

HART COUNTY BUILDING INSPECTION
ORDINANCE

KOC 640.1

WHEREAS, the State of Kentucky adopted a uniform building code by Chapter 198 (B) of the Kentucky Revised Statutes; and,

WHEREAS, it is mandated by the Kentucky Legislature that each county adopt a uniform building and inspection program; and,

WHEREAS, in order to conform with the mandates of Chapter 198 (B) of the Kentucky Revised Statutes;

Be it ordained by the Hart County Fiscal Court, Commonwealth of Kentucky, as follows:

1. That the building inspector shall issue permits one (1) day a week out of his office and will make inspections on (1) day a week. The building inspector will be responsible for both building and electrical inspections. The building inspector will serve as a staff person for the Hart County Planning Commission.

Before the Hart County Building Inspector performs any electrical inspections for new residential building construction and or new or replacement mobile homes or house trailers, the applicant must submit proof that a permit to install an on-site sewage system has been verified by the Hart County Health Department and that a plumbing permit has been purchased. Documents submitted as proof must be Form DFS-307 Onsite Sewage Disposal System Construction Application and Permit or Form DFS-326 Existing Sewerage System and Owner's Affidavit.

Inspection of temporary poles customarily furnished by an electrical utility company during the construction phase of a

residence is and shall be exempt from the provision of this ordinance. In no event shall inspection of such temporary electrical service be provided to a mobile home or house trailer.

Permits shall be required for all dwellings, excluding farm buildings and farm dwellings. In order to expedite the issuing of building permits, the following will be required to the issuance of a building permit:

I. Building permit applications will be submitted to the building inspector and permits will be issued through this office upon approval. (Forms available in inspection office). Following approvals will be needed prior to issuance of a building permit:

PLANNING AND ZONING DEPARTMENT

- A. Plot Plan-building shown on site. Set backs, side and rear yard
- B. Parking Layout-showing arrangement of spaces and dimensions
- C. Open Space-(when required)

ENGINEERING DEPARTMENT

- A. Drainage plan indicating proposed land contours, catch basins, culverts and how it affects adjacent properties
- B. Location of drive approach with dimensions
- C. Floor Plan Data

BUILDING DEPARTMENT

- A. Foundation Plan
- B. Cross Section Plan (multiple story)
- C. Floor Plan

1. Fees to be charged by the Building Inspector are those approved by Hart County Fiscal Court as indicated below:

Building Type

One and two family construction	\$.05 per sq. ft.
Additions	\$.05 per sq. ft. min. \$25.00

Multiple Dwellings

First 5,000 sq. ft. each building	\$.04 per sq. ft.
Additional area over 5,000	\$.02 per sq. ft.
Non Residential	
First 5,000 sq. ft.	\$.06 per sq. ft.
Additions	\$.03 per sq. ft.
Fees for other required permits:	
Demolitions per building	\$15.00
Non Residential Rehabilitations	\$50.00
Signs	\$.05 per sq. ft.
Moving one structure from one place to another	\$50.00

2. The minimum fee for any activity such as: reinspection, site inspection, etc., for which a permit is required shall be \$10.00 plus mileage.

3. The fees shall be doubled for construction started without a building permit.

4. Mileage fee for county building inspections will be .25 a mile multiplied by three (3). (Footing, framing, final) Blasting Permit \$10.00 and FHA Loan Inspection \$15.00.

5. The Building Inspector will enforce all deed restrictions.

6. An additional fee of up to \$10.00 may be charged for any inspection conducted on any day other than the designated inspection day.

All plans shall be detailed with all requirements, specifications and drawn to scale. Plans for buildings that required to be submitted to the Department of Housing,

Buildings and Construction will continue to be processed in the same manner.

Buildings that are the responsibility of the Hart County Building Inspector are:

1. All single family houses
2. All assembly buildings with less than 50 person capacity
3. Mercantile buildings with less than 3,000 sq. ft.
4. Factory /Industrial with less than 20,000 sq. ft.
5. All residential, storage, miscellaneous or temporary buildings as long as they do not exceed three (3) stories in height or 20,000 in sq. ft. of floor area.
6. Any additions to the above.

Farm buildings and dwellings are exempt from inspection.

There are three inspections required for all buildings during construction:

1. Footer
2. Framing
3. Final

(Building Inspectors may require a call if they so desire)

When a final inspection is made and the building is approved for occupancy, a certificate of occupancy will be issued.

