

ORDINANCE NO. 15, 2003

AN ORDINANCE AMENDING CHAPTER THIRTY OF THE MUNICIPAL CODE OF THE CITY OF VALPARAISO ENTITLED "BUILDING CODE"

WHEREAS, individual new construction homebuyers should be given the opportunity to perform their own finish work when desired or needed while being granted legal occupancy of same; and

WHEREAS, in order to offset potential delays in or of specified services pertaining to the site and its structures; and

WHEREAS, the Building Commissioner with the approval of the City Engineer may permit occupancy based on minimum requirements;

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Valparaiso that Chapter 31, Section 30.17 of the Municipal Code of the City of Valparaiso be amended to add subsection 30.17 (A) Minimum Requirements For The Issuance Of a Certificate of Occupancy for One and Two Family Dwellings as follows:

30.17A MINIMUM REQUIREMENTS FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ONE & TWO FAMILY DWELLINGS

(1) MINIMUM SITE REQUIREMENTS:

- (a) Concrete curb and gutter and asphalt binder on street per subdivision specifications.
- (b) Concrete or a bituminous driveway apron and impervious, noncombustible driveway surface.
- (c) Public sidewalk(s) and handicap ramp(s) per approved site plan.
- (d) Final grade work, seed and/or sod including all drainage swales per approved site plan.
- (e) Inspected domestic water and sanitary sewer system connections approved by their respective city utility departments.
- (f) Approved final site inspection by the Engineering Department.

(2) STRUCTURE EXTERIOR (S):

- (a) Roofing, siding, doors, windows, and storm water collections.
- (b) Landings, stoops, steps, handrails and guardrails (where applicable)
- (c) Lighting and GFCI receptacles (per Indiana Electrical Code)
- (d) Address numerals visibly affixed to front of residence or at the roadway (per Chapter 19, Municipal Code)

(3) STRUCTURE INTERIOR (S):

- (a) All structural framing shall be complete.
- (b) Smoke detection system shall be fully operational within all required locations.
- (c) All electrical circuits within those spaces/rooms to be occupied shall be fully operational.
- (d) The Building Department Inspector shall approve future electrical work within those spaces/rooms left unoccupied.

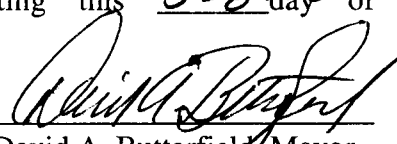
- (e) No less than one complete fully functioning bathroom.
- (f) Kitchen sink shall be fully operational.
- (g) The Building Department Inspector shall approve future plumbing.
- (h) All unused drains and/or waste lines shall be properly sealed until such plumbing is performed.

(4) **ATTACHED GARAGE:**

- (a) Separation wall(s) and/or ceiling shall be constructed as required by the Indiana Residential Code for One and Two Family Dwellings.

This ordinance shall be in full force and effect from and after its adoption and approval by the Mayor.

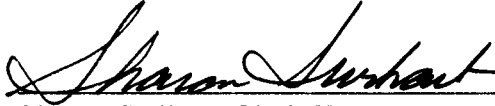
PASSED by the Common Council of the City of Valparaiso, Indiana, by a 5-0 vote of all members present and voting this 5-8th day of March, 2003.


David A. Butterfield, Mayor

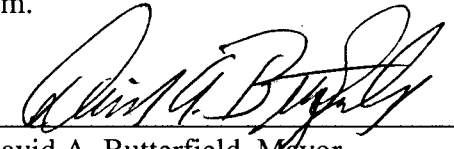
ATTEST:


Sharon Swihart, Clerk-Treasurer

Presented by me to the Mayor of the City of Valparaiso, Indiana, this 24th day of March, 2003, at 7:06 o'clock p.m.


Sharon Swihart, Clerk-Treasurer

This Ordinance approved and signed by me this 24th day of March, 2003, at 7:06 o'clock p.m.


David A. Butterfield, Mayor