

CHAPTER 150: BUILDING REGULATIONS

Section

- 150.01 Kentucky Building and Residential Codes adopted
- 150.02 Electrical inspections and permits
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§ 150.01 KENTUCKY BUILDING AND RESIDENTIAL CODES ADOPTED.

(A) (1) The Kentucky Building Code as promulgated in 815 KAR 7:120 and the Kentucky Residential Code as promulgated in 815 KAR 7:125 are hereby adopted in full as regulations of the city as if set out at length herein.

(2) A copy of the Kentucky Building Code, together with a copy of all other regulations or NFPA pamphlets adopted or referred to thereunder, is on file in the office of the City Clerk, and the Clerk shall at all times keep a copy of the building code for reference.

(B) The City Building Inspector/Planner or his or her assistant shall be designated as the local enforcement agent for said Kentucky Building Code. Persons certified by the Kentucky Department of Housing, Buildings and Construction shall perform all building code inspections. A certified electrical inspector specifically approved by the city, pursuant to § 150.02, shall perform all electrical inspections.

(C) Permits and fees. The fees for permits and inspections shall be provided in § 150.04.

(D) Pursuant to KRS 198B.060(8), a building inspection program is hereby established in the city for application to all buildings including single-family dwellings as provided in the adopted codes. (Ord. passed 1-14-80; Am. Ord. passed 2-8-88; Am. Ord. 26:94, passed 11-14-94; Am. Ord. 02:2002, passed 3-11-02; Am. Ord. 09:2003, passed 3-10-03; Am. Ord. 03:2008, passed 1-14-08; Am. Ord. 04:2010, passed 4-12-10; Am. Ord. 19:2013, passed 9-9-13)

Statutory reference:

Kentucky Building Code, see KRS Ch. 198B

§ 150.02 ELECTRICAL INSPECTIONS AND PERMITS.

(A) All electrical installation and alteration within and upon a building or structure except those specifically exempt by Chapter 27, Section 2703.2 of the Kentucky Building Code as adopted by § 150.01 shall not commence until a permit is obtained by the owner or electrical contractor from the Building Inspector of the City of Morehead. The fee for obtaining said permit shall be five dollars (\$5.00). Before a permit is issued the Building Inspector may make a determination power that the building or structure being supplied with electrical power meets local and state codes and ordinances,

specifically housing and building codes, zoning regulations and flood plain regulations.

(B) At the time the permit is obtained, the Building Inspector shall provide the applicant with a list of approved electrical inspectors for the City of Morehead. The owner or electrical contractor shall select one (1) of the approved certified inspectors to obtain the necessary inspections.

(C) The city shall enter into an agreement with no more than three (3) electrical inspectors with state inspection credentials. The city will only accept electrical inspections from those inspectors approved by the city. Said approved electrical inspectors may charge the applicant the following fees:

Temporary inspections	\$65.00 per trip
Residential inspections: Rough in inspections	\$65.00 per trip
Service only inspections	\$65.00 per trip
Rough in and service only inspections - same trip	\$90.00 per trip
Final inspection	\$65.00 per trip
Commercial and industrial Electrical contract up to \$50,000	\$65.00 per trip
Electrical contract \$50,001 to \$500,000	1.25% of the contract
Electrical contract \$500,001 and up	0.75% of the contract

(D) When a certificate of inspection has been issued by an approved electrical inspector, the certificate shall be delivered to the Building Inspector.

(Ord. 27:94, passed 11-14-94; Am. Ord. 04:2010, passed 4-12-10; Am. Ord. 31:2013, passed 12-9-13)

§ 150.03 APPEALS BOARD AND APPEALS.

(A) There is hereby established and created a Building Code Appeals Board of the city.

(B) The purpose of the Building Code Appeals Board is to hear appeals of the decisions of the Building Inspector and/or Assistant Building Inspector of the city, such as may arise under the Kentucky Building Code.

(C) The Building Code Appeals Board shall be in compliance with the provisions of KRS 198B.070.

(1) The Mayor, upon the approval of the Council, shall appoint five (5) technically qualified persons with professional

experience related to the building industry. No member of the Board shall be employed by the city. Members of the Appeals Board shall serve for staggered three (3)-year terms. Each member shall serve until his or her successor is appointed and qualified.

(2) Vacancies shall be filled in the same manner as original appointments are made.

