



CITY OF NOBLESVILLE

**ONE AND TWO FAMILY STRUCTURES
ACCESSORY STRUCTURES
REVISED APRIL 2009**

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1 and 2 Family Structures

Revised April 2009

**THIS PACKET OF INFORMATION IS PROVIDED TO ASSIST YOU
WITH YOUR BUILDING PROJECT IN THE CITY OF NOBLESVILLE.
PLEASE READ EACH ITEM CAREFULLY.**

ITEM 1 – BUILDING PERMIT DISPLAY

All signs will be provided by the Planning Department. Lot identification number, structure address numbers, and the building permit shall be established on a post or equal, a minimum of 5 feet to a maximum of 6.5 feet in height above grade, 10-15 feet behind the street pavement or curb line, with solid blocking provided for the signs. The information shall be posted in the following order:

1. **Building permit—green side out for inspectors to sign**
2. **Lot number**
3. **Address numbers**
4. **Address and Lot Number Signs must face the street for emergency identification**

These laminated permit/identification signs will be given to the individual who obtains the building permit, and must be posted on site by the time of first inspection. This permit/signage must remain posted in this manner until the final grade is established and permanent house address numbers are installed on the property. At that time, the required signage and permit may be posted in a front lower level window of the home and must be visible from the street. The Building Permit must be **accessible** to the inspector at all times.

If the permit is not posted at the time of the first inspection, a one-time warning will be issued. **This warning is per builder, not per job.** If the permit still is *not* posted by the next inspection, a field inspection notice will be issued, and a \$100 fee will be assessed. The permit must be present for all subsequent inspections. If the permit becomes lost, a \$11 replacement permit must be requested. The purpose of the above requirement is to alert all contractors and subcontractors as to the status of the construction project



ITEM 2 – REQUIRED INSPECTIONS

The following inspections are required. Each inspection must be approved and released prior to continuance to the next phase. Any fees due the City *must* be paid before inspections are made and/or before additional permits are issued.

1. **Temporary power pole**
2. **Footing**
3. **Foundation—before back fill on basements**
4. **Slab—before fill of slab areas**
5. **ARB (Architectural Review Board) Rough-in (if required, see attached specifications)**
6. **Rough-in—before insulation of structure**
7. **Energy**
8. **Driveway**
9. **Permanent electric**
10. **Fireplace--before face is installed**
11. **Final--before house is occupied**
12. **ARB (Architectural Review Board) Final (if required, see attached specifications)**
13. **Check valve inspection (when connected to Noblesville sewers)**

Must be made by the Wastewater Treatment Plant at 776-6353.

FOOTING INSPECTION

- a. Footing inspections are required before footings are poured. Grade stakes are required to be installed prior to calling for inspection and bottom of footings cleaned out from loose dirt, tree roots, and mud and water. **Footing must be at least 12 inches below undisturbed soil; 30 inches below FINAL GRADE.**
- b. Double check your site distance requirements and setbacks to property lines. Be sure you are behind the building line.

FIELD POWER POLE

Builders discretion as to when temporary power pole inspection is to be done.

Note: Duke Energy requires the ground not be landed in the meter base.



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FOUNDATION INSPECTION

- a. Check the building code for foundation bolt requirements. Foundation bolts can not exceed six (6) feet on center. Foundation straps must be installed per their listing. Straps and bolts must be installed within 12 inches of each end of the foundation wall plate.
- b. When a basement is installed, the external waterproofing and all peripheral drainage must be installed prior to calling for inspection. **DO NOT BACKFILL AT THIS TIME.**
- c. The crawl space access door must be at least 16" tall X 24" wide with a clear 16" by 24" outside frontal entrance parallel to the wall.
- d. Crawl space must be graded to fall to access door and a sump pit installed.
- e. Four (4) inch block may be used only with a professional certified design.

SLAB INSPECTION

All heating, plumbing, and electrical must be inspected before back fill of floor area.

ROUGH-IN INSPECTION---BEFORE ENCLOSING ANY WALL OR CEILING

- a. Rough-in of electrical wiring, plumbing, heating and framing completed required at this point.
- b. House is to be weather tight. Black paper on the roof, no penetrations open on roof..
- c. An engineer or architect must certify flat use lumber with over 30 inches of span.

ENERGY INSPECTION

After approval at time of rough-in and prior to dry wall; Fire blocking and fire caulking will be checked at this inspection.

DRIVEWAY INSPECTION

The City of Noblesville construction standards require a minimum of six (6) inches of concrete or asphalt where a driveway passes thru the Public Right-Of-Way.

This inspection is scheduled with the Engineering Department at 776-6330.

PERMANENT ELECTRICAL INSPECTION

After rough-in approval has been approved.

FIREPLACE INSPECTION

Inspection required before face trim is installed.

Builders---refer to the 2003 IRC for the air clearance from all wood framing. NOTE: the permanent electric & fireplace inspections can be combined.



