Benton County Building Commission
706 E. 5th Street, Suite 12
Fowler, IN 47944
765-884-1728
Fax 765-884-2072

This is a list of the required steps for building a new house:

1. The minimum lot size for rural areas is 1.5 acres.

2. Contact well drilling outfit to make sure there is water available.

3. Refer to the enclosed list of Soil Scientists and choose one to go to the property and conduct a soil test for sewage disposal. The septic site should remain undisturbed **BEFORE** any construction or excavating and **DURING** all construction.

4. Stop at the Benton County Surveyor's office and have them give you an address for the new property. If it is a modular home, you also need to go to the Treasurer's office and show them your title.

5. Fill out a building permit application and submit blueprints or drawing to scale of the new house with all windows, doors, type of materials used, contractors, etc.

6. The Building permit fee is calculated by square footage and can be found in this packet. If paying by check it should be made out to The Benton County Building Department

7. The Septic permit fee (if building in a rural area) is $50 and should be made out to The Benton County Health Department

8. Go to your property and stake out where the house will be.

9. An elevation stake must be set **BEFORE** you dig.

10. I will get an aerial view from the surveyor and will set a time to meet you at the building site. If everything is okay, I will issue a permit at that time.

    Inspections Include:
    a. Footers @ 36" depth by 18" width. I will inspect before cement is poured.

    b. Foundation walls before any cement is poured.

    c. Basement floors, garage floors before cement is poured.

    d. Rough frame

    e. Temporary electrical pole

    f. Electrical before insulation

    g. After insulation

    h. Final inspection

Each new house is required to have a Certificate of Occupancy issued by me when the job is Complete and before you move in.

ORDINANCE NO. 97- 1118-2

An Ordinance to amend Figure 1, page 1, of Chapter 8, of the Benton County Code, relating to minimum lot size in certain districts.

WHEREAS, the state and county requirements for private septic systems have increased the distance between wells, residences and leach beds.

NOW THEREFORE BE IT ORDAINED by the Board of Commissioners of Benton County, Indiana, as follows:

1. That the minimum lot size for any residential use in an area zoned either A-1 or 1-1 shall be one and one half ($1\frac{1}{2}$) acres.

2. That this Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

PASSED by the Board of Commissioners of Benton County, Indiana, this 18th day of Nov, 1997.

BOARD OF COUNTY COMMISSIONERS
BENTON COUNTY, INDIANA

ATTEST:

Patricia A. Clouse
Auditor of Benton County

Dated: 11-18-97, 1997

ELECTRICAL

Underground Conduit Depth:
EMT (thinwall) buried in the ground
Heavy wall not buried the required 6î below grade
PVC conduit not installed 18î below grade
Direct burial cable not installed 24î below grade

Underfloor:
Conduit not strapped
Connectors and couplings not tightened

Rough Walls:
Boxes not fastened securely
Conduit not strapped 3í from any boxes

Rough Ceiling:
Boxes not fastened
IC type recessed fixture must be used if ceiling is insulated
Closet fixture light boxes not 18î minimum from the back wall of the closet

Electrical Service:
Service wire not clearing the roof by 18î
Service mast shall be secured with proper type screws or bolts (not drywall screws)
Service wires not 10í above grade
End of conduit for the ground conductor going to the ground rod not grounded
Bond bushing not installed on concentric knockout
Bond jumper on the neutral bar not installed
Jumper wire at the water meter and proper ground tag not installed
Ground rod at electric meter not driven 8í and below grade

Final inspection:
All electrical equipment not complete, hooked-up and working
Every fixture must have working bulbs
All devices shall be turned on for testing
Island or peninsular counter outlets shall be mounted not more than 6î below the counter top and shall not be mounted where the countertop extends more than 6î beyond its support base
Motor for the jetting tub not grounded with a #8 wire back to the conduit system
Breaker for A/C compressor is larger than manufacturers label indicates for maximum

Wire Inspection (required):
Box fill is exceeded (check Table 370-16 of National Electrical Code)
Outlets and switches not grounded to the junction box with a green wire, if the device is not self-grounding type

Benton County Plan Commission
706 E. 5th Street Fowler, IN. 47944
Phone (765) 884-1728
Fax (765) 884-2072
Application for Building Permit

Carl M. Hull
Building Commissioner

Revised 08/15/2017

OWNERS INFORMATION FOR APPLICATION

Please include your email address: _____

Name of (*Owner of Real Estate*) Applicant _____ Permit No. _____

Mailing Address: _____

Site/Project Address:

_____ Phone# _____

Flood Plain: ☐ YES ☐ NO Zoning _____ Township _____

Type of Structure _____

Proposed use _____

Is this a Commercial Building ☐ YES ☐ NO

Contractor: _____ Phone# _____

Address: _____

Electrician: _____ Phone # _____

New Construction Cost: _____ Building Start Date: _____
(This must be filled in)

New Construction Width _____ Length _____ Sq. Ft. _____ Height _____

Foundation Walls Kind _____ Depth _____ Width _____

Footings Kind _____ Depth _____ Width _____

Exterior Walls _____ Thickness _____

Interior Walls _____ Thickness _____

Roof Kind _____ Framing _____

*Site and elevation required for all construction.

