

City of Lake Station  
Building Department  
3701 Fairview Ave.  
Lake Station, IN 46405

 **Call: (219) 962-4444 for all inspections**

*(Note: Inspectors have 48 hrs. to inspect)*

## **"BUILDING PERMIT REQUIREMENTS"**

**R-2 (Single-Family) Zoned Districts**

**[Dwellings; Garages; Room Additions; Accessory Bldgs.]**

1. To submit a **LEGAL PLAT OF SURVEY** of property. (Re: All New Construction).  
Must have stakes visible, and must have a street address prior to bldg. permit issued.
2. Location & Size of proposed construction & location to be indicated on plat of survey.
3. Plans & Specifications of the proposed construction. (one(1) set required for our files)
4. Permits to be obtained for: Building; Electric; Plumbing; HVAC; Sewer .

All applicants requesting a "Homeowner's Permit", and to be doing the work themselves, shall have the approval of the inspector(s), prior to issuance of a permit. When a contractor is doing the proposed work, the contractor(s) must be licensed for the City of Lake Station, and the contractor(s) obtain the permit(s).

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No more than 30% of a residential lot shall be occupied by structures.

**Easements:** All Structures: Minimum of 5 ft. side yard (Corner lots @ 25 ft. side yards)

**Single-Family Dwellings:** Minimum size @ 912 sq. ft. of living area & 35 ft. max. hgt.  
Min. Lot size : 60 ft. by 125 ft. (@ 7,500 sq. ft.) & Front yard set-back @ min. of 30 ft.  
Sidewalks; Two(2) Off-Street Parking spaces and an "Occupancy Permit" are required.  
State Energy Code for Insulation: R-38 (Ceiling); R-19 (Walls); R-10 (Foundation)

### **New Construction: Additions: Attached Garages:**

**Foundations:** 42" Deep ( If no basement : 40" is allowed = 5 Blocks High)

**Footings:** 8" Thickness by 16" Width; To project 4" on each side of walls

**Inspections Required @ 4**

- 1) Footing (prior to concrete being poured)
- 2) Foundation (Including: Beam; Anchor Bolts; Sill Plates)
- 3) Rough-In
- 4) Final

**Detached Garages:** Maximum size @ 676 sq. ft. (24x24' or 26x26') Max. Hgt. @14 ft.

**Footing/Foundation:** 12" Deep by 12" Wide, with a 4" Concrete Floor. (Specs available)

**Inspections Required @ 2**

- 1) Footing/Foundation (Prior to Concrete being poured)
- 2) Final

*(Note: Electrical Permit required, if to install electric)*

**Accessory Buildings:** Maximum of 100 sq. ft. and 10 ft. max. height.

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**Note:** It is the responsibility of the propertyowner(s) to verify locations & if accessible to all public utilities on new construction. (Public Works Dept. @962-8511)