

INTRODUCTION WELCOME TO THE CITY OF HIGHLAND HEIGHTS

BASIC CONSIDERATIONS PRIOR TO SITE SELECTION

- Contact the City Of Highland Heights at the following address:

City Of Highland Heights City Building
175 Johns Hill Road
Highland Heights, Kentucky 41076-1498
(859)-441-8575

CONSTRUCTION PERMITTING AND REVIEW PROCESS

A zoning permit and a building permit is required when you plan to undertake any of the following activities in the City:

- New construction (including all buildings, and swimming pool installation);
- Additions;
- Alterations;
- Demolition;

When applying for a zoning, building permit:

- All applications must be **completely** completed out and submitted;
- All required plans and information must be submitted at this time;
- All fees are required at this time and are non-refundable regardless of outcome.

The review process shall not begin until all general requirements indicated above have been addressed. Any incomplete applications or plans will be considered “**DISAPPROVED**” until they are completed or corrected. Construction (including grading) of any kind **SHALL NOT** take place until all applicable permits have been issued. **Construction prior to obtaining a ZONING, BUILDING PERMIT shall result in all required fees being DOUBLED.**

ONE AND TWO FAMILY RESIDENCES

When you visit the City Of Highland Heights Planning, Zoning, and Building Department office to apply for a permit for a single family or two family residence, the following items will be requested for the Building Inspector's review:

1. A completed **ZONING PERMIT APPLICATION** with all applicable spaces completed. You may obtain a blank application from the City of Highland Heights City Building. Any condition unique to the project should be completely explained in the "conditions" section of the permit application.
2. A completed **BUILDING PERMIT APPLICATION** with all applicable spaces completed. You may obtain a blank application from the City of Highland Heights, city Building. Any condition unique to the project should be completely explained in the "conditions" section of the permit application.

If sanitary sewer service is available to the area you must submit a copy of an approved tap permit from the following agency:

Sanitation District No. 1 of Campbell and Kenton Counties
1045 Eaton Drive
Fort Wright, Kentucky 41017
(606)-578-7450

4. A completed **CONSTRUCTION AFFIDAVIT**, with all applicable spaces completed. You may obtain a blank affidavit from the City Of Highland Heights, City Building.
5. A completed **CONTRACTOR OR HOMEOWNER ELECTRIC AFFIDAVIT**, with all applicable spaces completed. You may obtain a blank affidavit from the City Of Highland Heights City Building.
6. An **APPLICATION FEE**, as determined by the City Of Highland Heights. All fees are non-refundable once the application and fees have been submitted.
7. A copy of your recorded **DEED** showing the legal description of the property.
8. A **SITE PLAN** (with required set backs shown).

Two (2) sets of building plans including all information required by the current **Kentucky Building Code and the CABO One and Two Family Code**

Once the zoning permit and building permit has been issued, it is the builder's responsibility to call the City Of Highland Heights City Building to request an inspection at completion of each phase of the project. Each phase and highlights of some of the items to be inspected are included for your information:

Location/Excavation Inspection:

This inspection shall be made **PRIOR** to placing the concrete for the footings. For this inspection the formed footings are examined for proper code requirements and soil conditions. A setback inspection will also be made to assure your project meets all applicable zoning requirements.

Footing/Foundation Inspection:

This inspection shall be made after footings are in place. All forms must be in place with proper reinforcing bars tied in place per Kentucky Building Code requirements. This inspection also assures that foundation meets proper width, heights, and thickness requirements. In addition, proper placement of foundation walls on footings will be examined.

Framing Inspection:

This inspection shall be made **AFTER** the **ROUGH ELECTRICAL AND ROUGH PLUMBING INSPECTIONS** have been made by the electrical and plumbing inspectors, respectively. This inspection is made **PRIOR** to any drywall work or insulation being done. For this inspection, proper framing techniques are examined as per Kentucky Building Code, egress windows are inspected, fire or draft stopping is inspected, along with all other applicable Kentucky Building Code requirements. Chimney and vents must be installed as per manufacturing specifications or Kentucky Building Code.