Applicant represents that all details of the proposed structure will comply in all respects with and conform to all applicable laws of the State of Indiana and Ordinances of Benton County, Indiana and all acts amendatory and supplemental thereto. IF THIS PROJECT WILL BE BUILT IN A SUB-DIVISION WITH A COVENANT A SIGNED LETTER OF APPROVAL FROM THE COMMITTEE IS REQUIRED!

Applicants Signature _____

Building Commissioner Signature _____

Received Fee _____ Date _____

Benton County Building Commissioner
706 E. 5th Street, Suite 12
Fowler, IN 47944

Building permit applications are given out with important information all contractors and homeowners doing their own remodeling or repairs need to know. There are important codes and rules that need to be followed by the Builder/Contractor and Building Inspector. In an effort to make sure that you fully understand what is expected of you when issued your permit and what penalties can occur if you don't comply, we have provided you with a packet of instructions that entail all steps to be taken for inspections. Also contained in this packet is the section of the Indiana Code that deals with the rights of an Inspector when work is deemed unacceptable or work progresses to the next level without the required inspection.

SITE MUST BE STAKED OUT FOR INSPECTION BEFORE PERMIT WILL BE GRANTED

I have read and fully understand the rules and guidelines set forth in this packet. I also understand the penalties that can occur if I do not follow the rules up to and including a stop work order being issued.

Applicant:_____ Date:_____

Building Commissioner:_____ Date:_____
Carl M. Hull

Revised: 1/27/2017

LIST OF CONTRACTORS & SUB-CONTRACTORS

HOMEOWNER _____

PERMIT NO. _____

SITE ADDRESS _____

1 .CONTRACTOR: _____

ADDRESS _____

PHONE NUMBER _____

2. SUB-CONTRACTORS: _____

A. CONCRETE & EXCAVTING: _____

ADDRESS _____

PHONE NUMBER _____

B. ELECTRICAL: _____

ADDRESS _____

PHONE NUMBER _____

C. HEATING & AIR CONDITIONING: _____

ADDRESS _____

PHONE NUMBER _____

D. MASONRY WORK, STONE MASONRY, BRICKLAYING: _____

ADDRESS _____

PHONNUMBER _____

E. DRYWALL: _____

ADDRESS _____

PHONE NUMBER _____

F. PLUMBING: _____

ADDRESS _____

PHONE NUMBER _____

G. SEPTIC _____

ADDRESS _____

PHONE NUMBER _____

H. WELL: _____

ADDRESS _____

PHONE NUMBER _____

Benton County Health Department
706 E. 5th Street. STE 12
Fowler, Indiana 47944
765-884-1728

PROCEDURE FOR SEPTIC INSTALLATION

1) Come in or print an application online. Submit the application and pay the fee of $50.00.

2) Contact one of the Soil Scientists on the attached page (or one of your choice that is APCPACS Certified Soil Science Consultants – full list is available in my office.) The attached list is not a recommendation, but only a list of Soil Scientists in our area. The homeowner a copy and the Health Department a copy.

3) Upon receiving your copy, call to confirm that the Health Department has received their copy or stop by. We will then get a notice out to the Building Commissioner, Matt Hull, to complete a site check.

4) The proposed site should be marked and protect from machinery, buildings, etc. (shouldn't be disturbed, and Matt Hull will complete the site check. If approved, the permit will be issued at this time.

5) The installer shall call the Health Department for an inspection before covering the system. Try to give 24-hour notice so the Building Commissioner is available.

6) Do not disturb the ground until final inspection has taken place.

Matt Hull,
Building Commissioner

Kathy Sarault,
Health Inspector

Revised August 2017

SEPTIC PERMIT APPLICATION

BENTON COUNTY HEALTH DEPARTMENT
706 EAST 5TH STREET SUITE 12
FOWLER, IN. 47944
(765) 884-1728

APPLICATION FOR SEPTIC PERMIT

NAME OF APPLICANT_____DATE_____

ADDRESS_____CITY_____ZIP_____

PHONE_____CELL#_____

NAME OF OWNER OF REAL ESTATE_____

ADDRESS_____CITY_____

PHONE_____

NEW CONSTRUCTION COST $_____

INSTALLER_____

ADDRESS_____CITY_____ZIP_____

Applicant represents that all details of the proposed structure will comply in all respects with and conform to all applicable laws of the State Of Indiana (RULE 410 IAC 6-8.1) and Ordinances of Benton County, Indiana and all acts amendatory and supplemental thereto.

