

ORDINANCE NO. 1  
2025 SERIES

**AN ORDINANCE AMENDING ORDINANCES NO. 1 (2009), ORDINANCE NO # 8-2017, AND  
ORDINANCE NO. # 5-2020, BY AMENDING THE GENERAL PROVISIONS CONTAINED IN  
CHAPTER 150 OF THE FRANKLIN COUNTY CODE OF ORDINANCES TO UPDATE PERMIT  
AND REVIEW FEES FOR INSPECTIONS AND REVIEWS CONDUCTED BY THE PLANNING,  
ZONING, AND BUILDING CODES DEPARTMENT**

**WHEREAS**, KRS Chapter 198B imposes certain mandatory obligations upon all counties containing cities of the first and second legislative class to provide building inspection services in accordance with the provisions of the aforesaid Chapter; and

**WHEREAS**, the Franklin County Fiscal Court, having heretofore adopted the requirements of certain inspections, as required under KRS Chapter 19B; and

**WHEREAS**, the Franklin County Fiscal Court has been granted local expanded jurisdiction in the unincorporated areas of Franklin County by the Commonwealth of Kentucky, Department of Housing, Buildings, and Construction; and

**WHEREAS**, the Franklin County Fiscal Court has heretofore enacted an Ordinance relating to zoning regulations titled “The Zoning Ordinance of Franklin County,” in accordance with a Comprehensive Plan and KRS 100; and

**WHEREAS**, the Franklin County Fiscal Court employs a Planning Staff to administer the regulations contained within the Zoning Ordinance; and

**WHEREAS**, KRS Chapter 227 imposes certain mandatory obligations upon all counties to provide electrical inspection services in accordance with the provisions of the foresaid Chapter; and

**WHEREAS**, the Franklin County Fiscal Court, having employed Certified Electrical Inspectors pursuant to KRS 227.489 to make said inspections; and

**WHEREAS**, the Franklin County Fiscal Court has an established electrical inspection program and administers said inspections;

**NOW, THEREFORE, BE IT ORDAINED BY THE FRANKLIN COUNTY FISCAL COURT AS FOLLOWS:**

§ 150.02 BUILDING ~~PLAN REVIEW~~, PERMITS, AND INSPECTIONS.

(A) The Kentucky Building Code, heretofore adopted by the state’s Department of Housing, Buildings and Construction, effective July 1997, and all subsequent revisions, and the ~~CABO One and Two Family Dwelling Code Kentucky Residential Code~~, and all subsequent revisions, are hereby adopted to cover the construction and inspection of all new structures, additions, rehabilitations and conversions, except agricultural buildings that may be hereafter erected or constructed in the county outside the corporate limits of the City of Frankfort.

(B) (1) From and after the effective date of this section, it shall be unlawful to construct or erect any structure, addition, rehabilitation or conversions in the county outside the corporate limits of the City of Frankfort, save and except a building or structure to be used in connection with a bona fide farming operation, without having first obtained a building permit thereof and having the same inspected in accordance with the Kentucky Building Code, the ~~CABO One and Two Family Dwelling Code Kentucky Residential Code~~ and Ch. 155 of this code of ordinances.

~~(2) A manufactured mobile home permit must be obtained before a manufactured/mobile home may be placed on any site and said home must be inspected in accordance with the requirements of Ch. 155 of this code of ordinances.~~

(C) (1) All inspections services that may be hereafter required in the county outside the corporate limits of the City of Frankfort, pursuant to either KRS 198B.060, the Kentucky Building Code, this section or Ch. 155 of this code of ordinances shall be conducted and performed and carried out by any qualified Building Inspector of the county government.

(2) After such inspection and a determination that such proposed new construction meets all of the requirements of the aforesaid statute, regulation and ordinances, and the payment of the fee hereinafter set forth, any qualified Building Inspector of the county government is hereby authorized and empowered to approve and issue any and all permits that may be required under the terms and provisions of either the aforementioned statute or regulation of this section.

(D) The fee for the inspection and issuance of permits for the construction of any new structure, addition, rehabilitations and conversions, save and except agricultural buildings shall be based on the following fee schedule:

## BUILDING PERMITS & PLAN REVIEW

### BUILDING PERMITS

#### ~~Fees for Other Required Permits~~

|  |   |
|--|---|
| <del>Demolitions</del>                             | <del>\$35</del>                               |
| <del>Garages and carports, per sq. ft.</del>       | <del>\$0.10 of \$35 minimum</del>             |
| <del>Moving of structure, one lot to another</del> | <del>\$100</del>                              |
| <del>Residential additions (including decks)</del> | <del>\$0.10 per sq. ft. or \$35 minimum</del> |
| <del>Residential rehabilitation</del>              | <del>\$0.10 per sq. ft. or \$35 minimum</del> |
| <del>Signs, per sq. ft.</del>                      | <del>\$0.50 per sq. ft. or \$35 minimum</del> |
| <del>Telecommunications facility</del>             | <del>\$200</del>                              |

