

AN ORDINANCE ADOPTING THE KENTUCKY BUILDING AND  
RESIDENTIAL CODES FOR SCOTT COUNTY, KENTUCKY

Ordinance Number 14-02

Sponsor:

WHEREAS, KRS 198B.060(1), requires that all buildings constructed in 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 fiscal court of county of Scott, Commonwealth of Kentucky as follows:

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

THAT the Kentucky Building Code, promulgated in 815 KAR 7:120 and the 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 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 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 schedules.

**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 ordinance shall take effect and be in full force when passed, published and recorded according to law.

PUBLICLY INTRODUCED AND READ FIRST TIME:

July 24, 2014

PUBLICLY READ SECOND TIME AND PASSED:

Aug. 8, 2014

APPROVED:

George Lusby  
George Lusby, Judge/Executive

ATTEST:

Stacy Hamilton  
Stacy Hamilton, Fiscal Court Clerk

**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

<b>Residential Building Permits</b>		
<b>Construction Type</b>	<b>Fee</b>	<b>Notes</b>
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	.12 per square foot	
The minimum for residential Additions shall not be less than \$100		
Alterations / Remodel	Per Cost / Fee Schedule	
Basement Finish	Per Cost / Fee Schedule	
Covered Deck / Porch (adding an area under roof)	Per Cost / Fee Schedule	A non-conditioned space covered by a roof assembly.
Deck – without a roof	\$40	Open air – not covered by a roof assembly.
In Ground Swimming Pool	\$100	
Demolition	\$40	
Accessory Structure	Per Cost / Fee Schedule	See Definition 1
<b>Special Provisions</b>	<b>Fee</b>	<b>Notes</b>
**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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<b>Commercial Building Permits</b>		
<b>Construction Type</b>	<b>Fee</b>	
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	
<b>Special Provisions</b>	<b>Fee</b>	<b>Notes</b>
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

**Georgetown / Scott County Building Inspection Department**

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**BUILDING COST / FEE SCHEDULE**

<b>Cost of Construction</b>	<b>Building Permit Fee</b>
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**

<b>Occupancy type</b>	<b>Cost per square foot</b>
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

## Georgetown / Scott County Building Inspection Department

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

### Notes: Definitions / Clarifications / Policies

1	<b>Accessory Structure:</b> 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	<b>Reinspection Fee:</b> 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	<b>Types of Inspections:</b> Footing, foundation, slab, framing & final.
4	<b>Fast Track Processing:</b> 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	<b>Flat Fee:</b> A one-time fee for plan review, permitting, inspections and certificates of completion or occupancy.
6	<b>Residential Square Footage Fees:</b> 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 <sup>st</sup> floor area, 2 <sup>nd</sup> floor area, bonus rooms. In short – ALL AREAS UNDER ROOF.
7	<b>Commercial Square Footage Fees:</b> A one-time fee for plan review based on the area of the building/project calculated from outside dimensions.
8	<b>Building Cost or Cost of Construction:</b> The estimated total construction cost to complete the permitted project. Excluding the cost of land, lot, or real estate.
9	<b>Building Cost / Fees:</b> 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	<b>Refund Policy:</b> 60% prior to 1 <sup>st</sup> Inspection. After 1 <sup>st</sup> Inspection all fees are non-refundable.
11	<b>Application:</b> A form that Building Inspection provides that must be completed and submitted, along with drawings and payment of fees.
12	<b>Permit:</b> 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	<b>Permit Holder:</b> The person or company, as listed on the application, responsible for the performance and completion of a permit.
14	<b>Plans or Application Revision:</b> A change in Permit Holder, re-activation of a voided permit or a major change in plans / specifications.
15	<b>State Permit:</b> 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	<b>Land Disturbance Permit:</b> 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	<b>Farmstead exemption:</b> 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	<b>Expedited Certificate of Occupancy (C.O.):</b> 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.

## Georgetown / Scott County Building Inspection Department

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

### HVAC Permit Fee Schedule

<b>One and Two Family Dwellings</b>	First System	\$75
	Each Additional System	\$50
<b>Multi-Family Dwellings</b>	First System	\$75
	Each Additional System	\$25
<b>Correction and Testing Permits</b>	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 <sup>st</sup> Offense	2 <sup>nd</sup> 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 2 <sup>nd</sup> 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.		

