

Farmer, Chair
Mossotti, Vice Chair
Gorton
Ellinger
Kay
Ford
Lawless
Beard
Clarke
Henson

A G E N D A

Special Planning & Public Works Committee

November 11, 2014

1:30 P.M.

1. **Committee Summary** (1-5)
2. **H-1 Notification Process** – Myers
3. **Electrical Inspection Fees** – Gorton (6-76)
4. **Code Enforcement Fines** – Lawless (77-83)
Assistance for Code Enforcement Compliance – Gorton
5. **Building Inspection Civil Offenses** – Lawless (84-92)
6. **Zoning Text Amendments for Food Trucks in the P-1 and AU Zones** – Akers (93-113)
7. **Referral Items** (114)

“Planning & Public Works Committee, to which should be referred matters relating to the Division of Planning and including, but not limited to matters related to housing, infill and redevelopment, purchase of development rights and historic preservation, and any related partner agencies and the Department of Public Works and its related divisions, including capital improvement projects and any related partner agencies”

-Council Rules & Procedures, Section 2.102(1)

2014 Meeting Schedule

January 14	June 17	November 11, 2014
February 11	July 1	
March 4	August 12	
April 8	September 9	
May 6	October 14	

**Planning and Public Works Committee Meeting
October 14, 2014
Summary and Motions**

Chair Bill Farmer Jr. called the meeting to order at 1:00 p.m. Committee members Mossotti, Gorton, Ellinger, Kay, Ford, Beard, Clarke, and Henson were in attendance. Committee member Lawless was absent. CMs Myers and Stinnett were also in attendance.

1. September 9, 2014 Committee Summary

Motion by Vice Mayor Gorton, second CM Beard to approve the September 9, 2014 committee summary. Motion passed unanimously.

2. Items Referred

On a motion by Vice Mayor Gorton, second CM Ellinger “Review Street Tree and Tree Protection Ordinances” was removed from the referral list. Motion passed unanimously.

After discussion of the “H-1 Notification Process” item, there was consensus to bring this item forward for consideration during the next committee meeting.

After discussion of the “Explore Providing Assistance to Low Income Homeowners with Code Compliance” item, there was consensus to bring this item forward for consideration during the next committee meeting.

On a motion by Vice Mayor Gorton, second CM Mossotti “Homeowner Association Rights and Responsibilities” was removed from the referral list. Motion passed unanimously.

On a motion by CM Beard, second Vice Mayor Gorton “Multi-Way Stop Glendover Road at Valley Road” was removed from the referral list. Motion passed unanimously.

On a motion by Vice Mayor Gorton, second CM Ellinger “Office Premise Signage” was removed from the referral list. Motion passed unanimously.

On a motion by Vice Mayor Gorton, second CM Mossotti “Streetlight Installation Plan” was removed from the referral list. Motion passed unanimously.

On a motion by CM Ford, second CM Mossotti “Initiate Zoning Text Amendments for Food Trucks in the P-1 and AU Zones” was removed from the referral list. Motion failed after discussion and committee consensus to move this item forward at the next committee meeting.

On a motion by Vice Mayor Gorton, second CM Clarke “Affordable Housing Issue” was removed from the referral list. Motion passed unanimously.

On a motion by Vice Mayor Gorton, second CM Clarke “University of Kentucky Master Plan” was removed from the referral list. Motion passed unanimously.

On a motion by CM Stinnett, second CM Beard “MAP Fund Usage Policies” was removed from the referral list. Motion passed unanimously.

On a motion by CM Clarke, second Vice Mayor Gorton “Landscape Examination Procedure” was removed from the referral list. Motion passed unanimously.

On a motion by Vice Mayor Gorton, second CM Mossotti “Oliver Lewis Way Update” was removed from the referral list. Motion passed unanimously.

3. Leaf Collection Update

Charlie Martin introduced the item, and provided brief background information. Rob Allen provided an overview of the vacuum leaf collection program, and explained that approximately 90,000 addresses in Fayette County receive service. He reviewed program guidelines and alternative leaf disposal options, and provided the 2014 collection schedule. Mr. Allen stated that an interactive map is available to provide citizens with access to timely information regarding leaf collection.

Chris Doerge reviewed the capabilities of the interactive map, which categorizes areas according to collection dates and progress.

CM Mossotti noted that addresses that do not receive leaf collection are not clearly shown on the interactive map, and asked for improvements to the map in that regard.

CM Henson stated that some streets receive both city and private trash pickup, and the map would need to be coded accordingly to show which addresses will receive leaf collection service. In response to a question from CM Henson, Mr. Allen stated that steps have been taken to ensure that gaps in service will not occur.

In response to a question from CM Henson, Charlie Martin stated that collection will occur from Thanksgiving until Christmas. Mr. Allen stated that the budget for leaf collection is approximately \$300,000.

In response to a question from CM Clarke, Mr. Allen stated that only one collection is conducted for each address, but alternatives are available for removal of leaves after collection dates. He stated that flexibility is built into the collection schedule to allow for later collection dates as necessary.

CM Stinnett asked for information regarding budget and utilization of yard waste coupons. Commissioner Holmes stated that he would provide that information to the committee via email. CM Stinnett stated the importance of mulching leaves and utilizing compost bins. Mr. Allen responded that certain areas of the city require collection to protect storm drains. Mr. Martin stated that Council has the discretion to make changes to the program, and that collection has been outsourced for 2014.

4. Snow Removal Plan

Chester Hicks presented the snow and ice control plan, and explained that the city is divided into nine areas for snow removal and routes. Snow removal is prioritized according to street classification and traffic volume. The LFUCG is responsible for snow removal for approximately 134 lane miles inside of New Circle Road. He reviewed existing resources for snow removal, and stated that there has been an increase in the cost of salt.

CM Stinnett asked for information regarding the process for road segments to be added to the list. Albert Miller responded that requests should be made through Lexcall, and stated that all requests receive a response.

In response to a question from CM Stinnett, Mr. Miller stated that the contract price for salt has increased. Commissioner Holmes stated that the LFUCG will have enough salt to respond to a typical winter, even considering the cost increase.

Vice Mayor Gorton asked for Delong Road to be added to the list of hills to be treated. Mr. Miller stated that Delong Road is typically pretreated before a storm.

CM Mossotti presented information regarding a potential shortage of salt supply. Mr. Miller stated that a contract is in place for up to 15,000 tons of salt. In response to a follow up question from CM Mossotti, Mr. Miller stated that treatment becomes less effective when temperatures drop to approximately 20 degrees. He stated that an additive is used below that temperature. Mr. Miller stated that the LFUCG utilizes contractors to assist with snow removal as necessary to increase response capacity. Commissioner Holmes stated the need to evaluate capacity, and provided details related to the cost of equipment and personnel.

