

Franklin and Simpson County Building Codes Enforcement Basic information from the 2018 Kentucky Residential Code

Footings

1. Footing shall be continuous.
2. Top of the footer shall be level.
3. Bottom of the footer shall be level with no more than 1" to 1 1/8" slope per lineal foot.
4. Bottom of footer shall be 24" below undisturbed soil.
5. Footing shall be stepped where necessary to change the elevation of the top surface or where the slope of the bottom surface will exceed 1 in 10 ratio (10%)
6. The top course of each pier shall be solid masonry or core filled. Over 4 high filled completely.
7. 1/2" dia. anchor bolts to be placed within 12" of each corner, 6'-0" on center maximum, and have a minimum of 7" embedment in masonry or concrete. Anchor bolts shall also be placed within 12 inches of ends of sill plates.
8. Crawl space venting = 1 sq. ft. per 150 sq. ft. of floor space, with at least one vent within 3' of each corner.
9. Minimum crawl space access opening is 18" x 24"
10. Crawl space height must be minimum 18" to untreated joists.
11. Crawl space must be cleaned of all vegetation, organic matter, and construction debris.
12. Optional electrical grounding may be placed in footer. (new construction) Methods identified under NEC 250.50 are acceptable.

Framing

1. Framing lumber identified by grade mark.
2. Attic access opening minimum 22" x 30".
3. Bathroom exhaust vented through the roof or exterior envelope (cannot lay in soffit, must penetrate).
4. Attic ventilation 1 sq. ft. per 150 sq. ft. of area.
5. Smoke detectors in each bedroom, outside & in the near vicinity of the bedrooms, and on each floor level, interconnected with battery backup.
6. Minimum # 15 felt under shingles.
7. Emergency egress windows in all bedrooms 5.7 sq. ft. of clear opening.
 - a. minimum clear opening width = 20"
 - b. minimum clear opening height = 24"
 - c. minimum net clear opening = 820 sq. inches.
8. Tempered glass is required in areas considered "hazardous locations", as described under the Consumer Product Safety Commission (CPSC 16CFR part 1201)
9. Stair riser minimum 4", maximum riser height = 8 1/4", minimum tread depth = 9" – risers, consistent within 3/8".
10. Stairway headroom clearance = 80"
11. Steel shims under beams or girders located over piers and wall pockets.
12. Ridge boards 1" thick or larger. Minimum size equal to the cut end of rafter.
13. Steel joist hangers for face nailed framing.
14. Collar ties across the ridge, maximum 4'-0" on center spacing.
15. Floor joist spans use tables from chapter 5 of the Kentucky Residential Code Book.
16. Ceiling joist and rafter spans use tables from chapter 8 of the Kentucky Residential Code Book.
17. Wood girder spans use tables from chapter 5 of the Kentucky Residential Code Book.
18. Header Spans use tables from Chapter 5 of the Kentucky Residential Code Book.
19. Manufactured trusses to be provided with an engineered stamp and bracing schedule. Requires uplift protection.
20. Exterior wall corner bracing by diagonal brace or solid sheathing.
21. Cut through top plate reinforced with 25 gauge steel angle.

FINAL INSPECTION

1. Plumbing, Mechanical, Energy and Electrical final approvals and inspection stickers visible.
2. Insulation installed in attic space and in crawl space.
3. Porches, stoops, sidewalks, decks, steps, etc. complete.
4. Decks attached to house with ½” bolts or lag screws, or be self supporting.
5. Handrails provided for four or more risers.
6. Guardrails provided for porches, decks, steps 30” or more above finished grade.

ENERGY CODE REQUIREMENTS

1. Minimum R-38 ceiling
2. Minimum R-13 walls
3. Minimum R-19 floors
4. 6 mil poly vapor barrier in crawl space with no organic debris left.
5. Energy Efficiency Certificate attached to electrical panel.

REQUIRED INSPECTIONS

The following inspections are required **without exception**. Please call 24 hours in advance to request an inspection, and furnish the address (if known) or lot number with directions. **The Building Permit and Inspection Card** must be displayed in a prominent location on the lot.