On buildings that are required to have plans reviewed by the State Department of Housing, Building and Construction, this letter of approval will be required prior to a certificate of occupancy being issued by this office.

II. Electrical Code enforcement will be accomplished by the County Building Inspector. The fee for each electrical inspection will be \$10.00 per inspection. If only an electrical inspection is to be made then the fee will be the same plus mileage.

This is the electrical inspection schedule and how it relates to the building inspection schedule:

ELECTRICAL INSPECTIONS

- None
- 1. Rough-in
- 2. Final

BUILDING INSPECTIONS

- 1. Footer
- 2. Framing
- 3. Final

The Energy Conservation provisions of the Kentucky Building Code will be enforced. Builders, designers, and engineers should use the workbook developed by the Department of Housing, Building and Construction. In addition to the foregoing referenced workbook, a booklet entitled "A Home Builders Guide to Energy Conservation" would allow the builder an alternative to preparing calculations by prescribing the "R" value of insulation to be placed in ceilings, walls and under floors.

III. The Plumbing Code will continue to be enforced the same as in the past with the responsibility for all buildings resting within the Division of Plumbing at the Department of Housing, Building and Construction.


Plumbing personnel will work out of the local Health Department.

FUNDING


The Building Inspector will be paid from fees collected. The Building Inspector will collect all fees and remit them to the Hart County Treasurer with an accounting for same. After the first six (6) months of the inspection program, 5% will be deducted from the fees collected by the Building Inspector to finance office administration expenditures. If office expenses cannot be covered by fees, then the Fiscal Court and City Councils will pay office expenses. The cities and county will share the cost according to population.

Violation of this ordinance shall be as provided by statute and specifically KRS 198.990 (B).

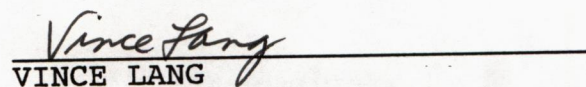
Enacted this 18th day of March, 1983.


SHERMAN BOWMAN
Hart County Judge/Executive

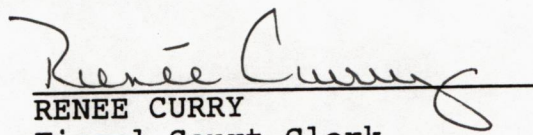
ATTESTED:


TOMMIE T. BOWMAN
COUNTY COURT CLERK

The amended portion of this ordinance is in bold letters in Section I. This amendment was adopted this the 20th day of April, 1995.


VINCE LANG
Hart County Judge/Executive

ATTESTED:


RENEE CURRY
Fiscal Court Clerk

Adopted by
Court 4-5-90
ARC

PROPOSED PRICES FOR
ELECTRICAL INSPECTIONS OF DWELLINGS

ROUGH-IN:

\$10 plus mileage

300A and 400A---\$12 plus mileage

600A---\$12 plus \$10 each Sub-panel plus mileage

FINAL:

60A---\$12 plus mileage

100A and 200A---\$15 plus mileage

300A and 400A---\$18 plus mileage

600A---\$20 plus \$10 each Sub-panel plus mileage

HOUSING PROJECTS:

\$20 total per unit (Rough-in and Final) plus mileage

MOBILE HOMES:

100A and 200A---\$15 plus mileage

METER POLE AND ENTRANCE CHANGE:

\$12 plus mileage

MINIMUM INSPECTION:

\$15

Building Inspection Amendment Ordinance

On April 6, 1995, Hart Fiscal Court amended the building inspection ordinance. The amendment shall read as follows:

Before the Hart County Building Inspector performs any electrical inspections for new residential building construction and or new or replacement mobile homes or house trailers, the applicant must submit proof that a permit to install an on-site sewage disposal system has been granted or proof that an existing sewage system has been verified by the Hart County Health Department and that a plumbing permit has been purchased. Documents submitted as proof must be Form DFS-307 Onsite Sewage Disposal System Construction Application and Permit or Form DFS-326 Existing Sewerage System and Owner's Affidavit.

Inspection of temporary poles customarily furnished by an electrical utility company during the construction phase of a residence is and shall be exempt from the provision of this ordinance. In no event shall inspection of such temporary electrical service be provided to a mobile home or house trailer.