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FINAL INSPECTION

- a. All electrical, plumbing, and mechanical works, as well as any items that are determined to be in the interest of public safety and welfare shall be 100% completed prior to any approval to final inspection or any Certificate of Occupancy being issued.
- b. A final inspection shall be conducted, approved, and a Certificate of Occupancy issued prior to any occupancy (**including furniture and personal items**) of the structure.

NOTE: THE HOMEOWNER OR BUILDER MUST ACCOMPANY AN INSPECTOR DURING RE-INSPECTION OF ANY OCCUPIED STRUCTURE.

ITEM 3 – REQUESTING INSPECTIONS

All inspections must be requested by telephone, or in person, by contacting the Planning Department, 317-776-6325 during normal business hours, 8:00 AM – 4:30 PM Monday through Friday.

THERE CAN BE NO INSPECTIONS REQUESTED BEFORE OR AFTER REGULAR BUSINESS HOURS BY VOICE MAIL. INSPECTORS CANNOT PERFORM INSPECTIONS OR RE-INSPECTIONS IN THE FIELD UNLESS THE INSPECTION HAS BEEN PREVIOUSLY SCHEDULED AND APPEARS ON THEIR DAILY INSPECTION SCHEDULE.

Inspections are to be scheduled a minimum of one (1) day before the desired date.

All inspections will be performed between 9:00 AM and 4:00 PM on the day requested, unless a Timed Inspection is scheduled.

A limited number of Timed Inspections are available for a \$50.00 fee. When a Timed Inspection is scheduled, there is a 10 minute window either side of the specified time for the Inspector to arrive. **Due to work load, request for a change in previously scheduled timed inspections will only be accommodated at the inspector's availability.**

A limited number of “Same Day” inspection requests may be accommodated for a \$200.00 fee.

Timed Inspection Fees are invoiced on a monthly basis by individual builder. Invoices are issued the first business day of each month for charges generated during the previous month.
**PAST DUE INVOICES MAY PREVENT INSPECTIONS BEING COMPLETED
PENDING PAYMENT OF ALL PAST DUE FEES.**



ITEM 4 – FEES

TIMED INSPECTIONS (24 HOUR NOTICE)	\$ 75.00
SAME DAY INSPECTION REQUEST	\$ 200.00
FAILED INSPECTION	1 st \$75.00 2 nd \$150.00 3 rd \$300.00
MISSED INSPECTION	\$500.00
If any particular inspection is missed and construction Proceeds to the next phase, a missed inspection fee Will be assessed. The builder may also be required to Remove some or all material inhibiting completion of a required inspection.	

ALL FEES FOR FAILED OR MISSED INSPECTIONS MUST BE PAID PRIOR TO ADDITIONAL INSPECTION REQUESTS.

OCCUPANCY PRIOR TO CERTIFICATE OF OCCUPANCY	\$1,100.00
This fee will be assessed for any items placed in a structure prior to receipt of a Certificate of Occupancy and must be paid prior to a Final inspection being completed.	



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ITEM 5 – 2003 INTERNATIONAL RESIDENTIAL CODE

In an effort to supply guidelines to assist you with your construction project in the City of Noblesville, please find following some general information concerning the 2003 International Residential Code. This content is supplied for information and illustration only. **The written text of the building code shall apply in all cases.**

The State has revised several amendments regarding the 2003 International Residential Code.

Many changes have been made and are in effect at this time.

As all changes can not be included in this handout, some areas of major interest have been noted.

1. Smoke alarm locations.
2. Handrails on steps – now 4 or more risers. The outside requirement is also 4 or more risers
3. Under floor space, stairways. As long as one wall area is left open, no dry walling is required.
4. Stairway illumination – better defined locations.
5. Faced insulation may be used for fire blocking.
6. Brick and stone facing weep hole requirements.

Table R301.2 (1) line 29, states the specs for Hamilton County only.

Wind Speed -90

Seismic Zone- B

Snow Load -20 PSF

Footing – 30 inches minimum depth

Winter Design Temp. - 2 degrees

Soil bearing, type, and location will now play a bigger role than ever in building construction requirements. Be sure that your design people research this information. Block size may need to be increased; unbalanced fill adjusted, and steel added as required per code.



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Bathroom Venting – required bathroom venting must go directly to the outside. When venting to soffit, must have a dedicated vent terminating through the soffit.

Stairway illumination required inside and outside, and for steps and landings.

1. **Interior** – artificial light source capable of illuminating **treads and landings** to levels not less than 1 foot candle (11 lux) measured in the center of treads and landings.
2. **Exterior** stairways shall be provided artificial light capable of illuminating the **top landing** to a level not less than 1 foot candle.
3. **Exterior stairways providing access to a basement** – from the outside grade shall be provided with an artificial light source capable of illuminating the bottom landing to a level of not less than 1 foot candle.

Minimum ceiling height is now 7 feet in most areas. (Be sure to read the exceptions.) This height requirement has been reduced from 7 foot 6 inches in the old code.