In response to a question from CM Myers, Mr. Hicks explained how new streets are added to the list for snow removal. CM Myers stated that cul-de-sacs located at the terminus of hills should be added to the “areas likely to freeze” list to receive salt application. Mr. Miller stated that this request can be made through Lexcall or email.

5. Electrical Inspection Fees

Vice Mayor Gorton introduced the item, and stated that it has been five years since electrical inspection fees were last reviewed.

Commissioner Paulsen presented the electrical inspection process and current fees, and presented fee increases as proposed by the contractor. He stated that fees were increased in 1991, 2002, and 2009, and recommended that an annual or bi-annual report be implemented in the future to provide the committee with code changes and related information that affects the time and effort needed to complete inspections.

In response to a question from CM Kay, Commissioner Paulsen stated that the contractor is currently in the second year of the current contract. He further explained that there have been competing bidders in the past, and the contract is awarded through the Request for Proposal process.

CM Kay noted that the contractor is reporting a substantial profit after expenses, and asked for clarification regarding a theft item that was noted in the provided financials. Mr. Vicroy, the contractor's attorney, provided additional details regarding specific line items in the financials.

Vice Mayor Gorton stated that any increases in inspection fees will result in increased home prices. She asked if a financial pro forma had been completed to calculate projected financials resulting from the requested increases. Mr. Vicroy stated that a pro forma had not been completed.

Vice Mayor Gorton noted that insurance costs for the contractor have increased, and asked for clarification regarding reported salaries. Mr. Vicroy stated that the contractor provides bonuses in lieu of raises, and contract labor is also a variable cost. Vice Mayor Gorton asked how the proposed increases were determined if a pro forma had not been completed. Mr. Jones, the contractor, responded that the Consumer Price Index is used to determine increases, as well as regional comparisons.

CM Farmer asked if commercial inspections were considered as well in conducting the analysis of the proposed fee increase. Commissioner Paulsen stated that he had spoken with commercial builders, and they expressed concerns regarding the proposed increase.

CM Farmer explained to the applicant that a meeting of the committee would be scheduled in the near future to consider the information requested of the applicant.

CM Kay stated that he is not in favor of an increase, given the profitability of the current contract.

Mr. Vicroy explained pending business expenses that will affect the contractor's future profitability.

Vice Mayor Gorton asked for clarification regarding new requirements, and reiterated the need for a pro forma to properly review this item. Mr. Vicroy responded that there were 35 changes to the Electric Code that will result in significantly more time to conduct inspections.

CM Mossotti agreed that additional information is necessary for the committee to take action.

Commissioner Paulsen restated the recommendation for an annual or biannual report to the committee regarding inspection requirements as they relate to the contract.

6. Code Enforcement Nuisance Abatement Process

Jonathan Hollinger provided background information for this item, and stated that a fund of \$200 thousand is established annually for abatement. He presented proposed revisions to the uses of these funds, including allowing the Division of Planning to utilize the funds for abatement. Mr. Hollinger presented unenforceable nuisance criteria, and discussed the enforcement timeline and civil penalties associated with same.

In response to questions from CM Lawless, Mr. Hollinger provided examples of zoning nuisance abatement and zoning sight triangles outside of existing road rights-of-way. He discussed abatement issues related to gravel.

CM Kay stated that Code Enforcement abatement actions have recently improved, and asked how this item can move forward. Mr. Hollinger stated that legislation will be drafted through the Law Department to move this item forward.

CM Farmer stated that this item will remain in committee.

Meeting adjourned at 3:02 PM.

SUPPLEMENTAL INFORMATION IN SUPPORT OF ELECTRICAL INSPECTION RATE INCREASE REQUEST

This Committee, at its October 14, 2014, meeting, requested some additional written information from Commonwealth Inspection Bureau, Inc. with respect to the effects of the rate increase on the cost of electrical inspections under the existing provisions of Section 5-76 of the Lexington-Fayette Urban County Code of Ordinances and the proposed changes to that ordinance which increases the fees to be charged. In addition to the information that has been previously provided, the following introduction and explanation explains the tables of data and information that are also attached.

The first table that follows this introduction and explanation compares the number and type of inspections done in Fayette County in the first six (6) months of calendar year 2014 along with the actual 2014 revenue from those inspections, the projected revenue that would be generated in the first six (6) months of 2015 if the rate increase were granted and the same number of inspections were performed, the increase and/or decrease in revenue between those years and the percentage increase and/or decrease for the types of inspections performed. As you review this information, Commonwealth Inspection Bureau, Inc. would like to point out to this Committee that there were over 3700 changes proposed for the 2014 National Electric Code. Every three (3) years, this Code is revised and updated. The changes to the National Electric Code are codified in a spiral bound book that is over 360 pages in length. These code changes add time to every single type of electrical inspection that is performed by Commonwealth Inspection Bureau, Inc. thereby decreasing the efficiency of its inspectors. While the same number of electrical inspections may be done in 2015, Commonwealth Inspection Bureau, Inc. will need to hire at least one (1) additional inspector to perform those inspections. Each new inspection done for a contractor also requires educating them about the new code provisions. The second table submitted herewith shows just a sampling of the multitude of new electrical code provisions that affect just dwelling units and add time to each electrical inspection.

The third table following this introduction will illustrate the effect that hiring an additional electrical inspector will have on the expenses of Commonwealth Inspection Bureau, Inc. The first column reflects the actual expenses in the first six (6) months of 2014, the second column reflects the projected expenses for the first six (6) months of 2015 with an additional electrical inspector on the payroll. Additionally, these expenses do not include the fact that a new vehicle will need to be purchased as that is a contractual requirement in the contract between the Urban County Government and Commonwealth Inspection Bureau, Inc. That cost, which could be well over \$20,000.00, has not been included in the expenses as it would be a capital expenditure. Finally, although this likelihood would be somewhat remote, since Commonwealth Inspection Bureau, Inc. has not had sufficient experience with 2014 code compliance inspections as yet, it is conceivable that two (2) additional inspectors may need to be hired to perform the same number of inspections if the increase in the amount of time necessary to complete 2014 code compliance inspections would require that additional manpower. If such is the case, the additional expenses of an added electrical inspector and the cost of another vehicle would exceed the increase in projected revenue for the first six (6) months of 2015 shown in the first table.

