

AN ORDINANCE ADOPTING THE 2013 KENTUCKY BUILDING AND
RESIDENTIAL CODES FOR THE CITY OF GEORGETOWN, KENTUCKY

Ordinance Number 13-018

Sponsor: Council Member Connie Tackett

WHEREAS, KRS 198B.060(1), requires that all buildings constructed in Georgetown, Scott County shall be built in compliance with the uniform state building code as adopted by the Board of Housing, Buildings and Construction; and

WHEREAS, KRS 198B.060(1) authorizes any city, county or urban county government to require by ordinance, permits, inspections and certificates of occupancy for single family dwellings; and

WHEREAS, KRS 198B.060(11) requires the local government to employ or contract for or with electrical inspection services; and

WHEREAS, KRS 198B.060(1) and 815 KAR 7:070 require a certified building inspector and other code enforcement personnel as necessary for inspection and code enforcement services;

WHEREAS, KRS 198B.060(18) authorizes each local government to establish a schedule of fees which are designed to cover the cost of the service performed but not to exceed such cost;

NOW, therefore, BE IT ORDAINED by the City of Georgetown, Kentucky as follows:

SECTION 1. ADOPTION OF THE 2013 KENTUCKY BUILDING AND RESIDENTIAL CODES.

THAT the 2013 Kentucky Building Code, promulgated in 815 KAR 7:120 and the 2013 Kentucky Residential Code promulgated in 815 KAR 7:125 by the Board of Housing, Buildings and Construction, Commonwealth of Kentucky, are to be enforced by the City of Georgetown, Scott County as though set forth fully herein;

SECTION 2. DESIGNATED ENFORCEMENT OFFICER.

THAT the Georgetown-Scott County Department of Building Inspection shall be designated as the local enforcement agent/agency for said Kentucky Building Code and Kentucky Residential Code. All building code inspections shall be performed by persons certified by the Kentucky Department of Housing, Buildings and Construction. All electrical inspections shall be performed by persons certified by the Kentucky Department of Housing, Buildings and Construction as an electrical inspector.

SECTION 3. BUILDING INSPECTION PROGRAM.

THAT, pursuant to KRS 198B.060(8), a building inspection program is hereby established in the City of Georgetown, Scott County for application to all buildings subject to 815 KAR 7:120 Kentucky Building Code.

THAT the building inspection program shall include plan review and inspections of structures subject to 815 KAR 7:125 Kentucky Residential Code.

SECTION 4. PERMITS AND FEES.

THAT the fees for permits and inspections shall be as provided for in the attached schedule.

SECTION 5. INCONSISTENT ORDINANCES REPEALED.

THAT all ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

SECTION 6. SEVERABILITY

THAT, if any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held invalid or unlawful by a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions hereof.

SECTION 7. EFFECTIVE DATE.

THAT this resolution shall take effect and be in full force when passed, published and recorded according to law.

PUBLICLY INTRODUCED AND READ FIRST TIME: August 26, 2013

PUBLICLY READ SECOND TIME AND PASSED: September 9, 2013

APPROVED:


Everette L. Varney Mayor

ATTEST:


Tracie Hoffman, City Clerk

AN ORDINANCE ADOPTING THE 2013 KENTUCKY BUILDING AND
RESIDENTIAL CODES FOR THE CITY OF GEORGETOWN, KENTUCKY

**CITY OF GEORGETOWN
ORDINANCE NO. 13-018**

SUMMARY

SECTION 1

Adopts the 2013 Kentucky Building Code and 2013 Kentucky Residential Code.

SECTION 2

Designates the Georgetown-Scott County Building Inspection Department as local enforcement agency for the Codes. Requires building and electrical inspectors to be certified by the Kentucky Department of Housing, Buildings and Construction.

SECTION 3

Establishes a local building inspection program pursuant to KRS 198B.060(8) and 815 KAR 7:120.

SECTION 4

Establishes fees and permits for inspections by incorporated schedule.

SECTION 5

Provides that ordinances inconsistent with this ordinance are repealed.

SECTION 6

Provides that if any portion of this Ordinance is for any reason held invalid or unlawful such portion shall be deemed a separate provision and such holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION 7

Provides that this Ordinance shall become effective upon passage and publication.