(3) A majority of the members of the Building Code Appeals Board shall constitute a quorum for all purposes. A decision reached by a majority of the Appeals Board members present at a properly called meeting shall constitute a decision of the entire Board.

(D) Appeal procedure.

(1) Any party to a decision by the Building Inspector/Assistant Building Inspector may appeal that decision to the Building Code Appeals Board by filing at the City Clerk's Office, 105 East Main Street, Morehead, Kentucky 40351 a written petition requesting a hearing and containing a statement of the grounds therefore within twenty (20) days after the date notice of such decision is received. The filing fee is one-hundred (\$100.00) dollars. No appeal petition shall be filed until the fee is paid.

(2) Upon receipt of a properly filed petition for appeal, the Building Code Appeals Board shall convene a hearing to consider the appeal within fifteen (15) days of receipt. All parties to the appeal shall be notified of the time and place of the hearing by letter mailed by certified mail no later than ten (10) days prior to the date of hearing. The Building Code Appeals Board shall render a decision within five (5) working days after the hearing.

(3) The Building Code Appeals Board may uphold, amend or reverse the decision of the Building Inspector/Assistant Building Inspector, and there shall be no appeal from the decision of the Building Code Appeals Board other than by appeal to the Kentucky Board of Housing, Buildings and Construction. Appeals to the Kentucky Board of Housing, Buildings and Construction shall include citation of those provisions of the Uniform State Building Code that are at issue, and an explanation of why the decision of the Building Code Appeals Board or Building Inspector/Assistant Building Inspector is being contested.
(Ord. 04:2010, passed 4-12-10)

§ 150.04 BUILDING PERMIT FEES.

(A) The following building permit fees are established:

<u>Construction Costs</u>	<u>Fees</u>
\$0 - \$1,000	\$20.00
\$1,001 - \$50,000	\$20 for the first \$1,000 plus \$5 for each additional \$1,000

\$50,001 - \$250,000	\$265 for the first \$50,000 plus \$4 for each additional \$1,000
\$250,001 - 1,000,000	\$1,261 for the first \$250,000 plus \$5 for each additional \$1,000
\$1,000,001 and over	\$5,011 for the first \$1,000,000 plus \$4 for each additional \$1,000
Moving of a structure	\$25.00 per thousand of cost
Demolition	\$10.00 per thousand of cost
Requests received after-the-fact	Cost as stated above, plus 100% surcharge

(B) Single Family Residential plan review fees. Ten dollars (\$10.00) per thousand (1,000) square foot or fraction thereof.

(C) Commercial plan review fees.

(1) General. A permit to begin work for new construction, alteration, removal or other building operations shall not be issued until the fees prescribed by law shall have been paid to the state, if applicable, and to the city. If an amendment to a permit necessitates an additional fee because of an increase in the estimated cost of the work involved, the permit shall not be approved until the additional fee has been paid.

(2) Special fees. Payment of fees for construction, alteration or removal and for all work done in connection with or concurrently with the work contemplated by a building permit shall not relieve the applicant or holder of the permit from payment of other fees that may be prescribed by law or ordinance for water taps, sewer connections, electrical permits, erection of signs and display structures, marquees or other appurtenant structures, or fees of inspections or certificates of occupancy or other privileges or requirements established by law.

(3) City jurisdiction. The fees for plan examination and inspection functions required by the city shall be as prescribed herein as applicable. The fees shall be paid in accordance with the Table of Fees below.

(a) Fast-tract elective. For permit applicants seeking early site and foundation approval prior to full review of complete set of construction documents, the fee shall be that as calculated from the Table of Fees plus fifty-percent (50%) of the full fee. The additional

fifty-percent (50%) fee shall not be less than four hundred dollars (\$400.00) and not more than three thousand dollars (\$3,000.00). The entire fee shall be paid at the time of the initial plan submission.

TABLE OF FEES

<u>Occupancy Type</u>	<u>Cost Per Square Foot (In Cents)</u>
All other nonresidential	6.5
Assembly	8.5
Business	7.5
Day Care Centers	7.5
Educational	7.5
Frozen Food Plants	6.5
High Hazard	7.5

<u>Occupancy Type</u>	<u>Cost Per Square Foot (In Cents)</u>
Industrial Factories	6.25
Institutional	8.5
Mercantile	7.5
Residential	7.5
Warehouse	5.5

(b) Submission of plans and fees. All plans and specifications required to be submitted to the city shall be accompanied by the applicable fee as set forth herein, rounded to the nearest dollar.