Final Inspection:

This inspection shall be made **PRIOR TO OCCUPYING THE STRUCTURE**. **ALL FINAL ELECTRIC AND PLUMBING WORK SHALL BE INSPECTED AND APPROVED PRIOR** to this inspection. Final inspection on septic system is required. All other work must be completed and in full compliance with the Kentucky Building Code. **OCCUPANCY WILL NOT BE PERMITTED UNTIL A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED. OCCUPYING THE STRUCTURE PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT SHALL RESULT IN LEGAL ACTION.**

If the items specified to be completed **PRIOR** to any of the above inspections are incomplete, a fine of **\$50** will be assessed to the **HOMEOWNER** and/or **CONTRACTOR** in order to reschedule the inspection.

In addition, the Building Inspector may make, at his discretion, interim general inspections to ensure the quality of work and compliance with Code.

After the building has passed final inspection, a Certificate of Occupancy (CO) will be issued by the City Of Highland Heights to close out the permit. This CO certifies that all codes have been met and the structure is in compliance at the time of the CO. After receiving your CO, the structure can be occupied.

FENCES, DECKS, POOLS AND ACCESSORY STRUCTURES

When applying for a permit for a fence, deck, pool, or accessory structures (e.g. detached garages, etc.), the following items will be required for review:

1. A completed **ZONING PERMIT APPLICATION** with all applicable spaces completed. You may obtain a blank application from the City Of Highland Heights City Building.
2. A completed **BUILDING PERMIT APPLICATION** with all applicable spaces. You may obtain a blank application from the City Of Highland Heights City Building.
3. A completed **CONSTRUCTION AFFIDAVIT**, with all applicable spaces completed. You may obtain a blank affidavit from the City Of Highland Heights City Building.
4. A completed **CONTRACTOR OR HOMEOWNER ELECTRIC AFFIDAVIT**, with all applicable spaces completed. You may obtain a blank affidavit from the City Of Highland Heights City Building.
5. An **APPLICATION FEE**, as determined by the current City Of Highland Heights City Building. All fees are non-refundable once the application and fees have been submitted.
6. A **SITE PLAN** showing location with all required sets.
7. For Pools, Decks, and Accessory Structures (Garages, Pole Barns, etc.) **two (2) sets** of building plans including all information required by the current **Kentucky Building Code and/or the CABO One and Two Family Code**

A Building Inspector will meet with you to review the material for compliance with CABO 1 and 2 Family Dwelling Code (latest edition) or the Kentucky Building Code, as applicable. Once the permit is issued, it is your responsibility to call the City Of Highland Heights City Building to request an inspection at the completion of each phase of the project. The following phases and the items inspected in each are discussed more fully in the preceding One and Two Family Residence section: Location/Excavation, Footer/Foundation, Framing, and Final. In addition, the Building Inspector may make, at his discretion, interim general inspections to ensure the quality of work and compliance with Code.

After the building has passed final inspection, a Certificate of Occupancy (CO) is issued by the City Of Highland Heights.

This CO certifies that all codes have been met and the structure is in compliance at the time of the CO.

SIGNS

To obtain a permit to erect any type of sign, the following items should be submitted for review:

1. A completed **SIGN PERMIT APPLICATION**).
2. If the sign is free standing, **ALL PERMITS AND APPLICATIONS** as required for a fence, tent, pool, or accessory building.
3. A **SITE PLAN** (showing location with required set backs).
4. **DIMENSIONED DRAWINGS** of the proposed sign(s); stamped structural drawings may be required.

The permit application and the plot plan will be reviewed by the zoning administrator and a Building Inspector. The project will be checked for compliance with zoning regulations and utility easements. If the sign is being painted on or mounted on the building, a permit can generally be issued the same day.

COMMERCIAL, INDUSTRIAL, AND MULTI-FAMILY PROJECTS

To obtain a zoning/building permit for commercial, industrial, or multi-family (three or more units) projects, you must first submit plans to the City Of Highland Heights City Building (or the State for structures classified as high hazard, institutional, or State-owned) for site plan review. For more information on plan review, see the next section.

A completed zoning permit application and a completed building permit application with all applicable spaces completed and the permit fee must be submitted to the City Of Highland Heights City Building. If a site plan was not included at the time the plans were submitted, then three copies of a site plan should be submitted at the time of application for a building permit; this requirement only applies if the project is new construction or an addition to an existing structure.