The next table Commonwealth Inspection Bureau, Inc. submits for your review contains several comparisons of the current cost and the projected cost to an electrical contractor or electrician to have a newly constructed home or apartment building inspected from the initial rough wire inspection to the final inspection. These comparisons are based on actual inspections performed in 2014. The comparison sheet for the apartment building located at 215 Codell Drive, Building 21, shows two (2) comparisons as Commonwealth Inspection Bureau, Inc. advises that many apartment complexes currently under construction are designed more like condominiums where each unit has its own separate and private entrance that is not part of a common stairwell with “breeze way” landings containing multiple, easily accessible entrances. The prior pricing structure, which had significantly reduced rates for inspections 2 through 12 in a 12 unit building, is no longer economically feasible with the apartment complexes being designed and built today.

The next table shows differing levels of commercial electrical inspection costs. The rates, both existing and proposed, are based on the cost of the electrical contract, not the cost of the entire building being constructed or renovated. A majority of the rates have not been affected as the cost of electrical inspections for a commercial projects having an electrical contract between \$50,000.00 and \$1,000,000.00 will remain the same. Contracts between \$30,000.00 and \$50,000.00 will have a slight increase and those projects having an electrical contract of \$1,000,000.00 or more will have a greater increase than any other classification. The reason for this distinction is that commercial projects of this magnitude, such as hospitals, take several years to complete and due to new code changes and construction methods, there are many, many more visits required to perform the necessary electrical inspections than ever before. In some cases, there have been hundreds of visits to a commercial job site to complete those electrical inspections.

The final table includes a list of inspection fees charged by inspectors in other counties and municipalities in the area. By and large, these fees are higher per inspection than those charged in Fayette County. In addition, none of the private electrical inspectors in those counties have to meet the contractual requirements which Commonwealth Inspection Bureau, Inc. must meet in order to provide electrical inspection services in Fayette County. These requirements include, but are not limited to the following:

- A staffed office open every weekday;
- A minimum number of qualified, licensed electrical inspectors who must be on call at all times set out in the contract;
- A vehicle provided by Commonwealth Inspection Bureau, Inc. for each inspector; and,
- A performance bond to protect the Urban County Government if Commonwealth were ever unable to perform its services.

As was mentioned earlier and noted in the requirements above, the vehicle requirement is not something that is included in the expenses listed in any of the materials you have before you. This fleet of vehicles has a limited useful life and has to be replaced periodically. The funds to place that fleet of vehicles must come from the earnings of the company shown in the materials provided to you earlier. Furthermore, it has been more than 10 years since Marshall Jones, Jr., the owner of Commonwealth Inspection Bureau, Inc. and one of its employed inspectors, has had an increase in

his salary and quite a few years since any other inspector has had a raise. While some of you noticed that there was some profit being earned by the company, what you did not see was that some of those earnings will be used to replace the fleet of vehicles in the not too distant future, that some of those earnings have supplemented Mr. Jones' level salary for over 10 years and that some of those earnings may have to be used to cover other increased expenses and possibly less revenue earned in the next three (3) years as a result of the changes in the 2014 National Electric Code.

Table 1

Actual 2014 Revenue and Projected 2015 Revenue

Commonwealth Inspection Bureau, Inc.

Inspections and Expenses

January 1, 2014 through June 30, 2014

Actual Income vs Proposed Income

Income	Inspection Count	Actual	Proposed	Difference	Percentage
Rough Wires	1119	\$84,486	\$109,084	\$24,598	22.55%
Temporary on Permanent	608	\$32,614	\$40,375	\$7,761	19.22%
Final Inspections	1764	\$151,303	\$190,550	\$39,247	20.60%
Information Visit	46	\$1,610	\$1,980	\$370	18.69%
Trip Charges	8	\$330	\$280	-\$50	-17.86%
Total Income		<u>\$270,342</u>	<u>\$342,269</u>	<u>\$71,927</u>	<u>21.01%</u>

Table 2

Sampling of 2014 changes to National Electric Code

110.26 (C) (3)	Outside receptacle shall be located at personal door within 25' and panic hardware to open out
110.26 (E) (2) A & B	Equipment outside requires dedicated work space equal to width of equipment plus 6' in height
200.4 (B)	Multiple CKT
210.04 (A & B)	Simultaneously disconnect all conductors of a multi-wire branch CKT on all multi-wire branch CKT's
210.04 (D)	Multi-wire branch CKT's must be grouped with their neutral conductor at the panel board.
210.8 (A) (7)	All receptacles within 6' of sinks require GFI protection, including disposal, Dishwashers, microwave, etc., also receptacle on the backside of island for general purpose.
210.8 (A) (9)	All receptacles within 6' of showers, tubs, and all open water containers
210.8 (A) (10)	All 120 volt receptacles in laundry room and laundry area require GFCI protection
210.8 (D) (8)	All dishwashers require GFCI protection, hardwired or on receptacle, all receptacles required to be accessible (none behind dishwasher)
210.12 (A)	All circuits in dwelling units require AFCI except bathrooms, garages, outside and unfinished basements.
210.12 (B)	Extensions or modifications of circuits, require AFCI protections, either with breaker or AFCI receptacle located at 1 st outlet on circuit, (exception) allows 6' extension on circuits for service panel change.
210.2 (C)	Dormitory rooms require AFCI protection
210.17	Outlets for charging electric vehicles are required to be dedicated circuits.
210.52 (E) (3)	Outlets at decks and porches are not required to be in foot print of deck or porch, but must be accessible.
210.52 (G)	At least one receptacle shall be installed for each car space (3 car garage requires 3 receptacles) circuits supplying garages shall not leave garage, must be dedicated
210.64	At least one (1) 125 volt, 15 or 20 amp receptacle installed within 50' of the service equipment
210.66	Change to 250.102 (C)
300.6 (A)	Field cut threads in conduits require corrosion protection
310.15 (B) (7)	Table for service cable for dwelling units has been deleted, Service entrance conductors shall not be less than 83% of value.