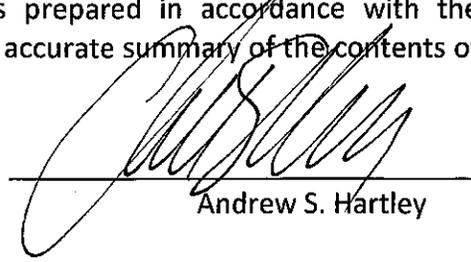
The full text of Ordinance 13-018 is available for examination in the City Clerk's Office, 100 North Court Street, Georgetown, Kentucky 40324 or at www.georgetownky.gov.

INTRODUCED AND PUBLICLY READ FIRST TIME: August 26, 2013

PUBLICLY READ SECOND TIME AND PASSED: September 9, 2013

I, Andrew S. Hartley, hereby certify I am an Attorney licensed to practice law in the Commonwealth of Kentucky. My office is located at 100 North Court Street,

Georgetown, Kentucky 40324. I further certify the foregoing Summary of Ordinance 13-018 of the City of Georgetown, Kentucky, was prepared in accordance with the requirements of KRS 83A.060(9), and is a true and accurate summary of the contents of said Ordinance.



Andrew S. Hartley

Georgetown / Scott County Building Inspection Department

100 North Court Street – Georgetown, KY 40324 - (502) 863-9802

BUILDING PERMIT FEE SCHEDULE

For

Stamping Ground – Sadieville – Georgetown – Scott County

| Residential Building Permits | | |
|--|-------------------------|---|
| Construction Type | Fee | Notes |
| New Home Construction | .12 per square foot | Includes all areas under roof |
| Townhome or Condominium | .12 per square foot | |
| The minimum for the above shall not be less than \$250 | | |
| Modular Homes / Mobile Homes | \$100 | |
| *Trash Receptacle for new home | \$63.60 | *Applies only to new homes in the City of Georgetown. See Definition 16 |
| *Land Disturbance / Grading | \$25 | |
| Additions | Per Cost / Fee Schedule | |
| Alterations / Remodel | Per Cost / Fee Schedule | |
| Basement Finish | Per Cost / Fee Schedule | |
| Covered Deck / Porch (adding an area under roof) | Per Cost / Fee Schedule | |
| Deck – without a roof | \$50 | |
| In Ground Swimming Pool | \$100 | |
| Demolition | \$40 | |
| Accessory Structure | Per Cost / Fee Schedule | See Definition 1 |
| Special Provisions | Fee | Notes |
| **Farmstead Exemption | \$25 | **Applies only to new structures located in the County. See Definition 17 |
| Fast Tract Processing | \$100 | See Definition 4 |
| Expedited Certificate of Occupancy | \$25 | See Definition 18 |
| Plans or Application Revision | \$50 | See Definition 14 |
| Moving a Structure | \$50 | |
| Second Re-Inspection | \$40 | See Definition 2 & 3 |
| Additional Re-Inspections | 2 x Last Fee Imposed | See Definition 2 & 3 |

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| Commercial Building Permits | | |
|--|---------------------------------------|--|
| Construction Type | Fee | |
| New Construction | Cost / Fee Schedule + Plan Review Fee | |
| Fit-ups / Renovation | Cost / Fee Schedule + Plan Review Fee | |
| Addition | Cost / Fee Schedule + Plan Review Fee | |
| Accessory Structures | Cost / Fee Schedule + Plan Review Fee | |
| Public In-ground Swimming Pool | Cost / Fee Schedule + Plan Review Fee | |
| Demolition | Cost / Fee Schedule | |
| Moving a Structure | Cost / Fee Schedule | |
| State Reviewed / Issued Permits | Cost / Fee Schedule | |
| Cell Tower | Cost / Fee Schedule | |
| Tower Co-location / Equipment change out | \$100 | |
| Range Hood / Suppression | \$225 | |
| Sprinkler Systems 1- 199 sprinkler heads | \$200 | |
| Sprinkler Systems 200 + sprinkler heads | \$250 | |
| Other Fire Suppression Systems | \$200 | |
| Fire Alarm | \$250 | |
| Construction Trailer | \$25 | |
| Sign / Awning / Canopy – Permanent | \$75 | |
| Sign - Temporary | \$25 | |
| Temporary Tents | \$25 | |
| Special Provisions | Fee | Notes |
| Second Re-Inspection | \$40 | See Definition 2 & 3 |
| Additional Re-Inspections | 2 x Last Fee Imposed | See Definition 2 & 3 |
| Expedited Certificate of Occupancy | \$25 | See Definition 18 |
| Plans or Application Revision | \$50 | See Definition 14 |
| Fast Track Processing | \$100 | Applies to Signage only. See Definition 4 |