Once the plan review has been completed and all approvals have been received, a zoning permit and a building permit can be issued. After the building permit has been issued, construction may begin. It is the builders responsibility to call the City Of Highland Heights City Building to request an inspection at the completion of each of the project, **including Location/Excavation, Footer/Foundation, Framing, Ducts and Vents, and Final** (highlights of these phases are explained in the section "One and Two Family Residences"). In addition, the Building Inspector may require other specialty inspections and may make general interim inspections to ensure the quality of work and compliance with all applicable Codes all within his discretion.

After the building has passed final inspection, a Certificate of Occupancy (CO) will be issued by the City Of Highland Heights. This CO certifies that all codes have been met and the structure was in compliance at final inspection; the structure can then be occupied.

PLAN REVIEW

The Highland Heights Planning, Zoning, and Building Department is responsible for plan review of all buildings within the City except institutional occupancy, State owned or leased buildings, high hazard occupancy, and industrial building systems regardless of classification. It is our intent to provide high quality plan review approval services while speeding up the process and maintaining the same fee schedule as the State. You can usually expect plan review to be completed by the Highland Heights Planning, Zoning, and Building Department **within 14 days** of receipt of all necessary information.

Plans are required to be submitted for all new and existing buildings. The first step is to determine if the project requires the services of an architect and/or engineer. See Kentucky Revised Statutes 322 and 323 (a summary is included in **APPENDIX E**) or call the Highland Heights Planning, Zoning, and Building Department for further information.

Once you have made these determinations, you should submit the following items to the Highland Heights Planning, Zoning, and Building Department at, 175 Johns Hill Road, Highland Heights, Kentucky 41076-1498:

- Two (2) complete sets of plans and specifications
- Two (2) additional site plans

If corrections are required, you will be contacted by the City of Highland Heights Planning, Zoning, and Building Department. You will then need to resubmit one (1) set of revised plans and one (1) revised plan review application to the City of Highland Heights Planning, Zoning, and Building Department.

In addition, for new buildings, four (4) sets of plumbing plans and for existing buildings, three (3) sets of plumbing plans will need to be submitted to the Plumbing Inspector. If the building is on septic tank, an additional set should be submitted. All plumbing plans should be submitted to the Northern Kentucky District Health Department, 610 Medical Village Drive, Edgewood, Kentucky 41017, (606)-341-4246. Other information in **APPENDIX E** that you may find useful is a summary of barrier free design (Article 33 of the Kentucky Building Code) and a partial listing of automatic sprinkler requirements (Article 10 of the Kentucky Building Code).

ELECTRICAL AFFIDAVITS

The first step in initiating electrical work in the City is to complete an **ELECTRICAL AFFIDAVIT** from the Highland Heights city building/ Planning, Zoning, and Building Department. You must be a **CONTRACTOR “A” licensed with the Northern Kentucky Electric Authority**.

Northern Kentucky Electric Authority 82 Campbell Drive Highland Heights, Kentucky 41076 (606)-572-4352

The fee for the **AFFIDAVIT** (see **APPENDIX G**) must accompany the application.

If you are a resident homeowner and wish to install wiring on your own premises, you must be a **CONTRACTOR “A” licensed with the Northern Kentucky Electric Authority**.

When the electrical wiring has been installed, but prior to installation of the wall covering, the contractor/homeowner is required to by state and local laws to get a rough-in inspection. It is your responsibility to call one of the following agencies for this inspection:

Electric Inspection Agency of Northern Kentucky 12 West Southern Avenue Covington, Kentucky 41015 (606)-431-0777	Electric Inspection 515 Commonwealth Avenue Erlanger, Kentucky 41017 (606)-342-6248	Electric Inspection, Inc. 618 Laurel Ludlow, Kentucky 41016 (606)-384-1532
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The work will be inspected for compliance with local, state, and national codes. After you have passed the rough-in inspection, insulation and wall covering may be installed. Once the interior and exterior walls are finished, you may begin final installation of the devices such as receptacles, light switches, and light fixtures. When complete, you must call, the same electric inspection agency used for the rough-in inspection, for a final inspection. The Electrical Inspector will check the electrical service and polarity in the receptacles and lights to insure that everything works properly and safely.

