

## **“I want to live in a Tiny Home”**

That’s great, here’s some things you will need to know if you want to put one in Barren County.

- 1) If the home will be located in the city limits of Cave City, Glasgow or Park City you need to check with Planning & Zoning to make sure it’s allowed (270-659-0661).
- 2) There is no zoning outside the city limits of the 3 cities in Barren County, so there are no land use regulations, only land division regulations. You still want to check the deed for your property to ensure there are no private restrictions that would prohibit a Tiny Home.

Barren County adopted the Kentucky Residential Code over 20 years ago; Kentucky currently uses the 2018 KRC (Kentucky Residential Code).

The KRC defines a “Tiny Home” as a dwelling which is 400 or less square feet in floor area excluding lofts. There’s a section within the KRC, Section R328, that has special provisions that apply only to Tiny Homes. A copy of that section is shown in Attachment A.

So, anything over 400 square feet is governed by the rest of KRC and treated as a normal house, regardless of whether or not is prefabricated.

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**“I want to buy a Tiny Home or dwelling from a dealer where it is completely finished out with electrical wiring, plumbing and finished walls”.**

That’s great, less work for us. The KRC allows us to permit a home that is built off-site and then delivered to its final location as a finished home if it has a K.I.B.S. (Kentucky Industrialized Building System) number. A K.I.B.S. number is something that the home builder/dealer has been given by the State of Kentucky which says that the home was inspected inside

**the factory or off-site facility during construction. Your dealer will have to obtain this from the Kentucky Department of Housing, Buildings and Construction. If your dealer has no idea what you're talking about, there's a good chance they don't have a K.I.B.S. number.**

**If you have purchased a building that has the walls covered and has electrical wiring inside the walls and the dealer did NOT have a K.I.B.S. number, we cannot approve supplying electricity to it or issue a building permit. We cannot see through the walls to ensure that the building and electrical code is being met; the State does not allow us to approve a finished off-site constructed dwelling without this number. If you have purchased a home from a dealer that is not recognized by the State K.I.B.S. program or purchased a used home, you will have to remove the inside wall and ceiling covering.**

**If the dealer that did not have a K.I.B.S. number has used trusses, there is a good possibility that you will have to get an engineer to issue a statement that they meet the load/wind requirements of the KRC or have the dealer give you a truss spec sheet which meets the load/wind requirements of the KRC. At the very least you will probably have to add collar ties to the rafter system, see example in Attachment B.**

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**“I want to buy a prefabricated building from a lot that is not finished inside, and I want to finish it myself and live in it”.**

**That's also fine, but keep in mind that there's nothing in the KRC that says that the code does not apply just because someone chooses to purchase a prefabricated building instead of stick building it. The code still applies.**

**Below is a list of things to keep in mind that a dwelling of any size must have:**

- 1) Structural members (walls, rafters, joists, etc.) shall meet the minimum requirements of the 2018 KRC. If non-conventional structural members are used for construction, stamped engineered drawings are required to prove equivalency.
- 2) The structure must meet these minimum insulation requirements:
  - a. Walls – R-13
  - b. Floor – R-19
  - c. Ceiling – R-38

\*Most of these minimums cannot be met unless spray foam insulation is used due to the smaller framing members used for small buildings\*

- 3) At least one (1) habitable room must have a minimum of one hundred twenty (120) square feet.
  - a. Other habitable rooms must be at least seventy (70) square feet.
- 4) Habitable space and toilet rooms require a minimum ceiling height of seven (7') feet.
- 5) A sleeping room must have either an egress door that directly exits the building or an egress window that allows for a minimum opening of 5.0 sq. ft. (this is usually accomplished with a 3'0"x5'0" window).
- 6) All dwellings require a toilet, sink, and tub or shower.
- 7) All dwellings require a connection to a septic system or public sewer and connection to an approved water supply.
- 8) The structure must meet all life safety requirements (handrail, guardrail, etc.)
- 9) Hard wired smoke alarms with battery backup are required in a sleeping room and outside the sleeping room in the immediate vicinity.
- 10) The structure must meet all the requirements of the Electrical, Plumbing and HVAC code.