314.5	Extra heavy use covers required at all outside receptacles on dwelling units.
314.25	Drywall screws are not allowed to connect devices or equipment to device boxes.
350.42	Only fittings listed for use with LFMC shall be used with LFMC
376.56 (B) (1) & (B) (5)	Power distribution blocks in wire ways, conductors shall be installed so the PDB are unobstructed following installation
393.	Low voltage, suspended ceiling, power distribution systems (new article)
400.7 (A) (1)	Flexible cords uses permitted
406. (3) (E)	Receptacles controlled by an automatic control device, energy management or building automation shall be marked with the controlled receptacle marking symbol
406.4 (D)	AFCI and GFCI type receptacles are required to be installed in a readily accessible location
406. (B) (1)	All receptacles located in wet locations shall have extra duty covers, including dwelling units.
406.12 (A)	All 15 – 20 amp receptacles in dwelling units are required to be tamper resistance, except for receptacles that are more than 5 ½ feet above floor, that are part of a luminaire or appliance, a single outlet or a duplex outlet for 2 appliances, and replacement of non-grounding type receptacles. Also, all 120 volt receptacles located in motels and hotels shall be of tamper resistance type outlet.
410.10 (F)	Cable, raceways or box cannot be installed less than 1 ½" below metal sheet roof decking this has been expanded to luminaries also.
422.5	All GFCI devices for appliances are required to be readily accessible, appliances in dwelling units, drinking fountains, vending machines, tire inflating machines, etc.
422.51	Hard wired vending machines as well as cord connected shall be GFCI protected.
517.16	Isolated ground receptacles are not permitted within patient care vicinity.
517.18 (A)	All receptacles or cover plates supplied from the critical branch are required to have a distinctive color or marking so as to indicate the panel board and branch circuit supplying them.
517.18 (B)	The minimum number of receptacles required for general care area patient bed locations of health care facilities was increased from four (4) to eight (8). 4 – Normal branch– 4 critical branch
517.19 (B)	The minimum number of receptacles required for critical care area patient bed locations of health care facilities was increased from 6 to 14. 6 – Normal branch – 8 critical branch.

- 517.19 (C) New 517.19 (C) was added, requiring a minimum number of 36 receptacles in a operating room of health care facilities.
- 517.30 (E) Cover plates or the receptacles supplied from the essential electrical system are required to have a distinctive color or marking, and must also be supplied with illuminated face or indicator light to indicate that there is power to the receptacle.

Table 3

Actual 2014 Expenses and Projected 2015 Expenses

Commonwealth Inspection Bureau, Inc.

Actual Expense vs Proposed Expense
January 1, 2014 through June 30, 2014

	Actual	Proposed	Difference	Percentage
EXPENSES				
Salaries and Wages	\$128,489	\$153,489	\$25,000	16.29%
Payroll Taxes	\$13,765	\$16,621	\$2,857	17.19%
Taxes and License	\$300	\$300	\$0	0.00%
Kentucky Taxes	\$175	\$175	\$0	0.00%
Kentucky City Taxes	\$2,436	\$2,436	\$0	0.00%
Repairs and Maintenance	\$4,290	\$4,290	\$0	0.00%
Supplies	\$3,418	\$3,418	\$0	0.00%
Rent -Office	\$8,250	\$8,250	\$0	0.00%
Interest Expense	\$1,076	\$1,076	\$0	0.00%
Employee Welfare	\$458	\$458	\$0	0.00%
Employee Health Insurance	\$7,160	\$9,260	\$2,100	22.68%
Bank Charges	\$2,172	\$2,172	\$0	0.00%
Donations	\$750	\$750	\$0	0.00%
Continuing Education	\$10	\$10	\$0	0.00%
Dues and Subscriptions	\$2,889	\$2,991	\$102	3.41%
Insurance	\$10,770	\$11,929	\$1,159	9.71%
Legal and Accounting	\$8,278	\$8,278	\$0	0.00%
Meal and Entertainment	\$736	\$736	\$0	0.00%
Miscellaneous Expense	\$142	\$142	\$0	0.00%
Office Expense	\$353	\$353	\$0	0.00%
Office Supplies	\$1,557	\$1,557	\$0	0.00%
Postage and Supplies	\$686	\$686	\$0	0.00%
Registrations	\$102	\$102	\$0	0.00%
Auto Expense	\$8,435	\$9,505	\$1,070	11.26%
Utilities and Telephone	\$7,144	\$7,964	\$820	10.30%
Printing and Reproduction	\$1,077	\$1,077	\$0	0.00%
Total Expenses	\$214,918	\$248,025	\$33,107	13.35%

* This is a projection based on adding 1 additional inspector

Table 4

Sample comparisons of Inspection Costs
Actual 2014 versus Projected 2015
Apartment Building and Varying Sizes of Homes

215 Codell Drive Bldg# 21

12 Unit Apartment Building and House with Common Entrance
 2 and 3 Bedroom Units
 2 Baths

	Current Price	\$35 per unit per inspection Proposed Price	Difference
Rough Wire Inspection	\$189.00	\$455.00	\$266.00
TOP Inspection	\$189.00	\$455.00	\$266.00
Final Inspection	\$321.00	\$455.00	\$134.00
Total	<u>\$699.00</u>	<u>\$1,365.00</u>	<u>\$666.00</u>

Same Building -215 Codell Drive Bldg #21 with Private Entrance
 12 Unit Apartment Building and House

	Current Price	\$45 per unit per inspection Proposed Price	Difference
Rough Wire Inspection	\$189.00	\$826.00	\$637.00
TOP Inspection	\$189.00	\$715.00	\$526.00
Final Inspection	\$321.00	\$895.00	\$574.00
Total	<u>\$699.00</u>	<u>\$2,436.00</u>	<u>\$1,737.00</u>



PUBLIC PROTECTION CABINET
DEPARTMENT OF HOUSING, BUILDINGS AND CONSTRUCTION
ELECTRICAL DIVISION
ELECTRICAL INSPECTION SECTION
101 SEA HERO ROAD, SUITE 100
FRANKFORT, KENTUCKY 40601-5412
TELEPHONE (502)573-1797 FAX (502)573-1598

Steven L. Beshear
Governor 19

Larry Bond
Secretary

Ambrose Wilson IV
Commissioner

Jack L. Coleman
Deputy Commissioner

10-8-14
7:30 AM

C - 528105
Certificate Number

Certificate of Compliance

Type of Occupancy Barn ☐ Residential ☒ Commercial / Ind. ☐ Univ / College ☐ Other ☐

Engineer File/Project # PD131 Job 1821CB Permit # 104679

Location 215 Codell Dr Bld # 21 Final Sticker # 039603

Description Final

Owner's Name Pennington Apartments

Address _____ City _____ State _____ Zip _____

Electrical Company Name Dixon Electric Work Phone 621 7537

Contractor License CE 16154 Master Electricians License ME 161530 Electrician License EE _____

Address _____ City _____ State _____ Zip _____

Connection of Temp Pole Serv. _____ Permanent Service Only _____

Serv. - Underground _____ Serv. - Overhead _____ Phase _____ Volts _____ Amps _____

