

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.

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