**This is not an all-inclusive list. It's just telling you some things that we already know are lacking before you get started. Basically, a dwelling must meet the entirety of the Kentucky Residential Code in order for us to allow it or allow electricity to be supplied to it.**

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#### **Important things to remember:**

- 1) A Tiny Home or any size dwelling must have a permanent foundation. Examples of acceptable foundation alternatives are shown in Attachment C.**
- 2) A building and electrical permit is required even if the building is built off-site somewhere else. All the requirements of the residential building checklist (see Attachment D) will have to be met before a permit can be issued.**
- 3) The meter base cannot be mounted directly to a non-traditional dwelling (tiny home/prefab home). Most local electrical companies require a separate meter base (like that of a manufactured/mobile home) be placed adjacent to the dwelling.**

**SECTION R328  
TINY HOUSES GENERAL**

**R328.1 Scope.** This section shall be applicable to tiny houses used as single dwelling units set on a permanent foundation. Tiny houses shall comply with this code except as otherwise stated in this section.

**R328.2 Definitions.** The following words and terms shall have the meanings shown herein. Refer to Chapter 2 for general definitions.

**EGRESS ROOF ACCESS WINDOW  
LANDING PLATFORM  
LOFT  
TINY HOUSE**

**R328.3 Minimum ceiling height.** Habitable space and hallways in tiny houses shall have a ceiling height not less than 6 feet 8 inches (2032 mm). Bathrooms, toilet rooms, and kitchens shall have a ceiling height not less than 6 feet, 4 inches (1930 mm). No obstructions shall extend below these minimum ceiling heights including beams, girders, ducts, lighting, or other obstructions.

**Exception:** Ceiling heights in lofts are permitted to be less than 6 foot 8 inches (2032 mm).

**R328.4 Minimum loft areas.** Lofts used as a sleeping or living space shall meet the minimum area and dimension requirements of Sections R328.4.1 through R328.4.3.

**Exception:** Under gable roofs with a minimum slope of 6:12, portions of a loft with a sloping ceiling measuring less than 16 inches (406 mm) from the finished floor to the finished ceiling shall not be considered as contributing to the minimum required area for the loft.

**R328.4.1 Minimum area.** Lofts shall have a floor area of not less than 35 square feet (3.25 m<sup>2</sup>)

**R328.4.2 Minimum dimensions.** Lofts shall be not less than 5 feet (1524 mm) in any horizontal dimension.

**R328.4.3 Height effect on loft area.** Portions of a loft with a sloping ceiling measuring less than 3 feet (914 mm) from the finished floor to the finished ceiling shall not be considered as contributing to the minimum required area for the loft.

**R328.5 Loft access.** The access to and primary egress from lofts shall be of any type described in Sections R328.6 through R328.9.

**R328.6 Stairways.** Stairways accessing lofts shall comply with this code or with Sections R328.6.1 through R328.6.5.

**R328.6.1 Width.** Stairways accessing a loft shall not be less than 17 inches (432 mm) in clear width at all points at or above the permitted handrail height. The minimum width below the handrail shall not be less than 20 inches (508 mm).

**R328.6.2 Headroom.** The headroom in stairways accessing a loft shall not be less than 6 feet 2 inches (1880 mm) measured vertically from the sloped line connecting the tread nosings in the middle of the tread width.

**Exception:** The headroom for landing platforms shall not be less than 4 feet 6 inches (1372 mm).

**R328.6.3 Treads and Risers.** Risers for stairs accessing a loft shall be a minimum of 7 inches (178 mm) and a maximum of 12 inches (305 mm). Tread depth and riser height shall be calculated with the following formulas:

$$\begin{aligned} \text{Tread depth} &= 20 \text{ inches (508 mm) minus } \frac{4}{3} \text{ riser height} \\ \text{or} \\ \text{Riser height} &= 15 \text{ inches (381 mm) minus } \frac{3}{4} \text{ tread depth} \end{aligned}$$

**Exception:** Landing platforms shall measure two treads deep and two risers tall.

**R328.6.4 Handrails.** Handrails shall comply with Section R311.7.8.

**R328.6.5 Stairway guards.** Guards at open sides of stairways shall comply with Section R312.1.

**R328.7 Ladders.** Ladders accessing lofts shall comply with Sections R328.7.1 and R328.7.2.

**R328.7.1 Size and capacity.** Ladders accessing lofts shall have 12 inches (305 mm) minimum rung width and 10 inches (254 mm) to 14 inch (356 mm) spacing between rungs. Ladders shall be capable of supporting a 200 pound (75 kg) load on any rung. Rung spacing shall be uniform within 3/8-inch (9.5 mm).

**R328.7.2 Incline.** Ladders shall be installed at 70 to 80 degrees from horizontal.

**R328.8 Alternating tread devices.** Alternating tread devices accessing lofts shall comply with Sections R311.7.11.1 and R311.7.11.2. The clear width at and below the handrails shall be not less than 20 inches (508 mm).

