



# City of South Bend Pre-Approved Building Plan Application

## Applicant Information

Applicant Name: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Email: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

## Contractor Information (if using a contractor, list all contractors below)

Company Name: \_\_\_\_\_ Phone Number: \_\_\_\_\_

All Contractors must be licensed and/or registered with our department. For more information:  
<https://www.southbend.in.gov/department/community-investment/building/contractor-licenses/>

## Property Information

Complete this section only if applicable (i.e. you have selected a property to develop).

Property Address: \_\_\_\_\_

Zoning: Choose an item.

Northeast Neighborhood Overlay:  Yes  No      Local Historic District:  Yes  No

## Demographic Data (Optional)

This section is optional. Only complete if you would like to provide this information.

Gender: Choose an item.      Marital Status: Choose an item.      Race: Choose an item.

Age Range: Choose an item.      Approximate Yearly Income: Choose an item.

## Pre-Approved Building Plan Type

Select the pre-approved building plan type you would like to receive. If you are unsure of which plan type you would want, refer to the Pre-Approved Building Type Catalog.

### Building Plan Type

- Carriage House
- Cottage
- Narrow House I (2-bedroom)
- Narrow House II (3-bedroom)
- Standard House I (3-bedroom)
- Standard House II (4-bedroom)
- Stacked Duplex
- Small Apartment (6 units)
- Side-by-Side Duplex

### Allowed Zoning Districts

S1	S2	U1	U2	U3	UF	NC	DT
S1	S2	U1	U2	U3	UF	NC	DT
S1	S2	U1	U2	U3	UF	NC	DT
S1	S2	U1	U2	U3	UF	NC	DT
S1	S2	U1	U2	U3	UF	NC	DT
S1	S2	U1	U2	U3	UF	NC	DT
S1	S2	U1	U2	U3	UF	NC	DT
S1	S2	U1	U2	U3	UF	NC	DT
S1	S2	U1	U2	U3	UF	NC	DT

## License Agreement & Terms of Use

I certify the above to be true and accurate to the best of my knowledge. I understand that I am receiving the above chosen pre-approved building type plan set. I understand that the plan set does not constitute a building permit and that I will need to apply for a building permit ahead of commencing construction of any development.

Users have permission to redraw or modify the Plans, subject to City approval, thereby creating a derivative work of the Plans. However, the copyright to the Plans remains the sole property of the Designers, and the Designers retain full right and title to any such derivative work. Users will provide the City a copy of the final modifications made to the Plans prior to the issuance of a permit. Modified Plans should clearly be marked as "modified" on any Plans that are submitted to the Building Department for review.

I understand that any changes other than the approved façade variations result in the plans no longer qualifying as pre-approved and must be submitted for review by the Building Department before a building permit is issued. Finally, I understand that I have obtained this plan set for my exclusive use and certify that I will not re-distribute or re-sell the building plan set to anyone for their use.

**By checking this box I certify that I fully understand and will fully comply with the above statements.**

**By checking this box I certify that I fully understand and will fully comply with the License Agreement & Terms of Use on Pages 3-4.**

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*Signature*

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*Name Printed*

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*Date*

Completed applications should be submitted via **email to [building@southbendin.gov](mailto:building@southbendin.gov)** OR **dropped off or mailed to the South Bend Building Department at 125 S. Lafayette Blvd. #100, South Bend, IN 46601**



# City of South Bend

## Pre-Approved Building Plan Application

### License Agreement & Terms of Use

The City of South Bend's Pre-Approved Building Program was developed to support neighborhood infill and economic opportunities for locals by offering a set of pre-approved building types. This resource assists with small to middle scale housing development in South Bend neighborhoods. The Permit Sets were designed to provide a "Sears Catalog" of housing options that offer a range of contextually appropriate plans to individuals and developers that are interested in pursuing new construction infill projects within the City of South Bend.

### Authorship & Copyright

The Pre-Approved Building Types and corresponding Permit Sets (the "Plans") were designed by Jennifer L. Settle, Jennifer L. Griffin, and Patrick Lynch (the "Designers"). Authorship and copyright ownership are as described below.

Jennifer L. Settle and Jennifer L. Griffin hold joint authorship and own the copyright to the following Pre-Approved Building Plans:

- Carriage House
- Cottage
- Narrow House (2-bedroom)
- Narrow House (3-bedroom)
- Standard House (3-bedroom)
- Standard House (4-bedroom)
- Stacked Duplex (a.k.a. "Duplex")
- Side-by-Side Duplex

Jennifer L. Settle, Jennifer L. Griffin, and Patrick Lynch hold joint authorship and own the copyright to the following Pre-Approved Building Plans:

- Small Apartment (a.k.a. "Six-Plex Apartment Building")

### License & Usage

As a part of the Pre-Approved Building Program, the City of South Bend (the "City") was granted a royalty-free, nonexclusive, and irrevocable license from the Designers to reproduce and use the above Pre-Approved Building Plans for development projects within the City of South Bend.

The City is able to distribute and grant usage of the Plans to third parties ("Users") only for projects that are constructed within the city limits of South Bend, IN.

Users have permission to redraw or modify the Plans, subject to City approval, thereby creating a derivative work of the Plans. However, the copyright to the Plans remains the sole property of the Designers, and the Designers retain full right and title to any such derivative work. No permission is given to claim copyright on the original Plans or on any redrawn or modified Plans. Users will provide the City a copy of the final modifications made to the Plans prior to the issuance of a permit. Modified Plans should clearly be marked as "modified" on any Plans that are submitted to the City. Users accept full and complete liability for the accuracy and overall integrity of any derivative works created from the Plans. The original, redrawn, and/or modified Plans may not be sold, distributed or otherwise transferred without the express written consent of the Designers, and appropriate compensation to the Designers.

Users may loan the Plans to associates and subcontractors for their use in assisting the User with construction of the building(s) within the city limits of South Bend, IN. However, Users may not otherwise transfer or sell the Plans or any derivative works of the Plans, or any reproductions or rights thereto.

## General

Users assume all responsibility and risk for the use of the Plans. The Plans are provided on an "as is" basis. The Designers and the City make no representations or warranties of any kind, express or implied, as to the use of the Plans to construct a home or other structure. To the full extent permissible by applicable law, the Designers and the City disclaim all warranties, express or implied, including, but not limited to, implied warranties of merchantability and fitness for a particular purpose, and noninfringement of intellectual property rights or other proprietary rights. The Designers and the City will not be liable for any damages of any kind arising from the use of these Plans, including, but not limited to direct, indirect, special, incidental, punitive, consequential damages or damages resulting from personal injury or loss of property arising out of or in any way connected with the use of these Plans, or the inability to use these Plans, or any portion thereof, whether based on contract, tort, negligence, strict liability or otherwise, even if the Designers and the City have been advised of the possibility of such damages.

Users agree to hold harmless and indemnify the Designers and the City from and against all claims, liabilities, losses, damages, and costs, including attorney's fees, arising out of or connected with the use, construction, conversion, modification, misinterpretation, misuse, or reuse by Users or others of the Plans, electronic files, drawings, and data provided by the Designers or the City.

It is the sole responsibility of the Users and their builder(s) to verify all aspects of the Plans and to ensure that the Plans meet all governing codes and requirements.