When the work has passed final inspection, the Electrical Inspector will complete a State-issued B-Form and will apply a final electrical (green) sticker to the breaker panel box cover. One copy of the B-Form is left at the property or given to the homeowner, one copy is given to the electrical contractor, and one copy is given to the utility company supplying power.

The General Contractor may contact the Building Inspector for a final building inspection when the final electric approval and final plumbing approval has been issued.

APPENDIX A

PRINCIPAL STRUCTURES (e.g. ONE AND TWO FAMILY HOUSES and ACCESSORY STRUCTURES, etc.) SITE PLAN CHECK LIST (PURSUANT TO KRS 113.06 and Section 9.19 of the Zoning Ordinance)

The **SITE PLAN** must:

- Be drawn or use a copy of a plat from the court house.
- Show the location of existing and proposed building(s) and uses along with the distance from the building(s) to the front, sides, and rear lines or right-of-way lines (front yard setbacks are measured from the right-of-way line, not the centerline of the road).
- Show the location of the proposed sanitary sewer lines, both private and public, along with size of lines and tap location. If sanitary sewers are not available, the location of the septic tank, leech field, or other source, shall be shown along with its size and type.
- Show the location of driveway and other off-street parking areas, as well as type of surfacing (e.g., concrete, gravel, asphalt etc.) used.
- Show the Owner's and Contractor's name, address, and phone number.

PRINCIPAL STRUCTURES (e.g. COMMERCIAL STRUCTURES) SITE PLAN CHECK LIST

- A. The existing proposed finished topography of the subject property shown by contours with intervals not to exceed five (5) feet. Where conditions exist that may require more detailed information on the proposed topography, contours with intervals of less than five (5) feet may be required by the Planning and Zoning Commission.
- B. All housing units on the subject property:
 - 1. Detached housing - Location, height, arrangement and number of all lots, including exact lot dimensions and setbacks, and maximum height of buildings;
 - 2. Attached housing - Location, height, and arrangement of all buildings indicating the number of units in each building, and where applicable, location and arrangement of all lots with exact lot dimensions.
- C. Location, height, arrangement and identification of all nonresidential buildings and uses on the subject property and, where applicable, location and arrangement of all lots with exact lot dimensions.
- D. All common open space areas, including accurate lot dimensions and the location and arrangement of all recreational facilities.
- E. Landscaping features, including identification of planting areas and the location, type and height of walls and fences.
- F. Locations of signs indicating their orientation, size and height.
- G. All utility lines and easements:
 - 1. Water distribution systems including line sizes, width of easements, type of pipe, location of hydrants and valves, and other appurtenances;
 - 2. Sanitary sewer system, including pipe sizes, width of easements, gradients, type of pipes, invert elevations, location and type of manholes, the location, type, size of all lift or pumping stations, capacity, and process of any necessary treatment facilities, and other appurtenances;
 - 3. Storm sewer and natural drainage system, including pipe culvert sizes, gradients, location of open drainage courses, width of easements, location and size of inlets and catch basins, location and size of retention and/or sedimentation basins, and data indicating the quantity of stormwater entering the subject property naturally from areas outside the property, the quantity of flow at each pickup point (inlet), the quantity of storm water generated by development of the subject area, and the quantity of storm water to be discharged at various points to areas outside the subject property.
 - 4. Other utilities (e.g., electric, telephone, etc.) including the type of service and the width of easements.

- H. Location of all off-street parking, loading and/or unloading, and driveway areas, including typical cross sections, the type of surfacing, dimensions, and the number and arrangement of off-street parking, and loading and/or unloading spaces.
- I. Circulation System
 - 1. pedestrian walkways, including alignment, grades, type of surfacing and width;
 - 2. streets, including alignment, grades, type of surfacing, width of pavement and right-of-way, geometric details, and typing cross sections.
- J. Provisions for control of erosion, hillside slippage and sedimentation, indicating the temporary and permanent control practices and measures which will be implemented during all phases of clearing, grading, and construction;
- K. A schedule of development, including the staging and phasing of:
 - 1. Residential areas, in order of priority, by types of dwelling units;
 - 2. Streets, utilities, and other public facility improvements, in order of priority;
 - 3. Dedication of land to public use or set aside for common ownership'; and
 - 4. Nonresidential buildings and uses, in order of priority.