(c) Method of payment. All fees required herein shall be in check form payable to the City of Morehead.

(d) Construction approval. Approval for construction shall not be issued by the City Building Inspector until all required fees have been paid.

(e) New construction. Departmental plan review fees for new buildings shall be calculated by multiplying the total building area under construction by the cost per square foot of each occupancy type as listed in the Table of Fees. Total square footage shall be determined by the outside dimensions of the building. Minimum fee for review of plans under this section shall be two hundred dollars (\$200). The fee for buildings with multiple or mixed occupancies may be calculated using the cost per square foot multiplier of the predominant use.

(f) Additions to existing buildings. Plan review fees for additions to existing buildings, which shall not require the entire building to conform to the Kentucky Building Code as adopted by the city, shall be calculated in accordance with the Table of Fees by the measurement of the square footage of the addition as determined by the outside dimensions of the addition. Minimum fee for review of plans under this section shall be two hundred dollars (\$200).

(g) Change in use. Plan review fees for existing buildings in which the group or occupancy type is changed shall be calculated in accordance with the Table of Fees by using the total square footage of the entire building or structure under the new occupancy type as determined by the outside dimensions. Minimum fee for review of plans under this section shall be two hundred dollars (\$200).

(h) Alterations and repairs. Plan review fees for alterations and repairs not otherwise covered by this fee schedule

shall be calculated by multiplying the cost for the alterations or repairs by 0.025, or calculated by multiplying the total area being altered or repaired by the cost per square foot of each occupancy type as listed in the Table of Fees, whichever is less. The total square footage shall be determined by the outside dimensions of the area being altered or repaired. The minimum fee for review of plans under this section shall be two hundred dollars (\$200).

(i) Specialized fees. In addition to the above fees, the fees for automatic sprinkler review fee shall be applied for the specialized plan reviews listed.

Automatic Sprinkler Review Fee Table

<u>Number of Sprinklers</u>	<u>Fee</u>
4-200	\$150
201-300	\$175
301-400	\$210
401-750	\$250
Over 750	\$250 plus 20 cents per sprinkler over 750

(j) Fire detection system review fee. Zero (0) to twenty thousand (20,000) square feet shall be one hundred-fifty dollars (\$150); over twenty thousand (20,000) square feet shall be one hundred-fifty dollars (\$150) plus twenty dollars (\$20) for each additional ten thousand (10,000) square feet in excess of twenty thousand (20,000) square feet.

(k) Standpipe plan review fee. One hundred-fifty dollars (\$150); combination standpipe and riser plans shall be reviewed under the automatic sprinkler review fee schedule.

(l) Carbon dioxide suppression system review fee. One (1) to two hundred (200) pounds of agent shall be one hundred-fifty dollars (\$150); over two-hundred (200) pounds of agent shall be one hundred-fifty dollars (\$150) plus two (\$.02) cents per pound in excess of two hundred (200) pounds.

(m) Clean agent suppression system review fee. Up to thirty-five (35) pounds of agent shall be one hundred-fifty dollars (\$150); over thirty-five (35) pounds shall be one hundred-fifty (\$150) plus six (6) cents per pound in excess of thirty-five (35) pounds. The fee for gaseous systems shall be five (\$.05) cents per cubic foot and not less than one hundred-fifty dollars (\$150).

(n) Foam suppression system review fee. Fifty cents (\$0.50) per gallon of foam concentrate where the system is not part of an automatic sprinkler system. Foam suppression system plans that are submitted as part of an automatic sprinkler system shall be reviewed under the automatic sprinkler review fee schedule. The fee for review of plans under this section shall not be less than one hundred-fifty dollars (\$150) nor more than one thousand five hundred dollars (\$1,500).

(o) Commercial range hood review fee. One hundred-fifty dollars (\$150) per hood.

(p) Dry chemical systems review fee (except range hoods). One (1) to thirty (30) pounds of agent shall be one hundred-fifty dollars (\$150); over thirty (30) pounds of agent shall be one hundred-fifty dollars (\$150) plus twenty five cents (\$0.25) per pound in excess of thirty (30) pounds.

(Ord. passed 4-14-80; Am. Ord. passed 2-8-88; Am. Ord. 26:94, passed 11-14-94; Am. Ord. 16:2002, passed 8-12-02; Am. Ord. 25:2005, passed 9-12-05; Am. Ord. 08:2012, passed 6-11-12; Am. Ord. 10:2012, passed 6-11-12)