

2019 YEAR END REPORT

Building Department



6210 Veterans Drive
Whitestown, IN 46075
(317) 732-4533



 SCAN ME

Town of Whitestown Building Department

Mission Statement

The Town of Whitestown's Building Department is the enforcement agency of building safety for the jurisdiction of Whitestown, Indiana. The Building Department's purpose is to embrace the minimum requirements of the Indiana Building Codes as adopted by the Indiana Building Commission.

The Indiana Building Codes establishes the minimum requirements to safeguard the public health, safety, and general welfare through structural strength, means of egress, sanitation, lighting, ventilation, and safety to life and property from fire and other hazards related to the building environment and to provide safety to fire fighters and emergency responders during emergency operations.

The official in charge of the Town of Whitestown's Building Department shall be known as the Authorized Building Official and be the authority in appointing for the jurisdiction, a Deputy Building Official, and related technical officers, inspectors, plans examiners, and any other employees required to carry out the duties assigned by the Authorized Building Official.

The Authorized Building Official shall and have the authority to render interpretations of the Indiana Building Codes and to adopt policies and procedures in order to clarify the application of its provisions.

The Authorized Building Official or its authorized appointees shall receive, process, and review all building construction applications, documents, and issue permits for the erection, alterations, demolitions, and moving of buildings and structures. To perform the required inspections for which the permit has been issued and enforce compliance with the provisions of the Indiana Building Codes.

Department Staff

Dave Taylor

Building Department Director

Code Enforcement Officer

P: 317.732.4533

E: dtaylor@whitestown.in.gov

Robert Laughlin

Commercial Building Inspector

Senior Plan Review Specialist

P: 317.903.0493

E: rlaughlin@whitestown.in.gov

J. Jared Robinson

Building Inspector

P: 317.967.4664

E: jrobinson@whitestown.in.gov

Marc Mahan

Residential Building Inspector

P: 317.746.0432

E: mmahan@whitestown.in.gov

Steve Milstead

Fire Marshall

P: 317.752.0806

E: smilstead@whitestown.in.gov

Shannon Metzger

Administrative Assistant

P: 317.732.4533

E: smetzger@whitestown.in.gov

Belle Tire



Chick-fil-A



Woodspring Suites



Shoppes at Whitestown







Town's Building Growth Continues

Commercially Speaking

The Building Department saw a slight decrease during 2019 in construction value at a total of \$207.4 million dollars in construction cost. Though construction cost was down from the previous year, a slight increase was seen with a total of 218 permits issued. Fees in the amount of \$413.3 thousand were collected.

Homeowners Continue Choosing Whitestown

Whitestown sits in a prime location and continues attracting homeowners to the area. During the 2019 calendar year, 256 permits were issued with 209 being for residential new housing. Residential construction value was at a total of \$62.5 million dollars in construction cost. Collected fees were in the amount of \$548.3 thousand.

Inspections Keep Department Busy

Inspections, both commercial, fire, and residential, kept the Building Department active during 2019. The inspectors performed 3,769 combined inspections, which was up 730 inspections from 2018.

Rental Registration & Inspection Program (RRIP)

The RRIP establishes minimum standards for dwellings offered for rent or lease. The Town's residential inspector is responsible for inspection of rental home properties. The Town of Whitestown currently has 186 homes registered with 27 of those properties added in 2019.

Construction by the Numbers

	2018 YEAR-END TOTALS			2019 YEAR-END TOTALS		
Permit Type	Permits Issued	Fees Collected	Pjt Cost	Permits Issued	Fees Collected	Pjt Cost
Commerical Accelerated Foundation	9	\$ 73,000.00	\$ 28,989,211.00	10	\$ 52,500.00	\$ -
Commerical Accessory Structure	8	\$ 15,597.30	\$ 14,241,734.00	7	\$ 29,180.85	\$ 24,447,303.00
Commerical Build Out/Remodel	45	\$ 158,462.00	\$ 29,266,794.00	39	\$ 98,792.80	\$ 21,856,588.00
Commerical Building Addition	2	\$ 2,302.70	\$ 326,000.00	3	\$ 14,110.60	\$ 7,916,665.00
Commerical Demolition	1	\$ 100.00	\$ 5,000.00	1	\$ -	\$ 165,000.00
Commercial Construction Trailer	10	\$ 2,700.00	\$ 35,135.00	9	\$ 2,700.00	\$ 1,066,550.00
Commercial Electrical (ONLY)	20	\$ 7,000.00	\$ 10,712,132.00	28	\$ 8,650.00	\$ 5,965,897.00
Commercial Racking/High Racking	5	\$ 5,000.00	\$ 3,056,644.00	10	\$ 8,000.00	\$ 3,521,485.00
Commerical Sign	44	\$ 27,655.58	\$ 535,545.00	49	\$ 34,749.42	\$ 1,004,108.00
Commerical New Structure	23	\$ 104,599.85	\$ 132,861,046.00	28	\$ 136,171.12	\$ 128,681,984.00
Fire Protection/Sprinkler System	26	\$ 13,000.00	\$ 33,471,303.00	34	\$ 15,000.00	\$ 12,804,571.00
Residential Accessory Structure	3	\$ 450.00	\$ 46,870.00	15	\$ 3,025.45	\$ 276,740.00
Residential Electrical Service (ONLY)	10	\$ 750.00	\$ 15,325.00	6	\$ 375.00	\$ 12,270.00
Residential New Single Family Home	209	\$ 513,158.00	\$ 54,773,991.00	205	\$ 503,704.00	\$ 59,996,200.00
Residential New Multi-Family	0	\$ -	\$ 205,000.00	2	\$ 3,050.00	\$ 457,000.00
Residential New Two-Family	0	\$ -	\$ -	2	\$ 2,676.00	\$ 519,000.00
Residential Remodel	24	\$ 6,185.30	\$ 630,186.00	13	\$ 5,561.00	\$ 947,904.00
Residential Addition	6	\$ 886.80	\$ 180,295.00	8	\$ 2,509.92	\$ 198,200.00
Residential Demolition	1	\$ 100.00	\$ 10,500.00	4	\$ 400.00	\$ 13,000.00
Residential Swimming Pool	1	\$ 150.00	\$ 46,220.00	1	\$ 150.00	\$ 65,000.00
Total	447	\$ 931,097.53	\$ 309,417,931.00	474	\$ 921,306.16	\$ 269,915,465.00