Panels 12x1 1=H Dryers 1x12 Duct Heaters _____

Transformer _____ Ovens _____ Elec. Space Heater _____

Emergency Gen. _____ Water Heater 1x12 HVAC _____

Standard Circuits 19x6 18x6 3 Dishwashers 1x12 Heaters & Vents _____

AFBI Breakers 4x6 3x6 H Disposals 1x12 Motors _____

AFBI Receptacles _____ Smoke Detectors 5x6 4x6 4=H Emergency System _____

GFCI Breakers _____ Electrical Furnaces 1x12 Fire Alarm 120V. _____

GFCI Receptacles 4x8 1=H Ranges 1x12 Controls _____

Comments: _____

MEFD

Fixtures

22x6 18x6 39=H

2 poles 5x12

5x11 11x11 5x12

The undersigned further states that to the best of his/her ability and knowledge the above equipment has been installed in compliance with the current adopted National Electrical Code (NEC). It is a condition of this certificate that no additions or alterations shall be made to the above electrical wiring or equipment without first requesting a re-inspection.

Date of 10/8/14

Certified Electrical Inspector K. Williams

Certification # 2491-2

White - Inspector Files Yellow - Utility Pink - Contractor

271.00

1692 McCullough Drive

Price Unknown

Approx Square Feet 1,200
 Bedrooms 3
 Baths 2
 2 Car Garage

	Counts	Current Price	Proposed Price	Difference
Rough Wire Inspection	24 Circuits	\$53.90	\$68.00	\$14.10
TOP Inspection		\$45.00	\$55.00	\$10.00
Final Inspection	42 Fixtures, 240 volt, small appliance	\$68.70	\$76.50	\$7.80
Total		<u>\$167.60</u>	<u>\$199.50</u>	<u>\$31.90</u>
Total increase for inspections		\$31.90		
Percentage of increase		19.03%		
Average increase per inspection		\$10.63		

Proposed Price is calculated by adding \$0.50 for each Circuit, fixture, 240 volt or small appliance to the \$55.00 inspection fee.



PUBLIC PROTECTION CABINET
DEPARTMENT OF HOUSING, BUILDINGS AND CONSTRUCTION
ELECTRICAL DIVISION
ELECTRICAL INSPECTION SECTION
101 SEA HERO ROAD, SUITE 100
FRANKFORT, KENTUCKY 40601-5412
TELEPHONE (502)573-1797 FAX (502)573-1598

Steven L. Bernier
Governor

Larry Bond
Secretary

Ambrose Wilson IV
Commissioner

Jack L. Coleman
Deputy Commissioner

10-13-14
8:37am

c-528179
Certificate Number

Certificate of Compliance

Type of Occupancy Barn ☐ Residential ☒ Commercial / Ind. ☐ Univ / College ☐ Other ☐

Engineer File/Project # _____ Permit # 106951

Location 11692 McCullough Dr Final Sticker # 21394

Description Final Code 4673

Owner's Name Habitat

Address _____ City _____ State _____ Zip _____

Electrical Company Name Peterson Electric Work Phone 621 5323

Contractor License CE 12306 Master Electricians License ME 12305 Electrician License EE _____

Address _____ City _____ State _____ Zip _____

Connection of Temp Pole Serv. _____ Permanent Service Only _____

Serv. - Underground ☐ Serv. - Overhead ☐ Phase _____ Volts _____ Amps 200

Panels 1 Dryers 1 Duct Heaters _____

Transformer _____ Ovens _____ Elec. Space Heater _____

Emergency Gen. _____ Water Heater 1 HVAC 1

Standard Circuits 26 Dishwashers 1 Heaters & Vents _____

AFCI Breakers 3 Disposals 1 Motors _____

AFCI Receptacles _____ Smoke Detectors 5 Emergency System _____

GFCI Breakers _____ Electrical Furnaces 1 Fire Alarm _____

GFCI Receptacles 4 Ranges 1 Controls _____

Comments: _____

28-Fix

7-2Poles

8-APPL

\$68.70

6038.0

The undersigned further states that to the best of his/her ability and knowledge the above equipment has been installed in compliance with the current adopted National Electrical Code (NEC). It is a condition of this certificate that no additions or alterations shall be made to the above electrical wiring or equipment without first requesting a re-inspection.

Date of 10/13/14 Certified Electrical Inspector S. Lemo Certification # 6038.0

913 Sugarbush Trail

Price Unknown

Approx Square Feet 1,350

Bedrooms 3

Baths 2

Garage

	Counts	Current Price	Proposed Price	Difference
Rough Wire Inspection	26 Circuits	\$53.00	\$67.00	\$14.00
TOP Inspection		\$45.00	\$55.00	\$10.00
Final Inspection	43 Fixtures, 240 volt, small appliance	\$64.80	\$76.00	\$11.20
Total		<u>\$162.80</u>	<u>\$198.00</u>	<u>\$35.20</u>
Total increase for inspections		\$35.20		
Percentage of increase		21.62%		
Average increase per inspection		\$11.73		

Proposed Price is calculated by adding \$0.50 for each Circuit, fixture, 240 volt or small appliance to the \$55.00 inspection fee.



PUBLIC PROTECTION CABINET
DEPARTMENT OF HOUSING, BUILDINGS AND CONSTRUCTION
ELECTRICAL DIVISION
ELECTRICAL INSPECTION SECTION
101 SEA HERO ROAD, SUITE 100
FRANKFORT, KENTUCKY 40601-5412
TELEPHONE (502)573-1797 FAX (502)573-1598

Steven L. Beshear
Governor **23**
Larry Bond
Secretary **10-7-14**
Ambrose Wilson IV
Commissioner **9:29am**
Jack L. Coleman
Deputy Commissioner

C-528493
Certificate Number

Certificate of Compliance

Type of Occupancy Barn ☐ Residential ☒ Commercial / Ind. ☐ Univ / College ☐ Other ☐

Engineer File/Project # _____ Permit # **106157**

Location **913 Sugarbush Trail** Final Sticker # _____

Description **final**

Owner's Name **Bale Homes**

Address _____ City _____ State _____ Zip _____

Electrical Company Name **Paulen Electric** Work Phone **502-361-1247**

Contractor License CE **8414** Master Electricians License ME **8409** Electrician License EE _____

Address _____ City _____ State _____ Zip _____

Connection of Temp Pole Serv. _____ Permanent Service Only _____

Serv. - Underground _____ Serv. - Overhead _____ Phase _____ Volts _____ Amps **200**

Panels 1	Dryers 1	Duct Heaters _____
Transformer _____	Ovens _____	Elec. Space Heater _____
Emergency Gen. _____	Water Heater 1	HVAC 1
Standard Circuits 24	Dishwashers 1	Heaters & Vents _____
AFCI Breakers 3	Disposals 1	Motors _____
AFCI Receptacles _____	Smoke Detectors 4	Emergency System _____
GFCI Breakers _____	Electrical Furnaces 1	Fire Alarm _____
GFCI Receptacles 5	Ranges 1	Controls _____

Comments: **32-174**

5 - 3 Poles

5 - Appl.

