

AN ORDINANCE RELATING TO THE ESTABLISHMENT
OF NEW FEES TO BE CHARGED BY THE
FRANKLIN-SIMPSON PLANNING AND ZONING COMMISSION

BE IT ORDAINED BY THE FISCAL COURT OF THE COUNTY OF
SIMPSON, COMMONWEALTH OF KENTUCKY, after the passage, approval and
publication of this ordinance as follows:

That the attached schedule of fees to be charged by the
Franklin-Simpson Planning and Zoning Commission be approved and
adopted with a copy of same to be maintained with this adopting
ordinance and made a part of the permanent records of the county.

August 25, 1998 FIRST READING
September 1, 1998 SECOND READING

At a meeting of the Fiscal Court of the County of
Simpson, Commonwealth of Kentucky held September 1st, 1998,
on motion made by Honorable James Bailey, Jr., and seconded by
Honorable Kenneth Utley, the foregoing ordinance was
adopted, after full discussion, by the following vote:

Aye BILL SCOTT
No GLEN EVANS
Aye KENNETH UTLEY
Aye JAMES BAILEY

APPROVED: [Signature]
BY: Kenneth Y. Harper
KENNETH Y. HARPER, COUNTY JUDGE EXECUTIVE
COUNTY OF SIMPSON, COMMONWEALTH OF KENTUCKY

ATTEST:
Jada Neely
JADA NEELY, Fiscal Court Clerk,
County of Simpson, Commonwealth
of Kentucky

AN ORDINANCE ESTABLISHING NEW FEES TO BE CHARGED BY THE FRANKLIN-SIMPSON COUNTY PLANNING AND ZONING COMMISSION

BUILDING PERMIT FEES

Structure/Building Classifications:

One and two-family construction	\$.06 per sq. ft.
Basement unfinished	.03 per sq. ft.
Mutiple Dwellings	
First 5,000 sq. ft. each building	.06 per sq. ft.
Additional area over 5,000 sq. ft.	.04 per sq. ft.
Accessory Buildings	.07 per sq. ft.
Nonresidential (not included in Commercial & Industrial)	
First 5,000 sq. ft.	.08 per sq. ft.
Additional area over 5,000 sq. ft.	.05 per sq. ft.
Tanks - below or above ground	.02 per cu. ft.
Concrete pad	.04 per sq. ft.
Steel tower	.40¢ per ft. (height) 250 ft. - \$100.00
Other - All projects involving building, mechanical, civil, or electrical improvements shall be assessed	75.00 minimum fee

Fees for Other Required Permits

Demolitions - Residential building	15.00
Commercial building	25.00 per 1,000 sq. ft.
(Removal from premises within 60 days)	
30 day extension	25.00 (discretion of bldg. Ins)
Residential rehabilitation	50.00
Nonresidential rehabilitations up to \$10,000.	75.00 Minimum
Excess of \$10,000 - rate	.07 per sq. ft.
Signs - maximum sign 200 sq. ft.	.50 per sq. ft.
Temporary signs (10 ft. setback for most)	15.00 not to exceed 30 days
Renewal of temporary signs	15.00 fee renewal 30 days not to exceed 60 days maximum
Roofing Patio	15.00 Minimum
Concrete Patio (.04¢ per sq. ft., brick, bituminous, etc. mim.)	15.00 Minimum
Porch - .06¢ per sq. ft. or minimum	15.00 Minimum
Caport - .04¢ per sq. ft. of minimum	15.00 Minimum
Deck - .04¢ per sq. ft. or minimum	15.00 Minimum
f Fence - (farm exempt)	15.00 Minimum
Swimming pool (above ground-fenced and inaccessible)	25.00 Minimum (fence includ
Swimming pool (below ground-fenced and inaccessible)	50.00 Minimum (fence includ
Gas pump canopy	25.00 plus 1.00 per lineal
Home occupation (requires approval of building inspector)	25.00 Minimum
Apartments - occupancy	50.00 each unit
Motel - occupancy (\$10.00 per room applying minimum fee)	100.00 minimum fee
Manager's apartment	50.00
Renewal of building permit after 6 months	25.00
Tents for church	15.00
Tents (All other purposes)	50.00

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The minimum fee for any activity for which a permit is required \$ 15.00

Fees shall be doubled for construction started without a building permit

Building inspection fee per each inspection 10.00

CHARGES FOR VARIOUS SERVICES OF COMMISSION

BOARD OF ADJUSTMENTS

Appeal	100.00
Conditional Use	100.00
Variance	75.00

PLANNING COMMISSION

Modification of lot line	75.00
Zone Change (Map Amendment)	150.00
Home of Business Occupancy	50.00
Development Plan (shopping centers, housing projects, etc., Base 1st 20 units)	200.00
Units over 20 - per unit	5.00
Street closing or name change	25.00
P.U.R.D. Review (Planned Unit Residential Development) prior to approval Base 1st 10 acres; \$1.00 per acre over 100 acres	150.00

SUBDIVISION REVIEW

Minor Plat

One lot, payable at time of request	25.00
Each additional lot up to 5 lots (Fee payable following approval of preliminary plat)*	15.00 *