#### ~~Non-Residential~~

|  |                                   |
|--|-----------------------------------|
| <del>Non-residential addition, per sq. ft.</del> | <del>\$0.10 or \$35 minimum</del> |
| <del>Per sq. ft.</del>                           | <del>\$0.10</del>                 |

#### ~~Reinspection Fees~~

|   |                  |
|---|------------------|
| <del>First reinspection</del>                 | <del>\$25</del>  |
| <del>Second reinspection</del>                | <del>\$50</del>  |
| <del>Third reinspection</del>                 | <del>\$100</del> |
| <del>Fourth and subsequent reinspection</del> | <del>\$200</del> |

#### ~~Residential~~

|   |                   |
|---|-------------------|
| <del>Manufactured/mobile home permit</del>              | <del>\$35</del>   |
| <del>Multiple dwelling, per sq. ft.</del>               | <del>\$0.10</del> |
| <del>One and two family construction, per sq. ft.</del> | <del>\$0.10</del> |

Fees for non-residential plan review, inspections and issuance of permits/certificates that require a Level III Building Inspector in the local expanded jurisdiction are subject to the fees established in the currently adopted edition of the Kentucky Building Code.

**ZONING PERMITS**

|   |                 |
|---|-----------------|
| <del>Accessory storage building (120 sq. ft. or less)</del> | <del>\$10</del> |
| <del>Driveway/sidewalk on private property</del>            | <del>\$10</del> |
| <del>Fence</del>  | <del>\$10</del> |
| <del>Retaining walls less than 4 feet high</del>            | <del>\$10</del> |
| <del>Swimming pools (above ground only)</del>               | <del>\$10</del> |

**RESIDENTIAL**

|   |  |
|---|--|
| Plan Review                                 | \$25                                   |
| One/Two-family construction                 | \$0.15 psf./minimum fee \$250 per unit |
| Modular Home                                | \$0.15 psf./minimum fee \$250 per unit |
| Solar Array                                 | \$200                                  |
| Alterations/Remodel                         | \$0.15 psf./minimum fee \$125          |
| Basement Finish                             | \$0.15 psf./minimum fee \$125          |
| Deck/Covered Deck/Porch                     | \$0.15 psf./minimum fee \$125          |
| In-Ground Swimming Pool                     | \$0.15 psf./minimum fee \$125          |
| Accessory Structure/Detached Garage/Carport | \$0.15 psf./minimum fee \$125          |
| Demolitions                                 | \$50                                   |
| First Inspection                            | \$25                                   |
| Second Inspection                           | \$50                                   |
| Third Inspection                            | \$100                                  |
| Fourth and Subsequent Inspection            | \$200                                  |
| Moving of Structures                        | \$125                                  |

**COMMERCIAL\***

|                                |                               |
|--------------------------------|-------------------------------|
| Plan Review                    | Per KBC Fee Schedule          |
| Sign/Awning (Footings)         | \$0.15 psf./minimum fee \$125 |
| New Construction               | Per KBC Fee Schedule          |
| Addition                       | Per KBC Fee Schedule          |
| Alterations/Remodel            | Per KBC Fee Schedule          |
| In-Ground Pool                 | Per KBC Fee Schedule          |
| Rangehood & Suppression        | Per KBC Fee Schedule          |
| Sprinkler System               | Per KBC Fee Schedule          |
| Other Fire Suppression Systems | Per KBC Fee Schedule          |
| Fire Alarm                     | Per KBC Fee Schedule          |

|                               |                      |
|-------------------------------|----------------------|
| Construction Trailer          | Per KBC Fee Schedule |
| Temporary Tents               | Per KBC Fee Schedule |
| Cell Tower                    | Per KBC Fee Schedule |
| Cell Tower (Co-Location Only) | \$100                |
| Fast Track Processing         | Per KBC Fee Schedule |

\*Fees for non-residential plan review, inspections and issuance of permits/certificates are subject to the fees established in the currently adopted edition of the Kentucky Building Code (KBC Fee Schedule).

(E) Filing an application after commencing construction may result in additional fees.

~~(E)~~ (F) All fees collected hereunder shall be retained by and become the property of the county.

§ 150.03 ZONING, BUILDING AND STORM WATER MANAGEMENT REVIEW FEES.

(A) There is hereby established the following fee schedule to be used in association with reviews conducted by the office of Planning, Zoning and Building Code Enforcement, as well as the reviews performed by the engineering firm contracted by the County Fiscal Court. These fees shall be added to the appropriate building permit fee:

ZONING ~~AND PLAN~~ REVIEW AND PERMITS

~~ZONING AND PLAN REVIEW~~

- ~~Mobile homes ————— \$10~~
- ~~Multi-family (over 4 units) ————— \$50~~
- ~~Multi-family (up to 4 units) ————— \$25~~
- ~~Non-residential ————— \$100~~
- ~~One and two family residential ————— \$10~~
- ~~Residential additions (including  
in-ground pools, storage buildings  
greater than 120 sq. ft. and the like) — \$10~~

|  |                              |
|--|------------------------------|
| Manufactured/Mobile Homes                            | \$50                         |
| Accessory Storage Building (120 square feet or less) | \$25                         |
| Fence  | \$25                         |
| Retaining walls less than 4 feet high                | \$25                         |
| Swimming Pools (Above Ground Only)                   | \$25                         |
| Land Disturbance/Early Grading                       | \$100                        |
| Farmstead  | \$50                         |
| Signs  | \$0.15 psf./minimum fee \$50 |
| Zoning Verification Letter                           | \$50                         |
| Temporary Retail Sale/Display                        | \$50                         |
| Short Term Rental Annual Registration                | \$250                        |
| Floodplain Development (Residential)                 | \$100                        |

|  |       |
|--|-------|
| Floodplain Development (Residential Accessory) | \$50  |
| Floodplain Development (Commercial)            | \$200 |

Review fees performed by Engineer under contract with County Fiscal Court

The fee for these reviews shall be the actual cost billed to the county for such service, and as established by the contract entered into by and between the engineering firm and the County Fiscal Court

**(B) Filing an application after commencing construction may result in additional fees.**

~~(B)~~ (C) All fees collected hereunder shall be retained by and become the property of the county.

~~§155.376~~ § 150.05 ELECTRICAL INSPECTIONS AND FEES.

(A) The National Electric Code heretofore adopted by the Kentucky Department of Housing, Buildings and Construction, pursuant to KRS Ch. 198B and all subsequent revisions, are hereby adopted to cover the electrical inspections of all new structures, additions, rehabilitations, conversions, agricultural buildings and the installing, altering or repairing of such that may be hereafter erected or constructed in the county, outside the corporate limits of the city of Frankfort.

(B) From and after February 1, 1993, it shall be unlawful to construct or erect any structure, addition, rehabilitation, conversions or agricultural buildings in the county outside the corporate limits of the City of Frankfort, without having first obtained an electrical permit thereof and having the same inspections in accordance with the National Electrical Code, as incorporated in the Uniform State Kentucky Building Code and Chapter 155 of this code of ordinances. A manufactured-mobile home may be placed on any site and said home must be inspection in accordance with the requirements of Chapter 155 of this code of ordinances.

(C) All inspection services that may be hereafter required in the county outside the corporate limits of the city of Frankfort, pursuant to either KRS Ch. 227, the National Electric Code, the Kentucky Building Code, this section or Chapter 155 of this code shall be conducted, performed and carried out by any certified electrical inspector of the County Fiscal Court government. After such inspection and a determination that such proposed construction meets all of the requirements of the aforesaid statute, regulation and ordinances and the payment of the fee hereinafter set forth, any certified electrical inspector of the County Fiscal Court is hereby authorized and empowered to approve and issue any and all permits that may be required under the terms and provisions of either the aforementioned statute or regulation or of this section.

(D) The fee for the inspection and issuance of permits for the construction of any new structure, addition, rehabilitations, conversions, agricultural buildings and the installing, altering or repairing of such erected or constructed shall be based on the following fee schedule.

| Residential Inspections:          | Fee Amounts                      |
|-----------------------------------|----------------------------------|
| Residential Inspections:          | Fee Amounts                      |
| Temporary pole                    | \$75                             |
| Rough-in                          | \$3 per circuit or \$75 minimum* |
| Final (whole house)               | \$3 per circuit or \$75 minimum* |
| Temporary on main/service upgrade | \$75                             |
| Ditch or slab                     | \$25 each trip                   |

|                         |   |
|-------------------------|---|
| Solar                   | <del>\$50-\$100</del>   |
| 30-day reconnect        | \$50  |
| Reinspections           | \$50 each inspection  |
| Commercial Inspections: | 2% of electrical contract (includes all electrical material) or \$100 minimum       |
| Reinspections           | \$50 each trip for inspections assess \$100 fee; \$0 for inspections assess 2% fee. |
|                         | * All double pole breakers constitute two circuits                                  |

(E) At the time the electrical contractor applies for the permit, a copy of the contract shall be furnished to the Planning and Building Codes Department. Any change orders to the contract shall be furnished to the Planning and Building Codes Department, after they have been approved, as well.


(F) Any work concealed in any manner, which will not allow a full inspection, will not be accepted and for each reinspection, a reinspection fee, as outlined in the table above will be added to the total fee.

(G) All fees collected hereunder shall be retained by and become the property of the county.


**THIS ORDINANCE NO. 1, 2024 SERIES SHALL BECOME EFFECTIVE**  
**ON January, 7 2025. 2025**

**INTRODUCED AND GIVEN FIRST READING IN SUMMARY** at a duly convened meeting of the Fiscal court of Franklin County, Kentucky, held on the 19th day of December 2024.

**GIVEN SECOND READING AND ADOPTED** at a duly convened meeting of the Fiscal Court of Franklin County, Kentucky, held on the 7 day of January, 2025, and of record in Fiscal Court Order Book \_\_, Page \_.

  
 \_\_\_\_\_  
 Michael Mueller  
 Franklin County Judge/Executive

ATTESTED TO:

  
 \_\_\_\_\_  
 Kim Cox  
 Fiscal Court Clerk