The information required by items A through K of this section, may be combined in any suitable and convenient manner so long as the data required is clearly indicated.

All site plans approved shall be binding upon the applicants, their successors and assigns and shall limit the development to all conditions and limitations established in such plans.

Amendments to plans may be made in accordance with the procedure required by this Ordinance subject to the same limitations and requirements as those under which such plans were originally approved.

ZONING (ALL ANSWERS MUST BE AFFIRMATIVE FOR ACCEPTANCE)

1. Does intended use of building conform with present zoning?
2. Does building and parking area comply with the allowable percentage of the lot coverage for its present zoning.
3. Does the available parking meet the requirements of the Highland Heights Zoning Ordinance?
4. If applicable, has off street loading and unloading of the Highland Heights Zoning Ordinance) been provided.
5. If the present use of a property is non-conforming, will the proposed improvements retain that status?
6. Does the lot front at least twenty (25) feet of a publicly dedicated right-of-way? Single mobile home lots, outside a mobile home park, must front at least one hundred fifty (150) feet of a publicly dedicated right-of-way.
7. Does the building comply with minimum rear and side yard requirements, for its particular zoning, or as adjusted because of the height of the building and the number of dwelling units within the structure.
8. Does the structure comply in terms of number of dwelling units with the land use intensity criteria and the zoning?
9. If a development plan is on file with The Commission, has it been followed?
10. Have all height restrictions been met?
11. If any variance is required by the Board of Adjustments, has it been met?
12. If a conditional use permit is required, has it been obtained?
13. If an accessory building is proposed, does its intended use comply with provisions of its particular zoning?
14. If the lot in question is adjacent to lots of other zoning, have the necessary setbacks been addressed?
15. Have all state plumbing code requirements and the requirements of section of the City Code concerning use of public sewers been met?

16. Have all existing utilities, including building service connections, for all utilities (gas, water, sewer, electric, and (CATV) for both the lot and the adjacent rights of way been field located and does the site have all necessary utility service?

17. Use the following work sheet to assure zoning compliance:

Zoning Requirements	Required	Requested
Lot Area:		
Lot Width at Bldg Setback:		
Lot Frontage:		
Front Yard Setback:		
Side Yard Setback:		
Rear Yard Setback:		
Building Height:		
Total Impervious Area:		
Percent of Lot Area Covered by Impervious Surfaces:		

APPENDIX B

MINIMUM BUILDING PLAN REQUIREMENTS

FOUNDATION PLAN including but not limited to the following:

- Overall dimensions of building.
- Top wall and footing elevations.
- Sections through foundation walls with wall dimensions and size, location, and quality of reinforcing (vertical and horizontal).

FLOOR PLAN including but not limited to the following:

- Room names and sizes; including wall thickness.
- Fire protection systems including - egress doors and windows, smoke detection, fire separation walls, etc..

ELEVATIONS including but not limited to the following:

- Building heights and materials.
- Roof slopes, gutters, downspouts, etc.

TYPICAL WALL SECTION including but not limited to the following:

- All major wall assemblies from footings to roof.

STAIR DETAIL including but not limited to the following:

- Riser and tread dimensions, handrails, guardrails, headroom, etc.

FRAMING PLANS including but not limited to the following:

- Floor and roof framing member spans including type and size of joists, girders, rafters, and trusses with on center spacing, pitch, etc.

APPENDIX E

KRS 322 / 323 - "Is an Architect or Engineer required?"