Major Plat

Base, payable at time of request	75.00
Per lot for lots 2-20	15.00 *
Each additional lot over 20 (Fee payable following approval of preliminary plat) *	8.00 *

MISCELLANEOUS FEES

Copy of Subdivision Regulations	15.00
Copy of zoning map per sheet	20.00
Copy of By-laws	5.00
Copy of Ordinance	10.00

COMMERCIAL and INDUSTRIAL (CONTRACT PRICE)

.004% 1st \$500,000.	
.003% \$500,001. to \$1,000,000.	
.002% \$1,000,001 to \$1,500,000.	
.001% \$1,500,001 to \$2,000,000.	
.0005% Remainder	

FEES FOR OTHER REQUIRED PERMITS

Planning and Zoning Commission may waive all or part of permit fee for single-family dwelling in case of disaster.

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There is no fee for farm buildings except those listed in the Kentucky Building Codes, 1997 Edition, Section 101.4

The local codes have two (2) requirements for farm structures.

1. That they meet the setback requirements.
2. That they are not located in a flood plane.

I, Jada Neely, Clerk of the Simpson County Fiscal Court do hereby certify that the foregoing instrument was this day lodged to be and is with this the foregoing certificate duly recorded in my office. Given under my hand this 3rd day of September, 1998.

Jada Neely
Fiscal Court Clerk

CHAPTER 1

ADMINISTRATION

Hy. Bldg. Code

SECTION 101.0 SCOPE

101.1 Title: This chapter shall supersede all other conflicting administration provisions which may be referenced by this code and these regulations shall be known as the *Kentucky Building Code*, hereafter referred to as "this code."

101.2 Scope: The provisions of this code shall apply, as specified in this code, to the following:

101.2.1 New construction: The construction, use and occupancy of buildings and structures;

101.2.2 Existing buildings: *Alterations and additions* to buildings and structures; and

101.2.3 Appurtenances: Appurtenances to buildings and structures; whether hereafter erected or, where expressly stated in this code, existing; and whether on land, over water, or on water, permanently moored to land, and substantially a land structure.

101.3 Single-family dwellings: All single-family dwellings shall comply with this section.

101.3.1 All single-family dwellings (R-4) shall comply fully with the requirements of NFPA 70 listed in Chapter 35.

101.3.2 Modular homes and other trade-name or brand-name homes shall comply with all requirements of this code.

Exceptions

1. Manufactured homes.
2. Farm dwellings.
3. Site-built homes which are not trade-name or brand-name homes, unless local ordinance requires compliance, in which case Section 310.6 allows the builder to elect to build in accordance with this code or the *CABO One and Two Family Dwelling Code* listed in Chapter 35.

101.3.3 Other codes applicable: NFPA 70 shall apply to all manufactured/mobile homes exterior service hook-ups and the State Plumbing Code shall apply to the exterior water and sewer lines of nonfarm manufactured/mobile homes.

101.4 Farm structures: If a building, other than a dwelling, is to be located on a farm, it is exempt from the requirements of this code if all of the following criteria are met:

1. The building use is incident to the operation of the farm (e.g., storage building, etc.); and

2. The building is located outside the boundary of a municipality; and
3. The building is not to be used in the business of retail trade; and
4. The building is not to be used as a regular place of work for 10 or more people; and
5. The building is not to be used in the storage or processing of timber products. *see review*

101.5 Intent: The code's intent shall be to secure public safety, health and welfare affected by building construction quality, through structural strength, adequate *means of egress*, light and *ventilation*, electrical systems, plumbing, energy, boiler safety, accessibility for persons with physical disabilities, life safety from hazards of fire and explosion and other disasters and, in general, to secure safety to life and property from all hazards incident to the removal, design, erection, repair or occupancy of buildings. It shall also be the intent of this code to avoid duplicative plan review and inspection of new construction and to maintain one set of administrative regulations with the requirements relating to the construction of buildings in the state to enable builders, *owners* and code officials to be adequately informed.

101.6 Other regulations: Other local or state law shall be consulted to determine the existence of other powers given to the code official, such as those related to demolition or authority over unsafe structures unless a *change of occupancy* as required by Chapter 34 is made or proposed. Otherwise, this code shall not be cited as authority for upgrading existing structures which are not under construction.

101.7 Fire safety authority: The State Fire Marshal and the local fire code official shall continue to be the authority having jurisdiction for enforcement of the *Kentucky Standards of Safety* (Fire Prevention Code) in existing buildings not regulated by code, and for continued fire safety maintenance in buildings constructed and approved under this code.

101.8 Accessibility: Facilities and buildings required by KRS 198B.270 to be accessible to persons with physical disabilities shall comply with Chapter 11 of this code.

101.9 Accepted engineering practice: In the absence of provisions not specifically contained in this code or final decisions of the appeals board, the specifications and standards listed in Chapter 35 shall be deemed to represent accepted engineering practice with respect to materials, equipment, system or method of construction as specified and shall be acceptable.