

SWIMMING POOLS NEW CONSTRUCTION



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THIS PACKET OF INFORMATION IS DESIGNED TO CLARIFY AND SIMPLIFY THE INSPECTION PROCESS FOR YOUR BUILDING PROJECT IN THE CITY OF NOBLESVILLE. PLEASE CONTACT THE PLANNING DEPARTMENT FOR SPECIFIC QUESTIONS ABOUT YOUR ONGOING PROJECT AT (317) 776-6325.

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1. BUILDING PERMIT DISPLAY

Laminated permit/identification cards are provided by the Planning Department. These cards are picked up upon payment and display the lot identification number, structure address number(s), and the Building Permit.

The cards must be posted in a front lower-level window of the home and must be visible from the street by the time of first inspection. The cards must remain posted in this manner until the Final inspection is completed.

If the permit is not posted by the first inspection, a field inspection notice will be issued, and a \$100 fee will be assessed. If any permit/identification cards are misplaced, replacements can be requested for \$25 per card.

NOTE: the owner, representative or builder MUST accompany an inspector during all inspections or re-inspections

2. REQUIRED INSPECTIONS

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

- a. Rule 5 (sediment and erosion control)
- b. Slab – prior to backfill
- c. Rough-In – prior to covering electrical and plumbing
- d. Upper and Lower Bonding
- e. Final – prior to occupancy

a. **RULE 5 (SEDIMENT AND EROSION CONTROL)**

The silt fence, temporary construction entrance, and drain inlet protection will be inspected. A complete list of the Rule 5 regulations can be viewed in Section 7 of this document.

b. **SLAB**

All heating, plumbing, and electrical must be inspected prior to backfill of floor area. Basements do not require slab inspections.

c. **ROUGH-IN**

This inspection must be scheduled BEFORE ENCLOSING ANY WALL OR CEILING.

Rough-in of electrical wiring, plumbing, heating and framing completed required at this point.

d. **UPPER AND LOWER BONDING**

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This inspection is performed before covering bond wires.

e. FINAL

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 Certificate of Occupancy being issued.

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.

If outside site conditions are unable to be completed due to weather, a Conditional Certificate of Occupancy may be issued. A set amount of time will be allowed for completion of these conditions based upon the following schedule:

IT IS THE BUILDER'S SOLE RESPONSIBILITY TO SCHEDULE FINAL RE-INSPECTIONS PRIOR TO THE EXPIRATION DATE OF A CONDITIONAL CERTIFICATE OF OCCUPANCY. PERMITS WITH EXPIRED CONDITIONAL CERTIFICATE OF OCCUPANCY WILL BE ACCESSED A \$500.00 FINE FOR A MISSED INSPECTION.

NOTE: the owner, representative, or builder must accompany an inspector during re-inspection of any occupied structure.

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, 8:00AM - 4:15PM, Monday through Friday. Inspections CANNOT be requested before or after regular business hours by voicemail and must be scheduled a minimum of one (1) business day before the desired inspection date unless a same-day inspection is scheduled for \$200.

All inspections will be performed between 9:00 AM and 4:00 PM on the date of their inspection unless a timed inspection is scheduled for \$75.

Timed inspections and same-day inspections are available on a limited basis, and applicable fees must be paid for at the time of their scheduling.

When a timed inspection is scheduled, there is a 15 minute window either side of the specified time for the Inspector to arrive. The inspection time cannot be changed on the

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day of the inspection unless a same-day inspection is paid for. Timed inspections can be transferred to the following business day for no additional charge.

INSPECTION CANCELLATION

A scheduled inspection can be cancelled up until 8:30 AM on the day of the inspection for any non-timed inspections. Timed inspections can be cancelled up to one (1) hours prior to the scheduled time.

All fees must be paid prior to scheduling an inspection and prior to release of a Certificate of Occupancy.

Multiple outstanding fees by an individual builder may result in future permits being withheld until prior financial responsibility is satisfied.

