellings	
Description	Permit Fees
Apartments / Townhouses / Condominiums	\$400 + \$50/unit + (first 10k sf) .15/sf*
Addition	\$.15/sf *, \$100 min.
Renovation/Restoration	\$.12/sf *, \$100 min.
Accessory Structures	\$.15/sf, \$50 min & \$600 max.
Decks / Porches / Balconies	\$.10/sf, \$50 min. & \$500 max.
	*second 10,000 sf and up is \$.02/sf

Commercial	
New Construction:	
Description	Permit Fees
Primary Structure (all crafts)	\$.15/sf *, \$200 min.
Shell Only (lock-n-store, storage only)	\$.11/sf *, \$100 min.
Hotel / Motel (all crafts)	\$.15/sf * + \$40 / unit, \$400 min.
Addition (all crafts)	\$.15/sf *, \$300 min.
Accessory (all crafts)	\$.15/sf *, \$200 min.
Renovation/Restoration (all crafts)	\$.15/sf *, \$200 min.
Temporary (construction trailer)	\$150 first year, \$100 additional year
Commercial Range Hood	\$100
Repair Hood	\$50
Electric:	
New Installation	\$.15/sf *, \$200 min.
Service ≤ 400 amp.	\$50
Service > 400 amp.	\$100
HVAC:	
New Installation (CDR-675 IAC 12-6-4(b)(4))	\$.15/sf *, \$200 min.
Replacement (like kind in same location)	\$200
Plumbing:	
New Installation	\$.15/sf *, \$200 min.
Replacement / Remodel (like kind in same location)	\$60
Remodel (different location IAC 12-6-4(b)(2)(B))	\$80
Swimming Pool (inground)	\$150
Sign:	
Housing Projects	\$200
Institutional Uses (schools, gov., church, etc.)	\$75
Commercial Ground	\$200
Commercial Wall	\$100
Recreational (parks, bike paths, etc.)	\$50
	*second 10,000sf and up is \$.02/sf
Other:	
Description	Permit Fees
Tower (meteorological)	\$300
Tower (telecommunication)	\$400
Wind Energy Conversion System (WECS):	
Non-commercial (generally over 1Kw & under 40Kw)	\$100 per turbine
Commercial	\$500 per MW
Solar Energy System (SES):	
Non-commercial (over 3Kw)	\$100
Commercial	\$500 per MW
Agriculture Buildings:	
Pole Barn 1,400 sf or less	\$.12/sf
Pole Barn over 1,400 sf	\$ 50 + .10/sf, max. \$1,000
Confinement Operations 2,000 sf or less (CAFO, CFO, MFO)	\$.15/sf, min. \$100
Confinement Operations over 2,000 sf (CAFO, CFO, MFO)	\$100 + .10/sf, max. \$1800
Manure Storage (Satellite Manure Storage)	\$.10/sf, max. \$1,500, min. \$200
All Other Uses not consistent with any of the above categories	\$4.00/ \$1,000 of cost
All Fees to be rounded to the nearest dollar amount.	
Demolition:	
Non-commercial	\$35

Commercial	\$100
Renewal (1 year)	\$35
Miscellaneous:	
All square foot (sf) calculation is based on the main structure including basements, attached garages and covered porches.	

BE IT FURTHER ORDAINED, that Section § 150.07 PERMIT REQUIRED shall be amended by adding the following subsection:

(D) Failure to obtain a required building permit shall result in the following increases in fees:

First offence	2x fee listed in above schedule
Second offence	3x fee listed in above schedule
Subsequent	4x fee listed in above schedule

BE IT FURTHER ORDAINED, that Section § 150.07(B) shall be replaced with the following:

(B) Exemptions from a required residential and Commercial Building Permit are as follows:

One-story detached structures under 200sf (120sf commercial), normal maintenance (such as replacing roofs, siding, windows, doors, papering, tiling, carpeting, counter tops, painting, cabinets, sinks, etc.), alterations or renovations costing less than \$1,500 (total of electrical, HVAC, plumbing, framing and fixtures), fences (6' or under), retaining wall 4' or under, sidewalks, driveways, prefabricated swimming pools under 2' deep (accessory to a R-3 use and under 5,000 gal. and entirely above ground), ponds, playground equipment, window awnings under 54" projection (use group R-3 or U), decks under 200 sf (less than 30" above grade, not attached to dwelling and not serving the required exit), Emergency repairs (permits to be obtained the next working day in case of emergencies ; IRC R105.2 & IBC 105), solar under 8 sf, and Micro-WECS wind turbine (generally less than 1 kW and under 60') are exempt.

[These exemptions do NOT apply to Improvement Location Permits issued by the Randolph County Area Planning Department.]

BE IT FURTHER ORDAINED, that Section § 150.14 STOP ORDER be amended and restated as follows:

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 the doing or causing the work to be done, and any persons shall forthwith stop the work until authorized by the Building Commissioner to proceed with the work.


The following are the fines for violating this section, Stop Order (Red Tag) Compliance:

First day non-compliance (continue to work without permission)	\$500
Each additional day of non-compliance	\$200

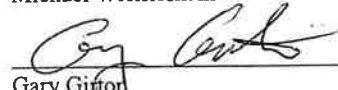
BE IT FURTHER ORDAINED, that Section § 150.99 PENALTY shall be amended by adding the following subsection:

(C) All fines or fees assessed under this Chapter is in addition to other codified enforcement fines and can include violations subsequent to and including Area Planning violations and shall be assessed and paid immediately by the violator. The County Board of Commissioners may seek, and be granted, in a court of competent jurisdiction, injunctive relief to enforce this chapter and may place a lien on the property of any landowner for the costs and penalties associated with any violation of this chapter.


All of which is adopted on the 1 day of July, 2024, by the Board of Commissioners of Randolph County, Indiana.



Michael Wickersham

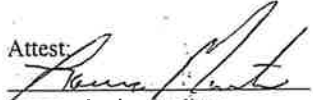


Gary Ginton



Gary Friend

Attest:



Laura Martin, Auditor

Randolph County, Indiana