

TOWN OF GREENVILLE  
ORDINANCE NO. 2010-T-067

**ORDINANCE CONCERNING THE ADOPTION OF THE STATE OF  
INDIANA BUILDING CODES FOR ENFORCEMENT WITHIN THE  
CORPORATE LIMITS OF THE TOWN OF GREENVILLE, INDIANA**

WHEREAS, the Town Council for the Town of Greenville, Indiana, in the interest of public health, safety and welfare, has deemed it necessary that the Town of Greenville adopts the State of Indiana Building Codes within the Corporate Limits of the Town of Greenville, Indiana

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF GREENVILLE, INDIANA, AS FOLLOWS:

1. The State of Indiana Building Codes are adopted as of the effective date of this Ordinance, codifies in 675 of Indiana Administrative Code and any future amendments or revisions to I. A. C. 675 is hereby incorporated by reference and adopted by the Town of Greenville, Indiana Building Codes.
2. Appendices and other technical matters incorporated into the State of Indiana Administrative Code 675 shall also become part of this Ordinance by reference. Standards referenced in the text of the State of Indiana Administrative Code 675 shall be considered an integral part of the codes and are also incorporated herein by reference.
3. At the time the State of Indiana adopts a new code or a supplement, revision or amendment to an existing code, the Town of Greenville Building Code Ordinance shall be deemed automatically amended to include the latest provision of such codes. These new codes shall continue to be in effect even if the State of Indiana codifies the new codes under a new title number or numbers. This amendment shall take place by operation of law, without necessity or amending this Ordinance., it being the intent of the Greenville Town Council to require compliance with the latest editions of the codes as they are amended from time to time.
4. The owner or builder of any improvements to real property shall bear the expense of any inspections mandated for compliance with the State of Indiana Building Codes I.A.C 675.
5. Upon written stop work notice from the Town of Greenville Council President or his designee work on any building, structure, electrical, gas, mechanical, plumbing that is being done contrary to provisions of State of Indiana Administrative Codes I.A.C. 675 or Town of Greenville Ordinance and Resolutions, or in a dangerous or unsafe manner, shall immediately cease. Such Stop Work Notice shall be given to the owner of the property, or his agent, or person doing the work by a Member of the Greenville Marshal Department or placed in a conspicuous location on the property and shall state the conditions under which work may be resumed.

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Where an emergency exists, the Greenville Town Council shall not be required to give a written stop work notice prior to stopping work. Stop work under emergency situation shall be issued verbally by the Greenville Town Council President, his/her designee or a member of the Greenville Marshal Department.

6. All plans for construction for new or addition to existing structures must be approved by the Greenville Town Council. Property owner or builder shall submit all plans, permit from the Floyd County Health Department if a septic system for waste removal is being used in place of sewer system tie-in, including plot plan layout showing location of structure to be in compliance with Town of Greenville set back requirements {see 2010-T-050 or a successor Ordinance if said Ordinance is repealed}. The Town of Greenville Council by a majority vote pass a Verbal Building Permit Resolution approving construction. Verbal Building Permit Resolution shall be followed by a written Confirming Resolution at the next scheduled Monthly Meeting or Special Meeting if a meeting is scheduled. Confirming Building Permit Resolution shall be signed by the Town of Greenville Council President and attested to by the Town of Greenville Clerk / Treasurer. After signing of the Confirming Building Permit Resolution a copy shall be given to the Town of Greenville Deputy Clerk and he/she shall contact property owner, builder and recommended building inspector to pick up copy of signed Confirming Building Permit Resolution.

7. If all plans submitted are approved by the Town of Greenville Council, and if the structure is determined by the Greenville Town Council to be used for commercial purposes, the owner or builder shall submit a design release from the State of Indiana Department of Home Land Security or governing office if changed to the Greenville Town Council before construction can begin.

8. All property owners or builders shall contact the recommended Town of Greenville {list shall be provided with Building Permit Resolution} professional inspectors licensed and approved by the State of Indiana or Floyd County, Indiana to be used for new building or building addition before construction shall begin. Inspectors shall abide by all inspections required by this Ordinance and I.A.C. 675. Inspector contracted by owners or builder shall submit their reports to the Greenville Town Council by delivering a copy to the Greenville Water Utility Clerk. Owners or builders shall be responsible for the cost of these inspections. If inspections are not submitted for each trade required by I.A.C.675, a stop work order will be issued by the Greenville Town Council. If construction has proceeded as to prevent the inspection, the Greenville Town Council may require removal of any additional construction so that inspection can be completed and impose a \$1000.00 fine for each inspection not preformed. Property Owner or builder accepts all responsibly for inspections submitted that are found not to meet I.A.C. 675 or future amendments if structure fails due to not being constructed in accordance with the Town of Greenville Ordinances and I.A.C. 675. Property owner or builder shall not hold the Town of Greenville or the recommended building inspector liable during, after construction, or for future structure failure.

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9. A copy of I.A.C. 675 and the town of Greenville Ordinances are available for viewing at the Greenville Water Utility. Copies can be provided of any page of I.A.C. 675 and Ordinances upon written request. A fee charge per page shall apply in accordance with I.C. 5-14-3-8 section 8 item C and I.C. 5-14-3-3 section 3{A} & {B}.

