

CONSTRUCTION IN INDIANA

STUDY SHEET

Summary

While you likely won't be building houses as a real estate professional, the more you understand about house styles, and construction processes and regulations, the more successful you'll be in matching the right buyers with the right properties. It's also important to stay apprised of trends in the construction industry, because buyers and sellers will expect you to be knowledgeable.

Top Takeaways

TYPES OF CONSTRUCTION

- Traditional styles:
 - » Cape Cod, Colonial
- Modern styles:
 - » Art Deco
 - » International

HOUSE STYLES IN INDIANA

- International
- Prairie Style
- Twentieth Century Revivalism
- Federal
- Greek Revival
- Early Gothic Revival
- Italianate
- High Victorian Gothic
- Second Empire
- Queen Anne
- Romanesque Revival
- Neo-Classical Revival
- Bungalow/Craftsman/Foursquare
- Art Deco/Art Moderne

BUILDING TRENDS

- Urban renewal: uses existing land in desirable downtown areas; upgrades with current construction standards.

GREEN CONSTRUCTION

- Energy Star: offered by EPA and DOE.
- Green building standards allow builders to protect and conserve valuable resources during the construction process

REGULATIONS

- Before beginning construction, a developer or builder submits plans and obtains a permit from the local building department.
- Construction codes apply at the local, state, and federal level, but are generally enforced by local or county authorities.

STRUCTURAL COMPONENTS

- Poured concrete, concrete blocks, and bricks are some options for foundation walls.
- Framing types include platform, balloon, and post and beam.
- An eave system is comprised of three parts: soffit, fascia, and frieze board.

MECHANICAL SYSTEMS

- Local building codes dictate the rules about plumbing systems' structure and what materials may go into building them.
- Ground fault circuit interrupters (GFCIs) are located in areas that may become wet.
- The National Electric Code sets national standards for installation and service of electrical systems.
- Standard voltage levels in the U.S. are 120 and 240.
- Heating, ventilation, and air conditioning have to be run through walls, floors, and ceilings and inspected before being enclosed with insulation and wallboard.

Take a look back at your notes for these items:

- Federal and state regulations that impact new construction