

ORDINANCE NO. 2015- 13

AN ORDINANCE TO AMEND ORDINANCE 1978-35, 1997-25, and 2013-15, AS AMENDED, COMMONLY KNOWN AS THE LOWELL ZONING ORDINANCE

WHEREAS, the Town of Lowell, its Staff, and Consultants have reviewed and recommended various changes in the Town of Lowell Building Permit Fees; and

WHEREAS, the Town of Lowell, based on those recommendations has conducted a public hearing after due notice as required by law on the proposed amendment; and

WHEREAS, the Town of Lowell, after conducting said public hearing and after due deliberation, has concluded that an amendment to Section 11.154 and Section 11.157 Building Permit is appropriate.

WHEREAS, the Lowell Town Council of the Town of Lowell deems it to be in the best interest of the general health, safety, and welfare of the citizens of the Town to amend Title 17 of the Lowell Zoning Ordinance; and

NOW THEREFORE, BE IT ORDAINED THAT THE LOWELL ZONING ORDINANCE BE AMENDED AS FOLLOWS:

1. § 11.154 is hereby deleted in its entirety and replaced with the following:

§ 11.154 This section is intentionally left blank.

2. § 11.157 is hereby deleted in its entirety and replaced with the following:

§ 11.157 BUILDING AND SIGN PERMIT FEE

NOTE: Valuation is based on I.C.B.O. Building Valuation Data

Agricultural: \$6.00/\$1,000.00 ECV \$50.00 MIN.

Residential: (1&2 Family) New, Additions, Alterations, Remodels

\$6.00/\$1,000.00 ECV \$50.00 MIN.

Multi-Family, Condominium(s): \$7.00/\$1,000.00 ECV \$100.00 MIN

Commercial/Industrial: \$7.00/\$1,000.00 ECV \$100.00 MIN

RESIDENTIAL ELECTRIC

NEW HOMES:

\$100.00 (100 amp) + \$100.00 for interior wiring

\$125.00 (200 amp) + \$100.00 for interior wiring

\$.25 per amp over 200 amp

\$50.00 Flat Fee for Temporary Pole 200 amps and under

REMODELING:

\$100.00 (100 amp service change + \$50.00 with misc. wiring together)

\$125.00 (200 amp service change + \$50.00 with misc. wiring together)

\$.25 per amp over 200 amp

\$100.00 (100 amp service change)

\$125.00 (200 amp service change)

\$.25 per amp over 200 amp

\$75.00 Flat Fee (NIPSCO Inspection)
\$75.00 Flat Fee for Branch Circuit or misc. wiring

COMMERCIAL AND INDUSTRIAL ELECTRIC:

\$100.00 (100 amp) + \$150.00 for interior wiring
\$125.00 (200 amp) + \$150.00 for interior wiring
\$.25 per amp over 200 amp

\$150.00 Interior Build-out
\$100.00 Misc. wiring
\$50.00 Flat Fee for Temporary Pole
\$75.00 per Sign (hook-up)
\$75.00 (NIPSCO Inspection)

PLUMBING: Agricultural/Residential

\$70.00 PLUS \$5.00/Fixture
Multi-Family/Commercial/Industrial
\$75.00 PLUS \$5.00/Fixture

(HVAC) MECHANICAL: (a) Agricultural, 1 & 2 Family,
Multi-Family and Condominiums shall be a flat
fee of \$75.00 per unit,
(b) Office, Commercial, Industrial and all other uses
Not specified above shall pay a fee of \$100 PER HVAC
Unit in or on the building

CERTIFICATE OF OCCUPANCY: \$25.00 PER UNIT

FIREPLACE: \$50.00 Per fireplace

SWIMMING POOLS: \$150.00 Flat fee above ground; \$50.00 flat fee
per temporary (inflatable) above ground pool
\$50.00 PLUS \$7.00/\$1,000.00 (ECV) In-ground

DEMOLITION: \$25.00

RENEWAL OF PERMIT: 10% of the original cost plus costs for required inspections
to finalize any given project at twenty-five (\$25.00) dollars per each inspection

ADDITIONAL FEES: IMPROVEMENT LOCATION ZONING PERMIT FEES:

Residential, Agricultural: \$50.00

Commercial, Industrial: \$50.00

All Additions, Garages/Carports, In-ground Swimming Pools
and other Accessory Buildings \$25.00

All Signs - Free Standing and on Building \$50.00 Plus \$.50 per square
foot and \$20.00 Zoning Fee

FENCES: \$40.00

DECKS: \$50.00

SHEDS: \$50.00

RE-INSPECTION FEE: \$35.00

LAWN SPRINKLING SYSTEMS: \$50.00

FIRE SPRINKLING SYSTEMS: \$50.00

GRADE ALTERATION FILL PERMIT: \$50.00

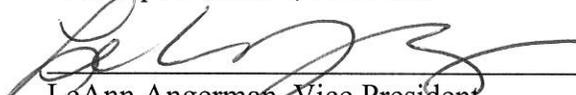
CURB/STREET CUT: \$50.00

DULY ORDAINED and APPROVED by the Town Council of the Town of Lowell, Lake County, Indiana, this 24th day of August, 2015 by a vote of 5 in favor and 0 opposed.

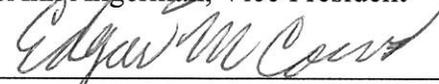
**TOWN OF LOWELL, LAKE COUNTY, INDIANA
BY ITS TOWN COUNCIL:**



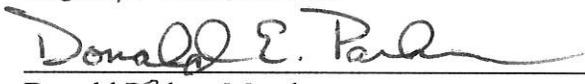
Christopher Salatas, President



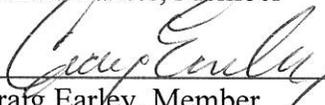
LeAnn Angerman, Vice President



Edgar M. Corns, Member



Donald Parker, Member



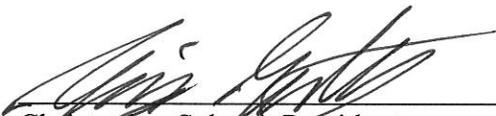
Craig Earley, Member

Attest:



Judith Walters, Clerk-Treasurer

Approved by the Executive this 24th day of August, 2015.



Christopher Salatas, President

Attest:



Judith Walters, Clerk-Treasurer