\$64.80

The undersigned further states that to the best of his/her ability and knowledge the above equipment has been installed in compliance with the current adopted National Electrical Code (NEC). It is a condition of this certificate that no additions or alterations shall be made to the above electrical wiring or equipment without first requesting a re-inspection.

Date of **10/8/14** Certified Electrical Inspector **S. L. Smith** Certification # **20382**

White - Inspector Files Yellow - Utility Pink - Contractor

3265 Polo Club Blvd

Price \$ 239,000.00

Square Feet 2,114

Bedrooms 3

Baths 2.5

	Counts	Current Price	Proposed Price	Difference
Rough Wire Inspection	34	\$57.10	\$72.00	\$14.90
TOP Inspection		\$45.00	\$55.00	\$10.00
Final Inspection	89	\$87.10	\$99.50	\$12.40
Total		<u>\$189.20</u>	<u>\$226.50</u>	<u>\$37.30</u>

Total increase for inspections \$37.30

Percentage of increase 19.71%

Average increase per inspection \$12.43



PUBLIC PROTECTION CABINET
DEPARTMENT OF HOUSING, BUILDINGS AND CONSTRUCTION
DIVISION OF BUILDING CODE ENFORCEMENT
 ELECTRICAL INSPECTION SECTION
 101 SEA HERO ROAD, SUITE 100
 FRANKFORT, KENTUCKY 40601-5412
 TELEPHONE (502)573-1797 FAX (502)573-1598

Governor 8/22/14
 Robert D. Vance 25:02
 Secretary
 Ambrose Wilson IV
 Commissioner
 Jack L. Coleman
 Deputy Commissioner

C-494183

Certificate of Compliance

Certificate Number

Type of Occupancy Barn ☐ Residential ☒ Commercial / Ind. ☐ Univ / College ☐ Other ☐Engineer File/Project # _____ Permit # 103510Location 3265 Polo Club BLVD Final Sticker # 20895Description FINNLOwner's Name JEFF SMITH

Address _____ City _____ State _____ Zip _____

Electrical Company Name SHAWN GRAY Work Phone 621-4701Contractor License CE 17977 Master Electricians License ME 17976 Electrician License EE _____

Address _____ City _____ State _____ Zip _____

Connection of Temp Pole Serv. _____ Permanent Service Only _____

Serv. - Underground _____ Serv. - Overhead _____ Phase _____ Volts _____ Amps 200Panels 1 Dryers 1 Duct Heaters _____

Transformer _____ Ovens _____ Elec. Space Heater _____

Emergency Gen. _____ Water Heater 1 HVAC 2Standard Circuits 34 Dishwashers 1 Heaters & Vents _____AFCI Breakers 7 Disposals 1 Motors _____AFCI Receptacles _____ Smoke Detectors 6 Emergency System _____GFCI Breakers _____ Electrical Furnaces 2 Fire Alarm _____GFCI Receptacles 6/1 FAIRLIES Ranges 1 Controls _____Comments: TRY FRONT DOOR 1ST FT LOCKED GO TO BACK DOOR61-FIX 8-APPL7-2 POLES

The undersigned further states that to the best of his/her ability and knowledge the above equipment has been installed in compliance with the current adopted National Electrical Code (NEC). It is a condition of this certificate that no additions or alterations shall be made to the above electrical wiring or equipment without first requesting a re-inspection.

Date of 8/22/14 Certified Electrical Inspector J. Lowe Certification # 2038-C

White - Inspector Files Yellow - Utility Pink - Contractor

\$81.90



New and exciting floor plan, 2 story entry, 9' ceilings on 1st floor, granite counter tops, custom back splash, large snack bar, an abundance of cabinetry, pantry, upgraded Samsung stainless steel appliances, mud room, natural gas ventless fireplace, lots of crown moldings, beautiful engineered hardwood and 2nd floor laundry room. Owner's Suite with walk in closet, tray ceiling, whirlpool tub, separate shower and double bowl vanity. All bedrooms are very nice size. 2nd bathroom also with double bowl vanity, tile and private shower area. Zoned heating & cooling. View of treeline in the back.

\$239,900 • 3265 Polo Club Boulevard

For more information, visit demovellan.com/1408254

Bedrooms	3	Baths	2 Full, 1 Half
Total Living Area	2,114 sf	Subdivision	The Home Place
Age	New	Foundation	Slab
Heating	Forced Air, Heat Pump, Zone	Air Conditioning	Electric, Heat Pump, Zone
Garage	2-Car Attached	Water Heater/Fuel	Electric
School Districts	Yates, Crawford Middle, Bryan Station High School	Appliances	Range, Microwave, Dishwasher, Disposal



Barbara Hamilton

859-983-9322 cell

barb@demovellan.com

INVESTMENTS IN REAL ESTATE

Family owned and operated since 1965
Relocation • Residential • Commercial • Farms • Investments • Rentals
171 Prosperous Place, Lexington, KY 40509
www.demovellan.com

**BERKSHIRE
HATHAWAY**
HomeServices

de Movellan
Properties

1827 Battery Street

Price \$ 332,000.00

Square Feet 2,700

Bedrooms 4

Baths 2.5

	Counts	Current Price	Proposed Price	Difference
Rough Wire Inspection	34 Circuits	\$57.10	\$72.00	\$14.90
TOP Inspection		\$45.00	\$55.00	\$10.00
Final Inspection	89	\$87.10	\$99.50	\$12.40
Total		<u>\$189.20</u>	<u>\$226.50</u>	<u>\$37.30</u>
Total increase for inspections		\$37.30		
Percentage of increase		19.71%		
Average increase per inspection		\$12.43		



PUBLIC PROTECTION CABINET
DEPARTMENT OF HOUSING, BUILDINGS AND CONSTRUCTION
ELECTRICAL DIVISION
ELECTRICAL INSPECTION SECTION
101 SEA HERO ROAD, SUITE 100
FRANKFORT, KENTUCKY 40601-5412
TELEPHONE (502)573-1797 FAX (502)573-1598