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BUILDING COST / FEE SCHEDULE

| Cost of Construction | Building Permit Fee |
|-----------------------------|----------------------------|
| Up to \$999 | \$25 |
| \$1,000 to 4,999 | \$50 |
| \$5,000 to \$9,999 | \$75 |
| \$10,000 to \$24,999 | \$100 |
| \$25,000 to 49,999 | \$125 |
| \$50,000 to \$74,999 | \$150 |
| \$75,000 to \$99,999 | \$200 |
| \$100,000 to \$149,999 | \$250 |
| \$150,000 to \$199,999 | \$500 |
| \$200,000 to \$299,999 | \$750 |
| \$300,000 to \$399,999 | \$1,000 |
| \$400,000 to \$499,999 | \$2,000 |
| \$500,000 to \$749,999 | \$3,000 |
| \$750,000 to \$999,999 | \$4,000 |
| \$1,000,000 to \$2,499,999 | \$5,000 |
| \$2,500,000 to \$4,999,999 | \$7,500 |
| \$5,000,000 + | \$10,000 |

PLAN REVIEW FEE SCHEDULE

| Occupancy type | Cost per square foot |
|---------------------------|-----------------------------|
| Assembly | 14 cents |
| Business | 13 cents |
| Day Care Centers | 13 cents |
| Educational | 13 cents |
| High Hazard | 12 cents |
| Factory/Industrial | 12 cents |
| Institutional | 14 cents |
| Mercantile | 13 cents |
| Residential | 13 cents |
| Storage | 11 cents |
| Utility and Miscellaneous | 11 cents |

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Notes: Definitions / Clarifications / Policies

| | |
|----|---|
| 1 | Accessory Structure: Accessory structures are Barns, Garages, Tool Sheds, Storage Sheds, Retaining Walls & other type structures for residential use. One-story detached accessory structures 200 square feet and less does not require a building permit. |
| 2 | Reinspection Fee: The first inspection of every type inspection, i.e. Framing, is included in the permit fee. A follow-up inspection would take place if a correction notice was issued by the inspector. This inspection is also included in the permit fee. If the correction notice remains deficient, then a second follow-up inspection is required at a cost of \$40 payable before the inspection is scheduled. The fee doubles for each follow-up inspection required. |
| 3 | Types of Inspections: Footing, foundation, slab, framing & final. |
| 4 | Fast Track Processing: An optional application & plan review process outside normal channels for time-sensitive projects. Requires an additional fee and can only be used on residential and sign projects. |
| 5 | Flat Fee: A one-time fee for plan review, permitting, inspections and certificates of completion or occupancy. |
| 6 | Residential Square Footage Fees: A one-time fee for plan review, permitting, inspections and certificates of occupancy based on the number derived from measuring total floor space including the enclosing walls. (Out-side dimensions) and any porches. Includes unfinished basement, attached garage, 1 st floor area, 2 nd floor area, bonus rooms. In short – ALL AREAS UNDER ROOF. |
| 7 | Commercial Square Footage Fees: A one-time fee for plan review based on the area of the building/project calculated from outside dimensions. |
| 8 | Building Cost or Cost of Construction: The estimated total construction cost to complete the permitted project. Excluding the cost of land, lot, or real estate. |
| 9 | Building Cost / Fees: a one-time fee based on the estimated cost of the project, for permitting, inspections & certificates of occupancy. Does not include plan review fee. |
| 10 | Refund Policy: 60% prior to 1 st Inspection. After 1 st Inspection all fees are non-refundable. |
| 11 | Application: A form that Building Inspection provides that must be completed and submitted, along with drawings and payment of fees. |
| 12 | Permit: An official document issued by this department which authorizes performance of a specified activity. After approval of the application, drawings and payment of fees (submittal documents) the permit will be issued by this office. |
| 13 | Permit Holder: The person or company, as listed on the application, responsible for the performance and completion of a permit. |
| 14 | Plans or Application Revision: A change in Permit Holder, re-activation of a voided permit or a major change in plans / specifications. |
| 15 | State Permit: A building permit issued by the KY Dept. of Housing, Buildings & Construction. A local building permit is always required in addition to the state permit. |
| 16 | Land Disturbance Permit: Essentially a grading permit outlining erosion & sediment control measures. Applies only inside the City limits of Georgetown on projects disturbing 5,000 square feet or more of soil. |
| 17 | Farmstead exemption: Farm dwellings and other buildings located on farms which are incident to the operation of the farm and located outside the boundary of a municipality; but only if not used in the business of retail trade, as a regular place of work for 10 or more people or the processing or storage of timber products. |
| 18 | Expedited Certificate of Occupancy (C.O.): C.O.'s <u>may</u> be ready for pickup at the end of the next business day, following an approved final inspection. This service is included in the price of the permit. However, this process may be expedited by the payment of a \$25 fee. |

