Building & Improvement Permits

The following items are required by the Building & Zoning Official for plan review prior to the issuance of the permit:

- One set of construction documents, including foundation, floor(s), roof, plumbing, electrical, and mechanical plans, wall section(s), exterior elevations, details of stairs, engineered truss detail, and material list
- Site plan showing location of the proposed structure and/or improvements, existing structures, property lines, easements, and setbacks with distances between property lines and structures
- State Design Release for commercial work unless the scope of work is exempt from filing

Please contact our office for the specific items required for your project. The more information provided, the better we can assess your project for code compliance.

Edinburgh Zoning Ordinance 150.20 states: "A permit shall be obtained before beginning construction, alteration, or repair of any building or structure, the cost of which exceeds $500, using forms furnished by the Building & Zoning Official, and all fees required by this code shall be paid to the Clerk-Treasurer."

Edinburgh Zoning Ordinance 156.005 states: "No structure shall be located, erected, constructed, reconstructed, moved, converted, or enlarged; nor shall any structure or land be used or be designed to be used, except in full compliance with all the provisions of this Article and after the lawful issuances of the permits required by this Article."

Edinburgh Zoning Ordinance 156.241 states: "No permit shall be issued unless the proposed structure or use of structure of land is in complete conformity with the provisions of this Article or unless a written order is received from the Board of Zoning Appeals, the Plan Commission, or court in accordance with this Article and State legislation. (1) An Improvement Location Permit shall be obtained before any structure may be constructed, reconstructed moved, enlarged, or structurally altered."

If you are thinking of making additions, improvements, or alterations to your home or residential property, a permit is required for most improvements, including but not limited to:

- New Residential Dwellings
- Temporary Modular Homes and Mobile Homes
- Sheds and Storage Buildings
- Attached or Detached Garages and Carports
- Swimming Pools (in ground and above ground)
- Permanent or Temporary Signs
- Room Additions and Sunrooms
- Elevated Decks and Porches
- Electrical Service upgrades
- Kitchen and Bath remodels
- Window Replacement
- Storage Tanks
- Demolition and House Moving
- Fences

Some projects require approval of the Board of Zoning Appeals or Plan Commission. Please plan ahead as this process takes some time. Projects that require pre-approval are:

- Change of Use of a structure
- Home Occupation
- Encroachment into required yards
- Accessory Structures larger than 720 SF
- Properties in the Highway Corridor District (SR 252 & US 31)

If you are thinking of making additions, improvements, or alterations to your commercial property or rental space, a State Construction Document Release and local permit are required for most construction projects, including but not limited to:

- New Commercial/Public Buildings
- Temporary Occupancy
- Alterations and Renovations
- Change in use or occupancy
- Changes effecting the Means of Egress

Current Indiana Codes

Below is a partial list of the Indiana Codes.

General Administrative Rules: (675 IAC 12-1.1), Effective August 5, 2018

2014 Indiana Building Code: (675 IAC 13-2.6)
2012 International Building Code with Indiana Amendments, Effective December 1, 2014

2020 Indiana Residential Code: (675 IAC 14-4.4)
2018 International Residential Code with Indiana Amendments, Effective December 26, 2019

2012 Indiana Plumbing Code: (675 IAC 16-1.4)
2006 International Plumbing Code with Indiana Amendments, Effective December 24, 2012

2009 Indiana Electrical Code: (675 IAC 17-1.8)
2008 National Electrical Code with Indiana Amendments, Effective August 26, 2009

2014 Indiana Mechanical Code: (675 IAC 18-1.6)
2012 International Mechanical Code with Indiana Amendments, Effective December 1, 2014

2010 Indiana Energy Conservation Code: (675 IAC 19-4)
2009 International ECC and ANSI/ASHRAE 90.1-2007 Standard with Indiana Amendments, Effective May 6, 2010

Indiana Swimming Pool, Spa and Water Attraction Code: (675 IAC 20-1.1), Effective April 24, 2011, for Public and Semi-Public Pools. See the Indiana Residential Code for private pools on residential properties

2014 Indiana Fire Code: (675 IAC 22-2.5)
2012 International Fire Code with Indiana Amendments, Effective December 1, 2014

2014 Indiana Fuel Gas Code: (675 IAC 25-3)
2012 International Fuel Gas Code with Indiana Amendments, Effective December 1, 2014

Indiana Visitability Rule for One- and Two-Family Dwellings and Townhouses: (675 IAC 27-1), Effective October 12, 2005

Code books can be obtained through the International Code Council (ICC) (800-786-4452) or the Architectural Center Bookstore (317-634-3871). Current code books may be viewed in the office of the Building & Zoning Official by appointment.