Steven L. Beshear
Governor 28

Larry Bond
Secretary

Ambrose Wilson IV
Commissioner

Jack L. Coleman
Deputy Commissioner

10-1-14

7:30AM

C - 528287

Certificate Number

Certificate of Compliance

Type of Occupancy Barn ☐ Residential ☐ ☒ Commercial / Ind. ☐ Univ / College ☐ Other ☐

Engineer File/Project # _____ Permit # 105598

Location 1827 Battery St _____ Final Sticker # 039600

Description Final _____

Owner's Name Jim Bryant _____

Address _____ City _____ State _____ Zip _____

Electrical Company Name Sharon Gray _____ Work Phone 621 4701

Contractor License CE 17977 Master Electricians License ME 17976 Electrician License EE _____

Address _____ City _____ State _____ Zip _____

Connection of Temp Pole Serv. _____ Permanent Service Only _____

Serv. - Underground _____ Serv. - Overhead _____ Phase _____ Volts _____ Amps _____

Panels 1 _____ Dryers 1 _____ Duct Heaters _____

Transformer _____ Ovens _____ Elec. Space Heater _____

Emergency Gen. _____ Water Heater 120V _____ HVAC _____

Standard Circuits 34 _____ Dishwashers 1 _____ Heaters & Vents _____

AFCI Breakers 6 _____ Disposals 1 _____ Motors _____

AFCI Receptacles _____ Smoke Detectors 8 _____ Emergency System _____

GFCI Breakers _____ Electrical Furnaces 2 _____ Fire Alarm 120V _____

GFCI Receptacles 7 _____ Ranges 1 _____ Controls _____

Comments: _____

UB

Fixtures 74
2-pole 3 7
Smaller 8

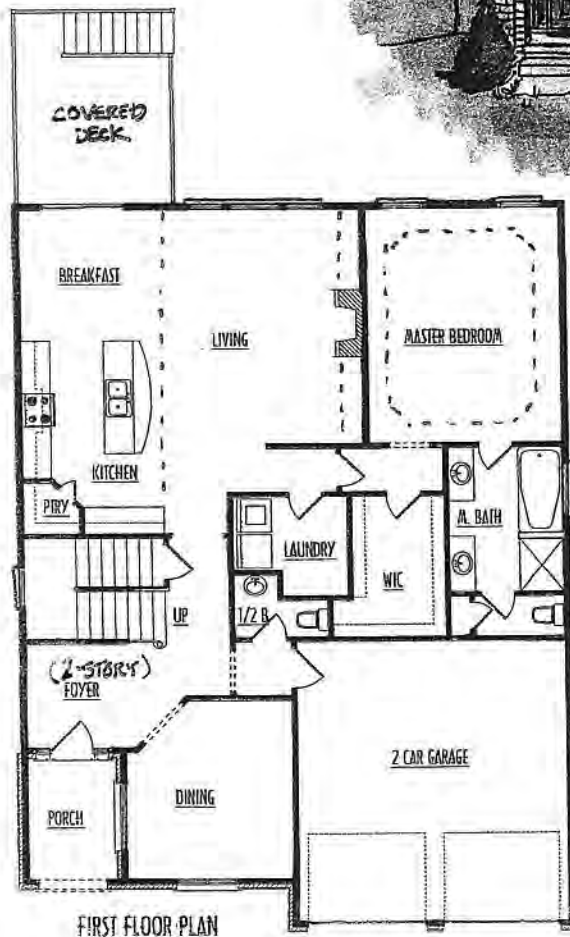
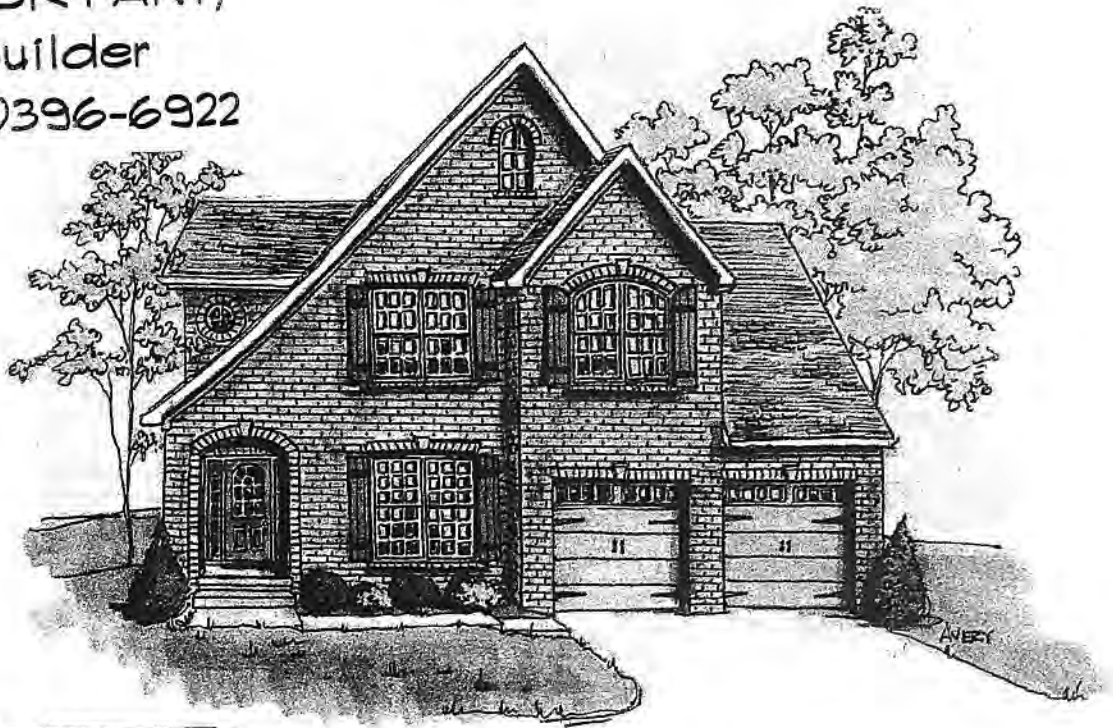
The undersigned further states that to the best of his/her ability and knowledge the above equipment has been installed in compliance with the current adopted National Electrical Code (NEC). It is a condition of this certificate that no additions or alterations shall be made to the above electrical wiring or equipment without first requesting a re-inspection.

