

# 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.

**1<sup>st</sup> 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.

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

**2<sup>nd</sup> 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.

**3<sup>rd</sup> 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** \_\_\_\_\_

# Franklin-Simpson Planning & Zoning Commission

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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

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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



## **SIMPSON COUNTY ROAD CONNECTION PERMIT**

The Simpson County Fiscal Court chooses to assist private property owners with the installation of culvert pipes and/or entrance tiles to insure proper placement, installation and connection to the roads maintained in the County Road System.

The Simpson County Public Works Department will install an entrance tile (provided by the property owner) and a reasonable amount of gravel cover to insure access from the County road. Typically, an approved entrance tile should be no less than 15" diameter x 24' length, but may be required to be larger, if needed to insure proper drainage.

Generally, the County owns a right-of-way no less than 30' (15' from the center of the road) on all County roads. A property owner may do their own installation of an entrance tile, but inspection of the proposed entrance and approval is still required prior to installation.

Once the application is returned the proposed entrance will be inspected for approval. The property owner should clearly identify the proposed entrance by placing stakes or marker flags at the proposed entrance location.

Once approved, the property owner will be notified and arrangements for installation will be scheduled by the Simpson County Public Works Department.

***Effective: July 2007***

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# SIMPSON COUNTY PUBLIC WORKS

## COUNTY ROAD CONNECTION PERMIT APPLICATION

\*\*\*\*\* To Be Completed By Applicant \*\*\*\*\*

(Please Type or Print)

1. Applicant's Name: \_\_\_\_\_

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

City: \_\_\_\_\_

State \_\_\_\_\_

Zip Code: \_\_\_\_\_

Phone # \_\_\_\_\_

Email: \_\_\_\_\_

2. Type of Connection

(check one)

RESIDENTIAL ENTRANCE

FARM ACCESS

COMMERCIAL

3. Proposed Location Description:

NORTH

SOUTH

EAST

WEST

side of \_\_\_\_\_

(road name)

approximately \_\_\_\_\_

(feet)

NORTH

SOUTH

EAST

WEST

of \_\_\_\_\_

(road name)

Additional Information: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

\*\*\*\*\* To Be Completed by the County \*\*\*\*\*

Approved

YES

NO

Conditions \_\_\_\_\_

\_\_\_\_\_

Location Inspected By: \_\_\_\_\_

Date: \_\_\_\_\_

Installation and final inspection completed on:

Date: \_\_\_\_\_

Accepted by: \_\_\_\_\_

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