1st FOOTINGS – when ready to pour and reinforcing steel is tied in place. Check soil conditions, depth of footers, piers, grade beams, sub-footers, step-downs and electrical grounding.

2nd FOUNDATION – after laid or poured with anchor bolts and required opening are in place and before framing is started.

2nd FRAMING – when ready for drywall. Wall sheathing, roofing, doors and windows are in place. Plumbing, electrical, insulation in walls and HVAC rough in is in place and has been inspected and approved.

3rd FINAL INSPECTION – when the structure, including finish work, is complete and ready to occupy, and final grading and site work is complete.

NOTE: RESIDENCE SHALL NOT BE OCCUPIED UNTIL A FINAL INSPECTION HAS BEEN MADE AND A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED.

Residential construction falls under the “Kentucky Residential Code”. The above is a brief outline of key elements.

Signature _____

CITY OF FRANKLIN
WATER AVAILABILITY & LOCATION VERIFICATION

Date of Request:

Time of Request:

Name of Owner:

Phone Number:

Location (Exact location is required)

Number, Lot

Street/Road

Subdivision

Type of Structure:

Single Family Dwelling Multiple Family Dwelling (specify # of units) _____

Commercial Building Other (Explain on an additional sheet)

Applicant is to Fill Out Top Portion Only!

Water Available Water PSI _____

Water Available with Stipulations (See Comments Below)

Water Not Available (See Comments Below)

Refer to Simpson County Water District

Signature of Superintendent/Designee

Date

Time

Comments:

Provide a sketch of water lines on lot. This is to prevent a building being built over any utility lines.

NOTE: There is a two day turn around policy for utility request. The City will provide the most accurate information to you as quickly as possible. Revised 02/2016

FRANKLIN-SIMPSON PLANNING & ZONING

UTILITY AVAILABILITY FORM

DATE _____

APPLICANT FOR BUILDING PERMIT _____

NAME OF OWNER _____

LOCATION _____
Number Street/Road Subdivision

TYPE OF PERMIT _____

Authorized signature, with date, to be signed as indicated below for availability of necessary utility for issuance of a building permit. If utility is not available, please specify reason.

Electric Plant Board _____ Date _____
(270 586 4441) Authorized Signature

Telephone Service _____ Date _____
Samir Berkani (270 421 5861) Authorized Signature

Warren Rural Electric _____ Date _____
(270 586 3443) Authorized Signature

Simpson County Water _____ Date _____
District (270 598 9926) Authorized Signature

Simpson County Health Department _____ Date _____
Department (septic system only) Authorized Signature
Jama Jepson (270 586 8261)

County Road Connection Permit _____ Date _____
(County Road (270 586 7184) Signature of County Official

State Road Connection Permit _____ Date _____
(State Road Dept. (270 586 8115) Signature of State Official

Franklin-Simpson Planning & Zoning Commission

P.O. Box 1025 * Franklin, KY 42135-1025 * Phone: (270) 586-3356 * Fax: (270) 586-3596

Building Inspector – Ron Tabor

P&Z Administrator – Carter Munday

Electrical Inspector – James Thomas

Assistant – Julie Freeman

FORMS FOR OBTAINING A BUILDING RESIDENTIAL PERMIT IN FRANKLIN AND SIMPSON COUNTY

The forms in this package of forms are for obtaining a RESIDENTIAL building permit in the City of Franklin and Simpson County. Please choose those appropriate to your needs.

Forms for Permits within the City:

City Sewer Availability.pdf. (270-586-4497)

City Water Availability.pdf. (270-586-4497)

Contractor information Form. (city business license numbers if known) (270-586-4497)

Utility Availability Form. (Electric Plant Board & Phone Service) (270-586-4441)

Forms for Permits within the County:

Utility Availability Form for the following:

Simpson County Health Department (270-586-8261)

Warren Rural Electric Coop (270-586-3443)

Phone Service (270-846-3033)

Simpson County Water Service (270-598-9926)

State Road Connection Permit (270-586-8115)

County Road Connection Application (270-586-7184)

Contractor Information Form (no business license numbers are required)

These forms will need to be filled out and signed by the appropriate individual within each utility service area and presented with the building permit application in order to obtain a building permit

Zoning regulations require that in order to obtain a building permit, the applicant shall submit a plan drawn to scale showing the dimensions of the lot to be built upon, the outside dimensions of all buildings to be constructed or altered and all existing buildings, the use of buildings, yard depths and any other information necessary for determining conformance with these regulations. This should include any easements or utility locations that might affect the construction site.