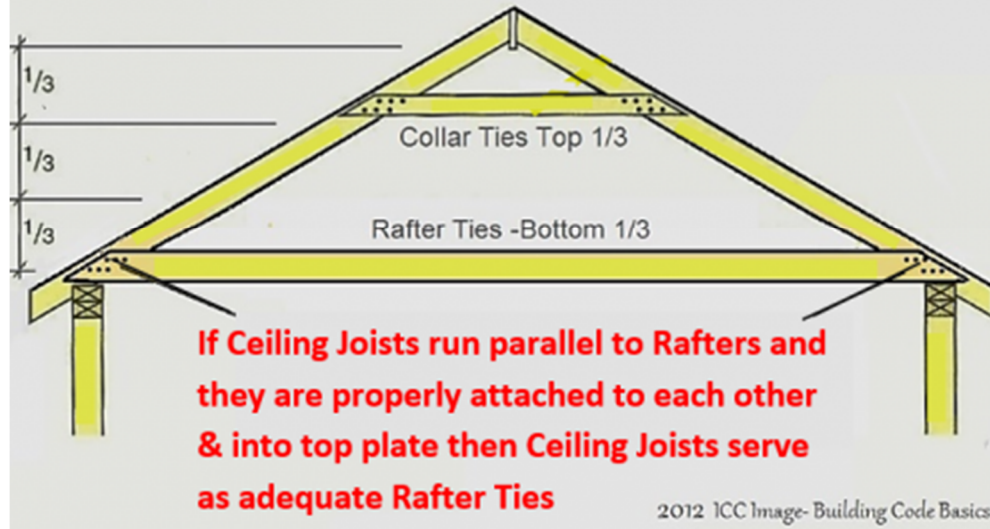
**R328.9 Ships ladders.** Ships ladders accessing lofts shall comply with Sections R311.7.12.1 and R311.7.12.2. The clear width at and below the handrails shall be not less than 20 inches (508 mm).

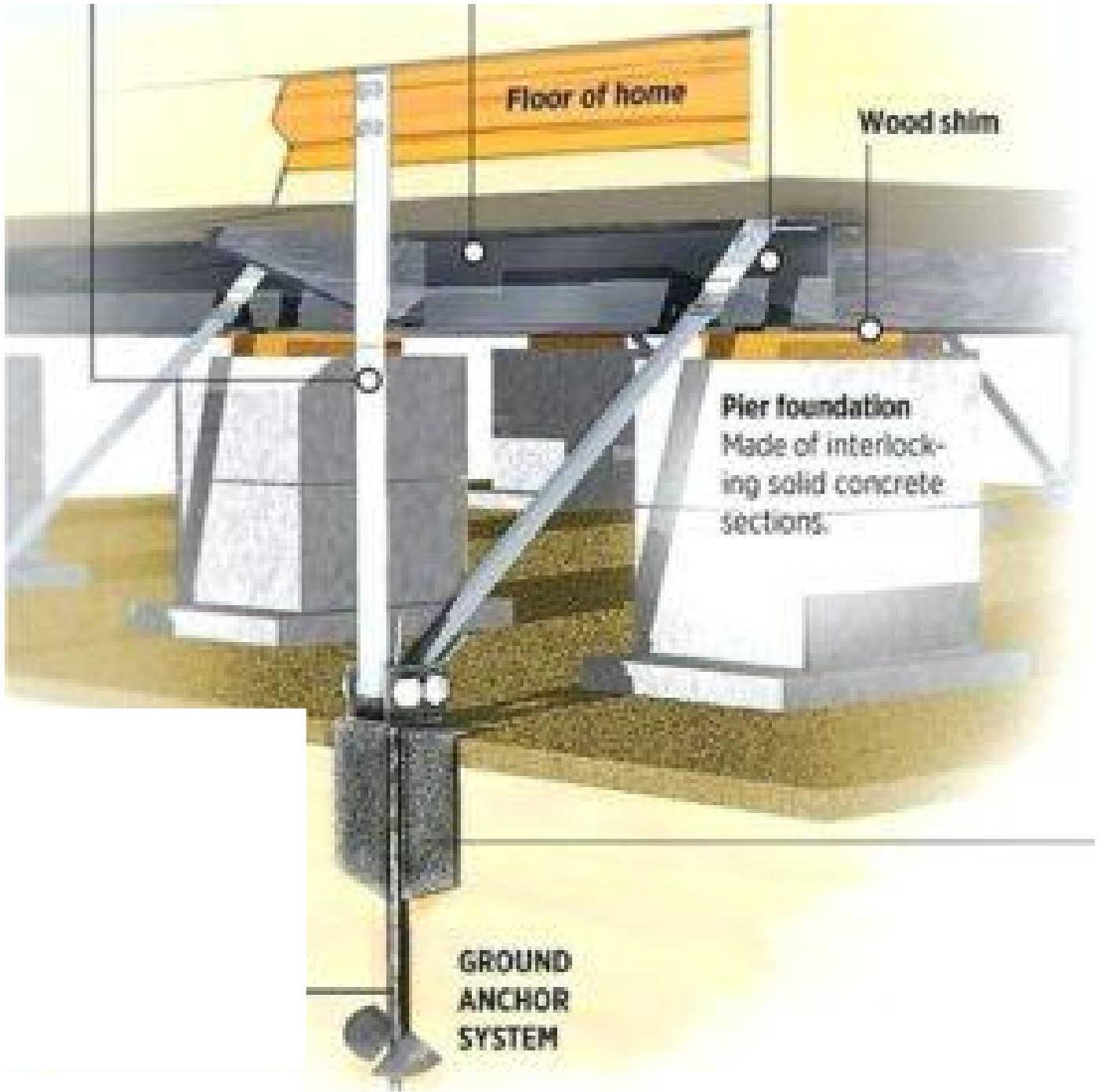
**R328.10 Loft guards.** Loft guards shall be located along the open side(s) of lofts located more than 30 inches (762 mm) above the main floor. Loft guards shall be not less than 36 inches (914 mm) in height or one-half the clear height to the ceiling, whichever is less.