Requirements for the physically Disabled

Automatic Sprinklers

IS AN ARCHITECT OR ENGINEER REQUIRED? (SEE KRS 322 & 323 FOR COMPLETE REQUIREMENTS)

THE FOLLOWING USES OF NEW STRUCTURES, ADDITIONS OR RENOVATIONS WILL REQUIRE THE SERVICES OF EITHER A ARCHITECT OR AN ENGINEER REGISTERED IN KENTUCKY:

Factory - Industrial and storage exceeding 20,000 square fact in area
High Hazard of any size

THE FOLLOWING USES OF NEW STRUCTURES, ADDITIONS OR RENOVATIONS WILL REQUIRE THE SERVICES OF BOTH A ARCHITECT AND AN ENGINEER:

- Assembly having a capacity of 100 or more persons
- Business exceeding 10,000 square feet in area
- Mercantile having a capacity of 100 or more persons
- Residential having more than 12 dwelling units
- Mixed use having one of the above uses with another use
- Institutional use regardless of size

The occupant load must be calculated by the different occupiable areas within the structure to determine the requirement of a architect and engineer. To determine the occupant load see chart below.

ACCORDING TO KRS 322 & 323, THE ARCHITECTS AND ENGINEERS LAW DOES NOT APPLY TO:

- 1) Any building used for farm purposes only.
- 2) Residential - 12 units or less or less than 50 people.
- 3) Mercantile with less than 100 people.
- 4) Business with less than 100 people.
- 5) Assembly with less than 100 people.
- 6) Storage less than 20,000 square feet and less than 100 people.
- 7) Factory less than 20,000 square feet and less than 100 people.
- 8) Churches with a capacity of less than 400 or less than 6,000 square feet.
- 9) Any structure not classified as a building.

MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT

Use	Floor Area in Square Feet per Occupant
Assembly with fixed seats	The number of seats installed
Assembly without fixed seats	
Concentrated (chairs only - not fixed)	7 net
Standing space	3 net
Unconcentrated (tables and chairs)	15 net
Bowling alleys, allow 5 persons for each alley including 15 feet of runway, and for additional areas	7 net
Business areas	100 gross
Court rooms - other than fixed seating areas	40 net
Educational	
Classroom area	20 net
Shops and other vocational room areas	50 net
Industrial areas	200 gross
Institutional areas	
Inpatient treatment areas	240 gross
Outpatient areas	100 gross
Sleeping areas	120 gross
Library	
Reading Rooms	50 net
Stack area	100 gross
Mercantile, basement and grade floor areas	30 gross
Areas on other floors	60 gross
Storage, stock, shipping areas	300 gross
Parking Garages	200 gross
Residential	200 gross
Storage areas, mechanical equipment room	300 gross

THE APPLICATION OF REQUIREMENTS FOR THE PHYSICALLY DISABLED

THE BARRIER-FREE DESIGN (ARTICLE 33 OF THE KENTUCKY BUILDING CODE) APPLIES TO ALL BUILDINGS AND FACILITIES, INCLUDING BOTH ROOMS AND SPACES. SITE IMPROVEMENTS, EXTERIOR FACILITIES AND PUBLIC WALKS AS FOLLOWS:

NEW CONSTRUCTION:

- 1) Storage, miscellaneous and temporary occupancies in which the total occupant load is in excess of 100 persons or 20,000 square feet or 3 stories.
- 2) Factory and industrial occupancies in which the total occupant load is in excess of 100 persons or 20,000 square feet.
- 3) Business occupancies in which the total occupant load is in excess of 100 persons or 10,000 square feet.
- 4) Mercantile occupancies in which the total occupant load is in excess of 100 persons , 3,000 square feet of sales area or 10,000 square feet of total floor area.
- 5) Churches, parochial and private schools and other similar non-public assembly type occupancies in which the total occupant load is in excess of 250 persons or 3,200 square feet.
- 6) Assembly occupancies [other than those in subsection (5)] in which the total occupant load is in excess of 50 persons or 1,500 square feet total area.
- 7) Residential occupancies, with the exception of single-family dwellings, duplexes and multi-family housing projects of less than 25 dwelling units.
- 8) Institutional occupancies, with the exception of child day care facilities providing care for less than 13 children.
- 9) All buildings and facilities which are leased or owned by the state. county, city or other municipal corporations, regardless of type of use, occupant load or total square footage.
- 10) Any establishment which is physically located within any building or facility otherwise covered by this section, or within the premises of which is physically located within any such covered establishment, and which also holds itself out as serving patrons of such covered establishment.
- 11) All gasoline service stations, regardless of size or occupant capacity

- 12) Any building with an occupant load, occupancy type or size not listed in this section shall be exempt from the requirements of this regulation as a "small business concern".