Affidavits required for missed inspections must be obtained from the Planning Department office.

4. FEES

Please refer to current fee schedule for all fee information. Fee schedule is available on our website at: https://www.cityofnoblesville.org/egov/documents/1569587128_6864.pdf

5. SPECIAL FLOOD HAZARD AREAS

When building in areas designated as “Special Flood Hazard Areas,” it will be necessary to meet the state requirement of being elevated at least two feet above the regulatory flood profile and the foundation flow-through requirements listed in 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 through the Board of Zoning Appeals.

6. MISCELLANEOUS ITEMS

Building inspectors are available to answer questions regarding your project and specific code requirements. Inspectors are available in the Planning Department office between 8:00-8:30AM and 4:00-4:30PM during business days, and voicemails are usually returned within one business day.

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Inspectors are available to meet with builders on the jobsite to review specific matters. These meetings must be scheduled in the same manner as specific inspections, at least one (1) business day before the desired appointment.

7. RULE 5 REQUIREMENTS

A Rule 5 inspection must be scheduled anytime more than one (1) acre of land is disturbed during construction AND the project site is five (5) acres or larger.

From the time construction begins on an individual lot and until the individual lot is stabilized, the lot owner/operator must take steps to:

1. Protect adjacent properties from sedimentation
2. Prevent mud/sediment from depositing on the street
3. Protect drainageways from erosion and sedimentation
4. Prevent sediment laden water from entering storm sewer inlets
5. Ensure that chemical pollutants (i.e. paints, solvents, etc.) are properly disposed
6. Ensure that concrete and masonry washouts are properly handled
NOTE: if a concrete washout is not provided by the developer, it is your responsibility to provide and maintain one – a concrete washout entering the storm drainage system will result in immediate fines.
7. Ensure that solid waste/construction debris is properly managed and is not free to enter the drainage system or waterways
8. Stabilize disturbed ground in the earliest possible timeframe through temporary or permanent vegetation or other approved methods

Construction sequence on individual lots should be as follows:

1. Clearly delineate areas of trees, shrubs, and vegetation that are to be undisturbed. To prevent root damage, the areas delineated for tree protection should be at least the same diameter as the crown.
2. Install perimeter silt fence at construction limits. Position the fence to intercept runoff prior to entering drainage swales.
3. Avoid disturbing drainage swales if vegetation is established. If drainage swales are bare, install erosion control blankets or sod to immediately stabilize.
4. Install drop inlet protection for all inlets on the property.
5. Install curb inlet protection, on both sides of the road, for all inlets along the property frontage and along the frontage of adjacent lots, or install temporary catch basin inserts in each inlet and frequently clean.
6. Install gravel construction entrance that extends from the street to the building pad.
7. Perform primary grading operations.
8. Contain erosion from any soil stockpiles created on-site with silt fence around the base.
9. Establish temporary seeding and straw mulch on disturbed areas.
10. Construct the home and install utilities.
11. Install downspout extenders once the roof and gutters have been constructed. Extenders should outlet to a stabilized area.

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12. Re-seed any areas disturbed by construction and utilities installation with temporary seed mix within 3 days of completion of disturbance.
13. Grade the site to final elevations. Add topsoil as needed to minimize erosion of underlying soil and to quickly establish grass.
14. Install permanent seeding or sod.

All erosion and sediment control measures must be properly maintained throughout construction. For further information on individual lot erosion and sediment control, please see the "Individual Lot Erosion and Sediment Control Plan and Certification" form in Exhibit 602-1 or the Indiana Department of Natural Resources, Division of Soil Conservation's pamphlet titled *Erosion and Sediment Control for Individual Building Sites*.

FAILURE TO COMPLY WITH THESE MEASURES CAN RESULT IN A FAILED INSPECTION, NOTICE OF VIOLATION, STOP WORK ORDER AND MONETARY FINE.

More information can be found at: www.cityofnoblesville.in.us/cleanwater.