DESIGNS NEED TO BE APPROVED BEFORE INSTALLATION
OFFICE MUST HAVE 24 HOURS NOTICE PRIOR TO INSPECTION
PERMIT WILL BE ISSUED AFTER WE RECEIVE YOUR SOIL TEST
AND YOU'RE TEMPORARY PERMIT TO INSTALL SEWAGE DISPOSAL SYSTEM
A VIOLATION OF ANY OF THESE PROCEDURES COULD RESULT IN A FINE

SIGNED
HEALTH INSPECTOR_____

RECEIVED PERMIT FEE $_____**DATE**_____

REVISED 8/30/2010

BENTON COUNTY BUILDING COMMISSIONER
BENTON COUNTY HEALTH DEPARTMENT
706 E. 5TH STREET SUITE 12
FOWLER, INDIANA 47944

DATE_____

Re: Intent to Provide Septic System

Project:_____

Applicant_____

Soil Scientist Name_____

The site developed for the above referenced project have been reviewed and a determination has been made that the ARCPACS Certified Soil Science Consultant_____ has submitted an onsite soil report for septic field suitability to the applicant and the Benton County Health Department and the proposed development is adequate for the septic field, subject to our standard policies and procedures. The choice of one suitable septic site, designated by the Soil Scientist will be properly identified and marked before any construction on excavation begins. This chosen site must remain undisturbed.

This shall not be construed as approval of plans for said project, but rather a statement that the capacity and facilities to provide service are adequate.

By: _____
Type printed name

_____
Signature

SEPTIC CONTRACTORS LIST

Dwenger Excavating
958 S. 100 W.
Fowler, IN. 47944
765-884-0261

Muller Excavating
4250 N. 200 W.
Fowler, IN. 47944
219-474-6848
765-366-0661

Norm Culp
434 N. Ohio
Remington, IN.
219-261-2611

Tim Hess
293 N. 400 E.
Fowler, IN. 47944
765-884-0520
765-376-2427

Cheesman Inc.
PO Box 10
West Point, IN. 47992
765-572-2550
765-572-3004

Leuck Dirt Works
Pine Village, IN. 47975
(765) 585-0746

Rod Green
6854 S. 200 W.
Boswell, IN. 47921
(765) 366-6174

The Benton County Health Department does not recommend one contractor over the next. This list is merely a convenience for those looking for septic system installers in Benton County.

Revised 8/23/2012

IRSS
Indiana Registry of Soil Scientists

Thomas Ziegler
Professional 33, **Available**
Ziegler Soil Consulting, Inc.
42 Canyon Creek Circle
Lafayette, In. 47909
Work Telephone: 765-474-3041
Toll – Free 700-621-4400
Fax: 765-474-7741
E-mail: thomasrziegler@aol.com
Work area: Central and Northwest Indiana

Joanne Mosher
Professional 123, **Available**
Joanne Mosher Soil Consulting
10387 N. 100 W.
Monon IN. 47959
Work Telephone: 219-253-8491
Toll-Free: 866-253-8491
Fax: 219-253-8491
E-mail: jomosher@urhere.net
Work area: Northwest Quarter of Indiana,
Central Indiana

Shelby K. Sigman
Associate 142**, Available**
6330 Us Hwy 52 W.
West Lafayette, IN. 47906
Work Telephone: 765-491-3967

John Gaveel
Professional 34, **Available**
Department of Agronomy, Purdue University
915 W. State Street
West Lafayette, IN. 47907
Work Telephone: 765-494-8060
Fax: 765-496-2926
E-mail: jgraveel@purdue.edu

Lewis B. Flohr, III
Professional 22 **Available**
629 E, State Road 26
Frankfort, IN. 46041-7702
Work Telephone: 765-258-3344
Toll-Free: 800-368-3235
Fax: 800-368-3235
E-mail: lflohr@geetel.net
Work area: West Central and Northwest Indiana

Gary Hudson
Professional 40**, Available**
GSH, Inc. – Soil Consulting
P.O. Box 42
Peru, Indiana 46970
Work Telephone: 574-382-5707
Toll-Free: 888-382-2102
Fax: 574-205-0683
E-mail: garyhudson@yahoo.com
Work Area: North Central Indiana