**GEORGETOWN/SCOTT COUNTY  
ELECTRICAL INSPECTIONS  
FEE TABLE**

EFFECTIVE JANUARY 1, 2014

<u>INSPECTION TYPE:</u>	<u>FEE</u>
ELECTRICAL PERMIT	\$ 5.00
TEMPORARY POLE	\$40.00
ROUGH	\$45.00
TEMPORARY-PERMANENT	\$40.00
FINAL FIRST 1300 SQUARE FEET	\$45.00
FINAL OVER 1300 SQUARE FEET	\$45.00 + .07 SQ FT
RE-HOOK	\$45.00
POOL BONDING	\$45.00
TRIP	\$45.00
SIGN (inspected at office)	\$25.00
SIGN (inspected on site)	\$45.00
MOBILE/MANUFACTURED HOME SERVICE	\$45.00
SERVICE/RESIDENTIAL	\$45.00
TURNDOWNS/REINSPECTIONS	\$25.00
APARTMENTS PER BUILDING	3-8 UNITS \$90.00 Per Unit
(Roughs + Finals)	9-12 UNITS \$80.00 Per Unit
	13-16 UNITS \$70.00 Per Unit
	17-20 UNITS \$60.00 Per Unit

COMMERCIAL WORK – UP TO \$30,000.00:

ROUGH	\$45.00
TEMP PERM	\$45.00
SERVICE	\$60.00
TRIP	\$45.00
EACH ADDITIONAL PANEL	\$40.00
EACH CIRCUIT	\$ 3.00
EACH DISCONNECT	\$ 8.00

COMMERCIAL WORK – OVER \$30,000.00:

1% OF TOTAL ELECTRIC INCLUDING FIXTURES, EQUIPMENT AND LABOR  
REGARDLESS WHETHER THE CONTRACTOR OR OWNER FURNISHES EQUIPMENT  
AND/OR FIXTURES.





Georgetown / Scott County  
 Building Inspection Department  
 100 North Court Street  
 Georgetown, KY 40324  
 Phone: (502) 863-9802 Fax: (502) 863-4169

**HVAC  
 DIVISION**

**HVAC Installation Permit Fees**

**(1) One- and Two- Family Dwelling Installations.**

\$75.00 for first system, plus  
 \$50.00 for each additional system

**(2) Multi-Family Dwelling Installations.**

\$75.00 for first system, plus  
 \$25.00 for each additional system

**(3) Commercial Installations.**

Cost / Fee Schedule – based on the complete value, including labor and material costs regardless of the purchaser.

The permit application shall include an affirmative, signed statement that the true value lies within certain limits, as listed in the left column of the table below.

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

NOTE: The department may request documented proof of costs from the permit applicant if the true value is in question.

**Correction and Testing Permits** - An application to make corrections or provide testing for an installation made by someone else.

\$75.00

**HVAC  
DIVISION**

**Georgetown / Scott County  
Building Inspection Department**  
100 North Court Street  
Georgetown, KY 40324  
Phone: (502) 863-9802 Fax: (502) 863-4169



**Inspection Fees:**

- Each permit includes three (3) inspections at no additional cost.
- All inspections in excess of the three (3) provided with the purchase of permit shall be performed at the rate of fifty (50) dollars per inspection.
- Payment of excess inspections shall be received by this department prior to the final inspection approval being granted.

**Expiration of Permits:**

All HVAC permits issued shall expire six (6) months after the date of issuance unless the permitted work has begun.

If Construction begins within six (6) months of permit issuance:

- The permit shall be effective until completion of the system; or
- If the work ceases on a permitted project for a period exceeding twelve (12) months, the permit shall be void.
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**Violation Fee Schedule**

<i>Violation</i>	<i>1<sup>st</sup> Offense</i>	<i>2<sup>nd</sup> Offense</i>
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 -	*LETTER	\$100
Failure to pull Permit as Required -	\$100	\$250
Pulling Permits for Unlicensed Contractor -	\$250	\$400

Each additional offense after the 2<sup>nd</sup> 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.

# 3<sup>rd</sup> offense for No KY HVAC License will automatically be turned over to County Attorney.

\*Warning letter sent directly to the Contractor from the Division.