Where to Obtain Permits;

Building and Electrical - Franklin-Simpson Planning & Zoning Office

Plumbing - Simpson County Health Department

Heating and Cooling Systems HVAC - Kentucky HVAC Inspector or online

Driveway connection permits - County Judge Executive Office or State Highway Department

RESIDENTIAL BUILDING PERMIT APPLICATION

A. Location	Date of Application
Project Address	
Project Name / Subdivision	Lot or Bldg #

B. Identification	Name	Address	Phone
Owner or Lessee →			
Contractor →			
Contractor Email →			
Permit Applicant →			

C. Type of Improvement and Use		(check applicable)	
<input type="checkbox"/> New	<input type="checkbox"/> Single Family	No. of Stories w/o Basement _____	
<input type="checkbox"/> Addition	<input type="checkbox"/> Duplex / Two Family	SqFt of Finished Basement _____	
<input type="checkbox"/> Alteration	<input type="checkbox"/> Multi-Family (townhouse)	SqFt of Unfinished Basement _____	
<input type="checkbox"/> Demolition	<input type="checkbox"/> Airport	Total SqFt All Floors Under Roof _____	
<input type="checkbox"/> Relocation / moving	<input type="checkbox"/> Deck	Total Land Area (acres or sqft) _____	
<input type="checkbox"/> Foundation only	<input type="checkbox"/> Fence	Number of Bedrooms _____	
<input type="checkbox"/> Basement only	<input type="checkbox"/> Garage	Number of Bathrooms _____	
<input type="checkbox"/> Accsry. Bldg sqft= _____	<input type="checkbox"/> Mobile Home sqft= _____	Construction Cost \$ _____	
	<input type="checkbox"/> Patio	Electrical Cost _____	
	<input type="checkbox"/> Pool (Inground or above ?)	Plumbing Cost _____	
	<input type="checkbox"/> Pole Barn sqft= _____	HVAC Cost _____	
	Other (describe) _____	(round to nearest \$) TOTAL COST _____	

D. Building Characteristics		Electricity Supplier → <input type="checkbox"/> EPB <input type="checkbox"/> WRECC		
Principal Type Of Frame		Principal Type of Heating Fuel		
<input type="checkbox"/> Masonry	<input type="checkbox"/> Wood Frame	<input type="checkbox"/> Coal	<input type="checkbox"/> Type of Sewage Disposal	
<input type="checkbox"/> Structural Steel	<input type="checkbox"/> Reinforced Concrete	<input type="checkbox"/> Gas	<input type="checkbox"/> Private (septic tank)	
<input type="checkbox"/> Other - specify _____	<input type="checkbox"/> Other - specify _____	<input type="checkbox"/> Electricity	<input type="checkbox"/> Public	
		<input type="checkbox"/> Oil	Type of Water Supply	
		<input type="checkbox"/> Other - specify _____	<input type="checkbox"/> Private (well, cistern)	
			<input type="checkbox"/> Public → <input type="checkbox"/> CITY <input type="checkbox"/> COUNTY	

Mechanical

Central air conditioning YES NO

Elevator YES NO

E.

I hereby certify that I am the owner of record or have been authorized to make this application for a construction permit as his authorized agent and we agree to conform to all applicable laws of this jurisdiction.

"Note: The information provided on this form is subject to the open records act and may be viewed by others upon request."

Signature of Applicant

Address

Date

F. PLANNING & ZONING OFFICE USE ONLY

Building Permit Number _____

Building Permit Issued _____

Building Permit Fee _____

Certificate of Occupancy _____

Inspection Fee _____

Other Fees _____

Total Fees _____

Receipt # _____

Check # _____

Use Group _____
Occupancy load _____

Approved by: _____

Title

Inspection Required & Date Completed

Footer	Foundation	Framing	Final
___/___/20	___/___/20	___/___/20	___/___/20