

ORDINANCE NO. 2026-01
AN ORDINANCE OF THE TOWN OF PORTER, INDIANA
AMENDING PORTIONS OF CHAPTER 14, *BUILDINGS AND BUILDING REGULATIONS*,
AND CHAPTER 58, *STREETS, SIDEWALKS AND OTHER PUBLIC PLACES*,
OF THE PORTER TOWN CODE

BE IT, AND IT IS HEREBY ORDAINED by the Porter Town Council that the following amendments shall be made to Chapter 14, *Buildings and Building Regulations*, of the Porter Town Code:

Section 1. Amendment of Section 14-46. Chapter 14, *Buildings and Building Regulations*, Article II, *Rules and Regulations Governing Construction and Alteration of Buildings*, Division 2, *Building Code*, is hereby amended by deleting the existing Section 14-46 in its entirety and replacing it with the following:

Sec. 14-46. Permit required.

A permit shall be obtained before beginning construction, alteration or repair of any building or structure, the improvement value of which exceeds \$500.00, and fences or accessory structures regardless of improvement value, using forms furnished by the building commissioner. All fees required by this Code shall be paid to the Town clerk-treasurer.

Section 2. Amendment of Sections 14-78, 14-79, 14-80, 14-81, 14-82 and 14-84. Chapter 14 *Buildings and Building Regulations*, Article II *Rules and Regulations Governing Construction and Alteration of Buildings*, Division 3 *Construction, Alteration, and Remodeling Regulations*, is hereby amended by deleting Sections 14-78, 14-79, 14-80, 14-81, 14-82 and 14-84 in their entirety and replacing them with the following:

Sec. 14-78. Permit required for construction, alteration, or remodeling.

The fees and permits as described in Sections 14-79 through 14-82 are required. It shall be unlawful for any person to construct, alter, or remodel any structure in the Town, the improvement value of which exceeds \$500.00, and fences or accessory structures regardless of the improvement value, without first securing the applicable permits from the Town.

Sec. 14-79. Occupancy permit fee.

The occupancy permit fee shall be in addition to the building permit fee for all residential structures and structures for public accommodation. The occupancy permit fee shall be \$40.00, which includes the inspection fee. Temporary occupancy permits shall be issued for a \$20.00 fee.

Sec. 14-80. Building permit fees.

a) The building permit fee for all construction within the Town of Porter shall be computed based on the following table, unless noted otherwise:

<i>Cost of Construction</i>	<i>Fee</i>
\$500.00-\$3,000.00	\$40.00

\$3,001.00-\$25,000.00	\$80.00 for the first \$3,000.00 plus \$0.0175 for each additional amount up to and including \$25,000.00
\$25,001.00-\$50,000.00	\$465.00 for the first \$25,000.00 plus \$0.0125 for each additional amount up to and including \$50,000.00
\$50,000.00-\$100,000.00	\$777.50 for the first \$50,000.00 plus \$0.0084 for each additional amount up to and including \$100,000.00
\$100,001.00-\$500,000.00	\$1,197.50 for the first \$100,000.00 plus \$0.0065 for each additional amount up to and including \$500,000.00
\$500,001.00-\$1,000,000.00	\$3,797.50 for the first \$500,000.00 plus \$0.0055 for each additional amount up to and including \$1,000,000.00
\$1,000,001.00 and up	\$6,547.50 for the first \$1,000,000.00 plus \$0.0036 for each additional amount

Other inspections

Fees

- | | |
|--|---------------------------------|
| 1. Inspection outside of normal business hours | \$60.00 per hour, minimum 2 hrs |
| 2. Reinspection fees per Section 14-84 | \$60.00 per hour, minimum 1 hr |
| 3. Inspections for which no fee is set | \$60.00 per hour, minimum ½ hr |
| 4. Additional plan review for revisions | \$60.00 per hour, minimum ½ hr |
| 5. For use of outside consultants | Actual costs |
- b) Upon issuance of a building permit, separate plumbing, electrical, and mechanical permits shall also be issued at no additional fee for the plumbing, electrical and mechanical work contained in the construction designated in the building permit.
- c) In the event that any activity requiring a permit begins prior to the issuance of a permit, the activity shall be subject to a Stop Work Order, and the fee for the permit shall be increased by one hundred percent (100%), which must be paid before any permit shall be issued. This additional permit fee is in addition to, and not in lieu of, any fine or other penalty that may be imposed for violation of Town Code.

Sec. 14-81. Plumbing permit fees.

Plumbing permits shall be issued utilizing the building permit fee structure in Section 14-80.

Sec. 14-82. Electrical permit fees.

Electrical permit fees, including one inspection, shall be:

- 1) For 100-amp service: \$60.00.
- 2) For 200-amp service: \$85.00.

- 3) For 300-amp service: \$110.00.
- 4) For 400-amp service: \$135.00
- 5) If over 400-amp service: \$0.50 per amp.
- 6) Temporary service: add \$30.00 to the fees in Subsections 1-5 of this Section.
- 7) Rewiring permit:
 - a. To 100-amp service: \$60.00
 - b. To over 100-amp service: \$60.00 plus \$0.25 per amp over 100.

Sec. 14-84. Additional inspection fee.