Inspections Ensure Safety

DEPT INSPECTIONS	2019	OCC SQ FT
ANNUAL (FS)	304	5,234,918
ALARM SYS (FS)	25	462,669
ALARM TEST (FS)	29	3,080,592
ASSEMBLY (FS)	4	154,000
CERTIFICATE OF OCCUPANCY (FS)	26	2,156,106
CLEAN AGENT SYSTEM (FS)	1	-
COMM ABOVE CEILING	110	7,704,387
COMM FINAL	128	7,376,411
COMM FOOTING	209	85,696,960
COMM FOUNDATION	68	10,641,504
COMM INSULATION	57	4,351,634
COMM ROUGH ELECTRICAL	172	17,977,233
COMM ROUGH FRAMING	117	8,919,001
COMM ROUGH MECHANICAL	66	3,163,301
COMM ROUGH PLUMBING	76	4,402,923
COMM TEMP POWER	11	209,715
COMM UNDERSLAB/UNDER GROUND ELECTRICAL	75	15,533,527
COMM UNDERSLAB PLUMBING	138	29,121,353
EXTINGUISHERS (FS)	1	-
FIRE PUMP (FS)	6	1,144,698
HOOD (FS)	5	23,148
HOOD SUPPRESSION (FS)	16	5,600
OTHER	93	8,280,721
OTHER INSPECTION (FS)	1	-
PR-ACC FOUNDATION	8	2,594,648
PR-COMM ACCESSORY STRUCTURE	7	1,425,473
PR-COMM BUILD-OUT	34	2,533,680
PR-COMM BLDG ADDITION	3	160,033
PR-COMM ELEC (ONLY)	5	1,630,786
PR-COMM RACKING/HIGH RACKING	8	912,156
PR-FIRE PROTECTION/SPRINKLER SYS	34	4,595,539
PR-NEW COMM BLDG	26	3,686,551
PRIVATE HYDRANTS (FS)	5	251,080
RE-INSPECT (FS)	102	1,864,992
RES FINAL	306	920,206
RES FOOTING	239	740,244
RES FOUNDATION	211	686,412
RES INSULATION	253	790,030
RES ROUGH-IN	310	937,110
RES TEMP POWER	239	768,934
RES UNDERSLAB	210	685,003
SPRINKLER SYS (FS)	30	1,618,778
STANDPIPE SYS (FS)	1	154,000
TOTAL INSPECTIONS PERFORMED	3769	242,596,056

Code Enforcement

Working to Gain Voluntary Compliance Through Education

The Town of Whitestown's Code Enforcement Department is a division of the Building Department. Dave Taylor serves as the code enforcement officer in addition to the Building Department Director. His approach is to help residents solve their issues by issuing citations prior to issuing a ticket whenever possible.

Residents make investments in their properties and neighborhoods. When the integrity of an area is jeopardized due to violations, those investments are also at risk. The department's goal is to ensure a safe environment for the residents of the Town of Whitestown of work and play.

In 2019, the number of citations issued was almost double over 2018. The department processed 69 code enforcement issues.

2001-12: Abandoned & Junk Vehicles

2007-08: Regulation of Weeds & Grass

2009-14: Litter Regulations

2014-15: Unsafe Building

2016-07: Street Cleaning

Building Department & Code Enforcement 2020 Goals

Building Department Division

- ☐ Hire a new residential inspector (*approved in 2019 budget*)
- ☐ Bigger department space allowing for a conference room, individual offices for director and plan reviewer
- ☐ Update Building Department SOPs
- ☐ Review electrical training and start mechanical training
- ☐ Implement new IRC gas code certification
- ☐ Creation of inspection supervisor which will be filled by current plan reviewer/senior building inspector

Code Enforcement Division

- ☐ Getting ordinances passed by Council for:
 - Keeping and maintaining livestock and fowl within Town limits;
 - Noise
 - Open burning
 - Trees and vegetation
- ☐ Update wording in numerous current ordinance (i.e. from Planner to Building Department/Director)

Miscellaneous Department Notes

- Request a department credit card
- Feedback on 2019 year-end department report