Garage – ducts and duct penetration in walls and ceiling – this is a new section and will effect how heat runs are installed in the garage area. All ducts must be Number 26-gage sheet steel or its equivalent.

Separation of Garage from House Area – **Section R309.2 has been amended** –

The garage shall be separated from the residence and its attic area by a smoke separation of not less than one-half (½) inch gypsum board applied to the garage side of the framing.

Emergency Egress and Rescue Openings - this is a major change for window size and opening requirements. **PLEASE READ THIS CODE SECTION CAREFULLY.** The required egress opening size must be achieved with just opening the window only. It does not include removal of the window sash as before.

Window clear opening is now **5.7** square foot **except for grade floor openings**, which is **5** square foot.

Minimum net clear opening height shall be **22 inches**.

Minimum net clear width shall be **20 inches**.

Window Wells – this is a new section and must be read carefully. Window wells and possibly **steps or a ladder** are now required for egress windows and doors from a lower level or basement. Code also requires the window well size to have the horizontal dimensions that allow the door or window to be fully opened. Ladders or steps required must have an inside width of 12 inches, project at least 3 inches from the wall, and space, not more that 18 inches apart on center vertically for the full height of the window well.



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Stairways - handrail size can not exceed 2 and 7/8 inch in size and no smaller than 1 and 1/4 inch. Required handrails must serve each step the full length of the stairway with 4 or more risers. The word “**continuous**” has been dropped from the code.

Smoke Alarms – revised. Check your code book for placement.

Floor joist bearing, has been changed in regard to joist abutting up to each other on a bearing wall plate. Joist must now be spliced together at that location, with the same size lumber as the joist being used. Splice material must overlap 3 inches of each side of joint. In the past, floor decking was allowed for that requirement.

Sawn lumber – drilling of holes – this section is new. The new amendments have illustrations of how this section is to be addressed.

Truss modifications on a job site – Truss members and components shall not be cut, notched, spliced, or otherwise altered in any way without the **ACCEPTANCE OF THE CHANGE BY AN ARCHITECT REGISTERED UNDER IC-25-4 OR PROFESSIONAL ENGINEER REGISTERED UNDER IC25-31**. The acceptance of the change/repair must be presented to this office in writing prior to the structure proceeding to the next construction stage.

Fire Blocking Requirements, if insulation is going to be used – **faced or un-faced** fiberglass insulation may be used as fire material if used in the following manner: fiberglass must fill the wall cavity from stud to stud; fiberglass must be at least 16 inches in depth below lowest ceiling point in the wall cavity. If any obstructions are in the wall cavity, insulation must be packed tightly around that item.

Steel Framing. The code has addressed steel framing to a point now that an engineer or architect should not be required for you builders that are considering building a steel frame house. In the past this was one area of concern when deciding to use steel or wood.

Attic Access – the requirement for an attic access opening has been revised and clarified for this code. The code now states that a **ROUGH FRAMED OPENING** 22 inches by 30 inches is required for attic access.

CHAPTER 11 – ENERGY REQUIREMENTS – NEW

The energy requirements for 1 and 2 family dwellings are now in the state amendments.



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Fireplace Clearance – Masonry - Minimum clearance is now **2** inches from any framing member, face and sides. The clearance at the rear must be 4 inches

SMOKE DETECTORS: SECTION 317

This section of the code has been rewritten in its' entirety. Location for smoke alarms is now spelled out in detail. You must refer to section R317 of the I.R.C. for all requirements.

ITEM 6 – SPECIAL FLOOD HAZARD AREAS

When building in areas designated as “Special Flood Hazard Areas,” specifically in areas zoned as “Floodway Fringe” it will be necessary to meet the State of Indiana’s requirements for being elevated at least two feet above the *regulatory flood profile*, and also the following foundation flow-through requirements consisting of:

...two openings- in addition to any doorways or windows, having a total area of one (1) square foot for every two (2) square feet of enclosed floor area subject to flooding, such that the bottom of all such openings shall be no higher than one (1) foot above the enclosed floor area. Additionally, such enclosed space shall only be used for non-residential purposes and for building access.

These standards have been adopted by the City of Noblesville’s ordinance for flood hazard areas, ordinance number 77-1290. Any deviation from the requirements of this ordinance will require a variance

ITEM 7 – MISCELLANEOUS INFORMATION

1. Building Inspectors are available from 8:00 AM – 8:30 AM, and 4:00 PM – 4:30 PM Monday – Friday to answer questions regarding the building process and specific requirements.
2. Inspectors are available to meet with builders on the job site to review specific problems. These meetings must be scheduled in the same manner as specific inspections, with a minimum of 24 hours notice.
3. **ORIGINAL** copies of the Building Permit, Lot Identification Sign, and Street Address must be posed on the job site at all times. The Inspector will sign the permit after the inspection is completed. It is the **responsibility of the builder or subcontractor** to determine the outcome of the inspection. A Field Service Notice will be left on site for all failed inspections.
4. It is the builder’s responsibility to determine which inspections have passed prior to scheduling subcontractors on each job.