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HVAC Permit Fee Schedule

| | | |
|---------------------------------------|---|------|
| One and Two Family Dwellings | First System | \$75 |
| | Each Additional System | \$50 |
| Multi-Family Dwellings | First System | \$75 |
| | Each Additional System | \$25 |
| Correction and Testing Permits | An application to make corrections or provide testing for an installation made by someone else. | \$75 |

HVAC Commercial Installations

| Amount in Dollars | Permit Fee | Amount in Dollars | Permit Fee |
|------------------------|------------|----------------------------|------------|
| \$2,000 or less | \$75 | \$400,001 to \$500,000 | \$1,350 |
| \$2,001 to \$10,000 | \$150 | \$500,001 to \$600,000 | \$1,500 |
| \$10,001 to \$25,000 | \$225 | \$600,001 to \$700,000 | \$1,650 |
| \$25,001 to \$50,000 | \$275 | \$700,001 to \$800,000 | \$1,850 |
| \$50,001 to \$75,000 | \$325 | \$800,001 to \$900,000 | \$2,050 |
| \$75,001 to \$100,000 | \$435 | \$900,001 to \$1,000,000 | \$2,250 |
| \$100,001 to \$150,000 | \$550 | \$1,000,001 to \$1,100,000 | \$2,450 |
| \$150,001 to \$200,000 | \$660 | \$1,100,001 to \$1,200,000 | \$2,650 |
| \$200,001 to \$250,000 | \$770 | \$1,200,001 to \$1,300,000 | \$2,850 |
| \$250,001 to \$300,000 | \$890 | \$1,300,001 to \$1,400,000 | \$3,050 |
| \$300,001 to \$400,000 | \$1,000 | \$1,400,001 to \$1,500,000 | \$3,250 |
| | | \$1,500,001 and above | \$3,450 |

Notes

| | |
|-----------------------------------|-----------|
| First three (3) inspections | Free |
| Fourth and subsequent inspections | \$50 each |

HVAC Violation Fee Schedule

| Violation | 1 st Offense | 2 nd Offense |
|---|-------------------------|-------------------------|
| No Kentucky HVAC licenses # | \$350 | \$500 |
| No KY Master (w/Journeyman) | \$250 | \$400 |
| Master Representing Two Companies | \$250 | \$400 |
| Contracting with an Inactive Master | \$250 | \$400 |
| Sub-Contracting to Unlicensed Contractor | \$250 | \$400 |
| No Journeyman Supervision | \$100 | \$200 |
| No Master Number on Vehicle | Warning Letter | \$100 |
| Failure to pull Permit as Required | \$100 | \$250 |
| Pulling Permits for Unlicensed Contractor | \$250 | \$400 |

Each Additional offense after the 2nd offense in a one year period will increase \$100 until a maximum of \$500 is reached. Once the maximum is reached a hearing will be requested.