10. Whenever it is necessary to make an inspection to enforce any of the provisions of State of Indiana Administrative Code I.A.C. 675 or the Town of Greenville Ordinances and Resolution, or whenever the Town of Greenville Council has reasonable cause to believe that there exists in any new construction or addition to existing structure violations of any State of Indiana Administrative Code I.A.C. 675 or the Town of Greenville Ordinances and Resolution the Greenville Town Council may enter such construction or addition to existing structure at a reasonable time to inspect for compliance with State of Indiana Administrative Code I.A.C. 675 or the Town of Greenville Ordinances and Resolution. The Town of Greenville Council shall first make a reasonable effort to locate the owner or builder having charge or control of construction or addition to existing structure to request entry.

11. If the property owner or builder refuses entry to the Town of Greenville Council or their representative all legal remedies available shall be obtained to gain entry, up to and including a court order. Property owner or builder shall be responsible for all attorney fees, court cost and a fine of \$500.00 if a court ordered to enter is required. No owner or occupant or any other persons having charge, care or control of any building, structure, or premises shall fail or neglect, after proper request is made as herein provided, to promptly permit entry therein by the Greenville Town Council or its representative for the purpose of inspection and examination pursuant to Ordinance and I.A.C. 675.

12. Any person, firm, corporation or agent who shall violate a provision of this Ordinance and I.A.C. 675, or fail to comply therewith, or with any of the requirements thereof, or who shall erect, construct, alter, install, demolish or move any structure, electrical, gas mechanical or plumbing system, in violation of a detailed statement or drawing submitted and permitted there under, shall be guilty of a class A infraction, each such person shall be considered guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this Ordinance and I.A.C.675 is committed or continued, and upon conviction of any such violation such person shall be punished within the limits and as provided by Indiana State Laws.

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13. No officer, agent, representative, or employee of the Town of Greenville or the Town of Greenville Council shall render himself/herself personally liable for any damage, whether personal injury, property damage, or economic loss, that may occur to any person as a result of any act required or permitted in the discharge of their duties in the enforcement of this Ordinance and I.A.C.675.

14. This Ordinance and the various parts, sections, sentences, phrases, and clauses hereof, are hereby declared to be severable, if any part, section, sentence, phrase, or clause is judged unconstitutional or invalid, and it is hereby provided that the remainder of this Ordinance shall not be affected thereby.

15. All recommended inspector fees shall be paid to recommended inspector by the developer, builder, contractor or property owner prior to Certificate of Occupancy being issued. Recommended inspector shall submit original of all inspection reports and the Certificate of Occupancy to the Greenville Town Clerk or Deputy Clerk before occupancy can begin. Submittal of the Certificate of Occupancy by recommended inspector shall constitute all inspection fees have been paid.

**ENFORCEMENT:**

Enforcement of this Ordinance shall be pursuant to I.C. 36-1-6-1, I.C. 36-1-6-2, I.C. 36-1-6-3 or I.C. 36-1-6-4, or a successor statute if said statute is repealed.

**Fines and Penalties:**

1. If levied fines are not paid within 30 days, a lien will be sought against person or person's responsible real estate with attorney fees and court cost in accordance with I.C. 36-1-6-2.
2. The Town of Greenville may pursue any and all penalties described in I.C. 36-1-6-3 in addition to the penalties described in I.C. 36-1-6-4, plus attorney fees and court cost or a successor statute if said statute is repealed.
3. No penalty shall be levied for violation of this Ordinance, nor shall any action be taken by the Town to bring the real property into compliance with this Ordinance, unless all persons holding a substantial interest in the property are given a reasonable opportunity to bring the property into compliance.

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4. The Town shall give all persons holding a substantial interest in any Real property, which is not in compliance with this Ordinance ten {10} days written notice to correct the condition and bring the property into compliance. Such notice may be in person by any member of the Greenville Marshal Department, or by mailing it by registered or certified mail with return receipt requested.

5. Furthermore, if the condition of said real estate has not been corrected within thirty {30} days the Town may cause to be certified to the County Auditor as a charge against the taxes due and payable to the County Treasurer all fines, plus attorney fees and court cost in the following year in accordance with IC 36-1-6-2 or successor statute, if said statute is repealed.

6. Any portion of any prior Ordinance in conflict with the provisions of this Ordinance is hereby repealed.

7. This Ordinance replaces Ordinance 2007-T-75 dated September 10<sup>th</sup>, 2007. Ordinance 2007-T-75 shall be moved to the voided Ordinance file after passage of this Ordinance.

8. The Town of Greenville Clerk Treasurer shall publish this Ordinance within 30 days in the New Albany Tribune after passage.

9. The Town of Greenville Clerk Treasurer shall attach a copy of the publication and related information to the original signed Ordinance and a PDF file shall be added to the electronic file copy of this Ordinance.

10. Any unlawful provision found in this ordinance shall not effect the remaining provision.

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ADOPTED BY THE TOWN COUNCIL OF GREENVILLE, INDIANA, ON THE  
13<sup>th</sup> DAY OF DECEMBER, 2010.

PRESIDENT OF THE TOWN  
COUNCIL OF GREENVILLE,  
INDIANA

  
TALBOTTE RICHARDSON,

  
JACK TRAVILLIAN,  
CLERK/TREASURER

PREPARED BY:  
RANDAL JOHNES