- a) An additional inspection fee in the amount of \$60.00 per hour shall be due and payable, in advance, for each inspection required in excess of the normal when additional inspections are necessary as a result of incomplete work, deficient work, or inability to gain access to the premises.
- b) The required typical building inspections are:
 1. Footing prepour inspection.
 2. Foundation prepour inspection (if poured concrete foundation).
 3. Pre-backfill inspection. After footings and foundation are installed.
 4. Underground plumbing inspection.
 5. Electrical service inspection.
 6. Rough inspection. This takes place when all framing is completed, electrical and plumbing boxes and piping completed. All interior joists and studs shall be visible. Inspection will not be done if all interior framework is not visible. All obstructions to view shall be removed.
 7. Final/occupancy inspection.
- c) Electrical, mechanical, and plumbing shall have two inspections. The required typical inspections are:
 1. Rough inspection.
 2. Final inspection.
- d) The permit holder or contractor shall contact the Town for the following for inspections:

<i>Type of inspection</i>	<i>Contact</i>
Building inspection	Building Commissioner
Plumbing inspection	Building Commissioner or plumbing inspector
Electrical inspection	Building Commissioner or electrical inspector
Mechanical inspection	Building Commissioner or plumbing inspector
Public improvements	Building Commissioner
Sanitary sewer connection	Public Works Department

Section 3. Amendment of Sections 14-118 and 14-119. Chapter 14, *Buildings and Building Regulations*, Article II, *Rules and Regulations Governing Construction and Alteration of Buildings*, Division 4, *Application and Permit Fees*, is hereby amended by deleting the existing Sections 14-118 and 14-119 in their entirety and replacing them with the following:

Sec. 14-118. Permit fees.

The following fees are established for the respective permits:

<i>Permit</i>	<i>Fee</i>
---------------	------------

Occupancy permit	see Section 14-79
Building permit	see Section 14-80
Plumbing permit	see Section 14-81
Electrical permit	see Section 14-82
Public Improvement permit	see Section 14-83
Fence permit	\$50.00 minimum
Shed permit	\$50.00 minimum
Curb cut permit	\$60.00
Driveway entrance culvert permit	\$60.00
Structure demolition permit	\$150.00
Structure moving permit, 600 square foot structure or greater	\$200.00
Soil, sand and earth removal permit	\$60.00
Excavation permit	\$60.00+\$20.00 per additional excavation
Stormwater permit and inspection	
1. Residential Developments;	
1 to 4 lots:	\$300.00
5 to 25 lots:	\$500.00
26 to 75 lots:	\$1,000.00
76-150 lots:	\$1,500.00
151 or more lots:	\$2,500.00
2. Commercial/Industrial Developments	
Up to 5.0 acres:	\$1,200.00
5.1 to 10.0 acres:	\$1,800.00
10.1 to 25.0 acres:	\$2,000.00
25.1 or more acres:	\$2,500.00
3. Individual lot plot plan permit:	\$50.00

Sec. 14-119. Permits issued.

- a) The following aforementioned permits are issued by the Building Commissioner or his or her authorized representative:
 1. Occupancy permit
 2. Building permit
 3. Plumbing permit
 4. Electrical permit
 5. Public improvement permit
 6. Fence permit
 7. Shed permit
 8. Curb cut permit
 9. Driveway entrance culvert permit
 10. Demolition permit
 11. Structure moving permit
 12. Soil, sand or earth removal permit
 13. Excavation permit
 14. Stormwater permit
 15. Individual lot plot plan permit
- b) All other aforementioned permits require conformance with other ordinances of the Town, and any issuance is determined by either the Town Council, the Plan Commission, or the Board of Zoning Appeals.

Section 4. Amendment of Section 58-100. Chapter 58, *Streets, Sidewalks and Other Public Places*, Article IV, *Regulations Governing Drive Entrance Culverts*, is hereby amended by deleting the existing Section 58-100 in its entirety and replacing it with the following:

Sec. 58-100. Driveway entrance culvert permit.

It shall be the duty of each property owner to obtain a driveway entrance culvert permit prior to compliance with Section 58-97. Said permit shall be available from the clerk-treasurer on a form prescribed by the town, and a \$60.00 permit fee shall be paid by the permittee.

Section 5. Amendment of Section 58-184. Chapter 58, *Streets, Sidewalks and Other Public Places*, Article VI, *Sand, Soil and Earth Removal*, is hereby amended by deleting the existing Section 58-184 in its entirety and replacing it with the following:

Sec. 58-184. Permit fee.

Upon approval of the application for a permit, the applicant shall pay the sum of \$60.00 per permit for each parcel of land to be excavated to the town clerk-treasurer.

Section 6. Amendment of Section 58-224. Chapter 58, *Streets, Sidewalks and Other Public Places*, Article VII, *Streets and Sidewalks*, Division 2, *Excavations*, is hereby amended by deleting the existing Section 58-224 in its entirety and replacing it with the following:

Sec. 58-224. Fees.

- a) The fee for issuance of the first permit to make an opening or excavation shall be \$60.00 (See Section 14-118).
- b) The fee for all subsequent openings or excavations shall be \$20.00 for each and every such subsequent opening or excavation.
- c) No permit shall be issued until such fees have been paid in advance.

Section 7. Conflicting Ordinances. Any Ordinance or provision of any Ordinance of the Town of Porter Code of Ordinances in conflict with the provisions of this Ordinance is hereby repealed.

Section 8. Severability. The invalidity of any section, clause, sentence or provision of this Ordinance shall not affect the validity of any other part of this Ordinance which can be given effect without such invalid part or parts.

Section 9. Effective Date. This Ordinance shall be effective upon adoption, with the new and/or increased fees being implemented and effective ninety (90) days after publication in conformance with applicable law.

PASSED AND ADOPTED by the Porter Town Council on the 27th day of January, 2026.

/s/ William Lopez, President
/s/ Kelly Karriman, Vice President
/s/ James Burge
/s/ Don Craft
/s/ Laura Madigan

ATTEST:
/s/ Corinne M. Peffers, Clerk-Treasurer