**R328.11 Emergency escape and rescue openings.** Tiny houses shall meet the requirements of Section R310 for emergency escape and rescue openings.

**Exception:** Egress roof access windows in lofts used as sleeping rooms shall be deemed to meet the requirements of Section R310 where installed with the bottom of their opening no more than 44 inches (1118 mm) above the loft floor.

## Rafter Ties





**Address**

If you do not already have an address for the location, you will need to obtain this from the BITS office (270-651-2145).

**Plot Plan**

This is done by a licensed surveyor of your choice; you cannot do this yourself. This is to ensure you are within your property setbacks. This is **NOT** a plat you get from the Clerk's office; it is a new document that shows your proposed building.

To be considered for a waiver from this requirement, you must meet one of the following:

- \* Double the setback requirements (To be verified according to BITS mapping and PVA data)
- \* Be subdivided prior to 1978 (to validate this, we must have either a deed or the original plat)
- \* Located on 10 acres or more

**Septic Release**

This is done by the health department (270-651-8321 – option #3 “Environmental”).

If you are going to have sewer, we will need proof of sanitation for the location.

**Electrician**

As the owner who resides or will reside at the dwelling, you can do the work yourself. If you have a Kentucky state licensed electrician do the work, they physically must come in office to sign off on that portion of the permit.

**Plans**

A set of plans must be submitted for review. These do not have to be stamped by an Architect or professionally prepared necessarily, although it is encouraged, but a floor plan noting door and window sizes, hallway widths, stairway widths, and room classification (living, bedroom, garage, etc.) must be submitted for review.

**Applicable spec sheets and/or drawings**

We require drawings and/or spec sheets for trusses or other engineered structural items used on this project. This can usually be obtained from the retailer. A framing inspection will not be done until the spec sheets have been turned in to this office.

**Signed minimum requirements statement (attached)**

An applicant (owner or contractor) must sign the minimum requirements statement before a permit can be issued.

**Has entrance / culvert location & size been approved by the road/street department?**

County Road Dept: 270-678-2832

State Road Dept: 270-746-7898

Other Important #'s: HVAC Inspector: 270-348-0752

Plumbing Inspector: 270-651-5562



This must be **ENTIRELY** filled out by the applicant. If you don't have the information mark "unknown". Initial next to the line items marked in red showing that you acknowledge the requirement:

Minimum Requirements for Permitting

The following is the minimum requirement for information that we must know before issuing a permit. If plans are not provided that address these issues it is the responsibility of the applicant to address them and/or acknowledge the requirement.