TO DETERMINE IF THE BARRIER-FREE DESIGN REQUIREMENTS APPLY, THE AREAS AND OCCUPANT LOAD ARE TAKEN FROM THE SIZE AND OCCUPANCY REQUIREMENTS FOR NEW CONSTRUCTION ABOVE AND APPLIED TO THE FOLLOWING:

- 1) Alterations and repairs may be made to any structure without requiring other areas of the existing structure to comply with the accessibility requirements of this regulation provided such new work conforms to that of a new structure-
- 2) Additions to an existing facility shall comply with the standards established by this regulation for new construction; however, the existing portion need not comply, provided such additions do not result in decreased accessibility.
- 3) Remodeling involving major structural changes to a building shall require full compliance with all applicable provisions of this regulation.
- 4) The restoration or authentic reconstruction of buildings designated as historic properties by the Kentucky Heritage Commission or the National Register of Historic Places are exempt from the requirements of this regulation.

IF YOU ARE AN OWNER, CONTRACTOR, DESIGN PROFESSIONAL OR PLUMBER, IT IS YOUR RESPONSIBILITY TO DETERMINE IF THESE REQUIREMENTS APPLY TO YOUR BUILDING.

AUTOMATIC SPRINKLERS
BUILDING CODE CONSIDERATIONS

A PARTIAL LISTING WHERE SPRINKLERS ARE REQUIRED

(See the Kentucky Building Code (Article 10) for a complete listing and requirements.)

Theaters with live stage - any size or movie houses

Night clubs more than 5,000 square feet

Restaurants more than 12,000 square feet

Business Office Buildings - over 12 stories in height

Mercantile-Sales Stores - more than 12,000 square feet

Factory - more than 12,000 square feet

Unlimited area buildings - any size

High hazard - any size

Residential units - over 12 stories in height

In any windowless story

Furnace rooms - boiler rooms

Storage or workshop areas

Spray painting rooms

May be Domestic Sprinklers

IMPORTANT:

Unlike insurance requirements, which are directed primarily toward the prevention of property losses, building codes are aimed at the preservation of life. They carry the force of law and must be complied with. Codes are flexible, however; and blind code compliance alone (as with simply meeting insurance requirements) may result in a fire protection system which is over-designed or under-designed with respect to the potential hazard. As a result, it is important to consult with qualified fire protection engineers to insure the most effective protection at the most economical cost. (See the Kentucky Building Code for complete listing of all requirements.)

HAZARD EVALUATION DESIGN:

Hazard Evaluation encompasses two basic considerations:

(1) **BUILDING CONSTRUCTION:** Building construction considerations include the following:

(a) Location and exposure. If the building is remote from public fire protection, it must compensate through improved private protection. In addition, the dangers of fire from exposure must be considered; i.e. the possibility of ignition from fire in an adjoining building.

b) Construction type- There are five basic types of construction: fire-resistive, non-combustible, heavy timber, ordinary, and wood frame. Each presents special fire protection situations and demands. In addition, such features as framing, walls and partitions, floor and roof assemblies and coverings, interior finishes, floor openings, exit locations, provisions for venting smoke and heat, and types of building equipment and facilities must be evaluated.

(2) **BUILDING OCCUPANCY:** The second phase of hazard evaluation involves building occupancy, of which there are three main classifications: light hazard, ordinary hazard, and extra hazard. Light hazards include apartments, churches, hotels, schools, office buildings, and similar structures where effective fire protection can be provided by lighter-than-average means. Ordinary hazard occupancies include general mercantile, manufacturing and other industrial proper-ties. Fire protection usually can be provided with a typical sprinkler system. Extra hazard occupancies are the most demanding and specialized. This group covers the storage, manufacturing or processing of highly combustible or explosive products or materials. Because of the variables in manufacturing and handling each will require a specialized system.

The design for any sprinkler system for buildings requiring the services of an architect or an engineer shall be provided by a licensed professional engineer

INSTALLATION: The installation of all sprinkler system piping (overhead, underground and specialized) shall be performed by a state licensed suppression contractor.