A Design Professional (Engineer / Architect) is required when:

1. Any Bldg. practice not specifically addressed in the 2018 KY Residential Codes or that is considered non-conforming. Example: Log Home, storage container building
2. Using engineered materials (trusses, lvl's, etc.) – A spec sheet must be submitted
3. Altering any existing engineered materials

Description of use:

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Is this allowed by local Planning & Zoning? (Contact Joint City-County Planning Commission @ 270-659-0661.) \_\_\_\_\_

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I understand the distance to the overhang from any other structures MUST be 10 feet minimum or may require fire-rating exterior as required by Code. \_\_\_\_\_ (Initial)

Square Footage \_\_\_\_\_

1. Roof pitch: \_\_\_\_\_ (MIN.:Metal = 3:12 / Asphalt Shingle = 2:12 / Standing Seam = ¼:12)
2. Roof type - metal - shingle - other (Drip-Edge is required)
3. Roof sheathing Thickness \_\_\_\_\_" (7/16" min. / Less than 5/8" requires H-Clips)
4. Roof - trusses (Require Engineered Drawing) OR stick-frame rafters. (Circle One)

If stick framed:

Size \_\_\_\_\_ and Spacing \_\_\_\_\_" OC \_\_\_\_\_ Unknown

5. Means of roof venting - Ridge-vent Box-vents Unvented Unvented
6. All Trusses AND Rafters require metal straps/ties ("Hurricane clips") or equivalent screws listed for up-lift protection. \_\_\_\_\_ (Initial)

7. Ceiling joist size \_\_\_\_\_ Span \_\_\_\_\_ and Spacing \_\_\_\_\_ " OC \_\_\_\_\_ Unknown
8. Wall stud size \_\_\_\_\_ Height \_\_\_\_\_ and Spacing \_\_\_\_\_ " OC \_\_\_\_\_ Unknown
9. Floor Joist Size \_\_\_\_\_ Span \_\_\_\_\_ and Spacing \_\_\_\_\_ " OC \_\_\_\_\_ Unknown  
or \_\_\_\_\_ Concrete Slab – Girder Material \_\_\_\_\_ & Pier Spacing \_\_\_\_\_
10. Mark any Fire-Rated doors with \_\_\_\_\_ Minutes or \_\_\_\_\_ Hours where required.
11. Egress Windows Required in all sleeping rooms: (3-0/5-0 on grade level and below AND  
3-0/5-4 on above grade levels) \_\_\_\_\_ (Initial)
12. Mark location of any Tempered / Safety Glazing in Windows where required. (Less than 18"  
off of floor / more than 9 sq. ft. of glass / Adj. to door / within 60" of a shower/tub and less  
than 44" off floor / located in a stairway \_\_\_\_\_ (Initial)
13. Bldg. exterior siding is \_\_\_\_\_
14. Foundation Type: Crawlspace      Basement      Slab      Post and Pier
15. Has more than 12 Inches of fill been brought into the building site? If Yes, it will require a  
compaction test prior to the footing inspection, and a copy of this report must be  
submitted. \_\_\_\_\_ (Initial)
16. Minimum insulation requirements (Residential): Walls = R-13 / Floor = R-19 / Ceiling = R-38  
\_\_\_\_\_ (Initial)
17. Crawlspaces must be insulated with 6mil plastic on the ground and vented or conditioned.  
\_\_\_\_\_ (Initial)
18. Foundation drains are required for all basements. \_\_\_\_\_ (Initial)
19. Exterior grade - sloping away 6" in the first 10' or Drains or swells provided to prevent  
water from flowing toward bldg. \_\_\_\_\_ (Initial)

I, \_\_\_\_\_ (Print Name), the applicant, acknowledge that the information I have provided is true to the best of my knowledge and that, at a minimum, the building standards listed above are expected to be met during inspection. I also understand that this is not an all-encompassing list of requirements and that this project is expected to meet all requirements of the Kentucky Residential or Kentucky Building Code.

I do hereby affirm pursuant to KRS 1988.060(10), that all contractors and subcontractors employed, or that will be employed, on any activity covered by permit for the location listed on the Permit Application issued to this applicant by the Barren County Building Inspector's Office shall be in accordance with the Commonwealth of Kentucky requirements for Workers' Compensation Insurance (according to KRS Chapter 342) and Unemployment Insurance (according to KRS Chapter 341). I also understand that failure to comply with KRS 1988.060(10), upon such finding by a court of competent jurisdiction, shall be fined an amount not to exceed four thousand dollars (\$4,000) or an amount equal to the sum of all uninsured and unsatisfied claims brought under the provisions of KRS 342 and unemployment insurance claims for which no wages were reported as required by KRS 341, whichever is greater.

\_\_\_\_\_

Applicant Signature

SUBSCRIBED AND SWORN to before me by above named applicant on this the \_\_\_\_\_

day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_

Notary Public  
State at Large

MY COMMISSION EXPIRES: \_\_\_\_\_