Date of 10/1/14 _____ Certified Electrical Inspector K. Williams _____ Certification # 24970

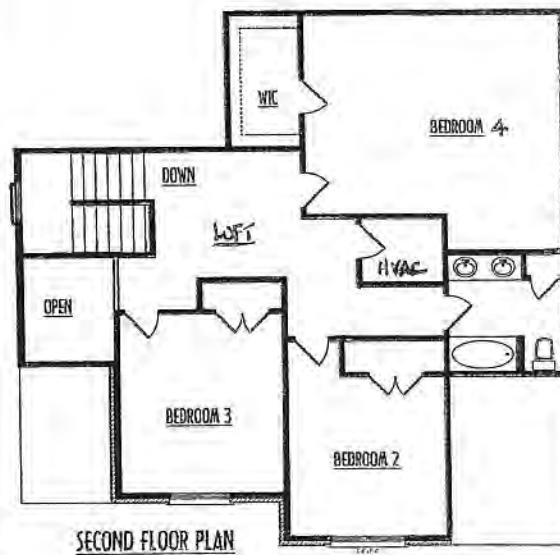
White - Inspector Files Yellow - Utility Pink - Contractor

57.10

JIM BRYANT,
Builder
(859)396-6922



ANITA'S DOLLHOUSE



SANDY THOMAS
(859)221-5263

HOME AS BUILT MAY VARY FROM SKETCHES

Consumer Detail 2 Column Report

30

Listings as of 09/14/14 at 11:33am

Active 08/08/14	Listing # 1415685	1827 Battery St Lexington, KY 40509	Listing Price: \$332,000
	County: Fayette		



Prop Type	Residential	Prop Subtype(s)	Single Family
Area	Fayette County NE	Subdivision	Summerfield
Beds	4	Sq Ft (approx)	2700
Baths (FH)	3 (2 1)		
Year Built	New		
Tax ID	NEW OR UNDER C	Lot Acres (approx)	
		Lot Ac	

School District	Fayette County	ELEM Liberty	MDL Crawford	HIGH Bryan Station
-----------------	----------------	--------------	--------------	--------------------

Directions Just outside New Circle Road. From Winchester Road outbound, turn right on Patchen Wilkes Drive, then left on Battery Street.

Marketing Remarks Nearing Completion. Outstanding 2700 sq.ft. home by Jim Bryant's Welcome Homes. 4 BRs, 2.5 baths, walkout basement. Large deep treed lot. Extensive hardwood, moldings, tile & granite. Awesome 1st floor master suite, cove ceiling, gorgeous tile shower, soaking tub, his n' hers vanities, huge walk in closet. Spacious vaulted light filled Great Room. Stone fireplace flanked by built in cabinetry. Gorgeous kitchen, gas range option, lots of cabinets & counterspace, wonderful large island, pantry, big informal dining area opens to covered deck with view into trees. Formal Room can be dining or living room or office. Elegant 2 story foyer & stairs leading to balcony loft. 3 upstairs bedrooms with hall bath (2 sinks). 4th bedroom quite large, possible playroom or media room. Over 1700 additional unfinished square feet in walkout basement with R/I full bath, lots of windows. Covered patio off basement opening to large deep backyard.

Finished 1st Floor	1720	Finished 2nd Floor	980
Finished Total	2700	Unfinished Total	1720 (Unfinished Walkout Basement)
Tax District	1	HOA/CONDO Fee	\$230.00
HOA/CONDO Frequency	Annual	Mandatory Fees	Yes
Foyer - 1st	#1 (2 story, hardwood, elegant staircase)	Foyer - 2nd	#1 (Balcony and loft area)
Dining Room - 1st	#1 (Formal Room for office, dining, living)	Kitchen - 1st	#1 (Granite, 42" cabinets, pantry)
Great Room - 1st	#1 (Vaulted, natural gas FP, built-in cabs)	Utility Room - 1st	#1 (Roomy with built in folding counter.)
Master Bed. - 1st	#1 (14 x 178)	Bedrooms - 1st	#1
Bedrooms - 2nd	#3	Full Bath - 1st	#1 (Awesome master tile shower, soaking tub.)
Full Bath - 2nd	#1 (Spacious tiled full bath.)	Half Bath - 1st	#1 (Furniture vanity, tile floor.)
Home Office - 2nd	#1 (Loft area on 2nd floor.)	Lot Dimensions	50x156x50x156
Location Description	Wooded Lot, Homeowners Assoc., Underground Utility, Park(s) Nearby, Inside New Circle Rd	Type/Style	2 Story
Construction	Brick Veneer, Siding - Vinyl	Basement	Full, Unfinished, Walk Out, Windows, Rough-in Full Bath
Garage	Yes	Garage/Carport Type	2 Car Attached (Big enough for trucks & minivans.), Garage Door Opener, Remote Ctrl Included
Foundation	Poured Concrete (Walk Out Bsmt, Roughed in Bath)	Fireplaces	Ventless (Plumbed for Columbia Natural Gas), Great Room (Stone fireplace.)
Dining Facilities	Formal Dining Room, Breakfast Area	Air Conditioning	Electric, Heat Pump, Zone (2 systems)
Heating	Forced Air, Heat Pump, Zone (2 systems)	Fuel	Gas (Natural gas plumbed to fireplace), Electric (Electric heat pumps & water heater)
Water Heater	Gas, Tankless	Attic	Access Only
Roof	Dimensional Style	Flooring	Hardwood, Carpet, Tile
Appliances	Range (Frigidaire Gallery Stainless Steel), Microwave (Frigidaire Gallery Stainless Steel), Dishwasher (Frigidaire Gallery Stainless Steel)	Interior Features	Specialty Ceilings, Ceiling Fan(s) (Great Room & Master BR fans included), Walk-in Closets, Washer-Dryer Hook-up (Laundry Room)
Exterior Features	Insulated Glass, Window Screens, Patio (Covered patio), Deck (Covered deck), Trees	Miscellaneous	Basement, Foyer, Foyer-2 Story, Master Bdrm 1st Flr., Great Room, Separate Utility Rm.
Water	City	Sewer	Sewer
HOA/CONDO Fee(s) Inc	Common Area Maint., Common Area Insur., Builder Controls (Haymaker Development Controls)	New Construction	HBA Member Bldr, Registered Builder, Written Builders Wty, New Construction

Builder Jim Bryant, Welcomes Homes by Bryant Inc

Presented By: Sandra Thomas

Private Properties

Primary 859-268-3166
Secondary 859-221-5263
Other 859-281-9609

220 Burke Road
Lexington, KY 40511
859-268-3166

Fax : 859-225-6531

E-mail: SandyThomas100@gmail.com

Web Page: <http://PrivateProperties.net>



2553 Carducci Street - Tuscany Subdivision

Price \$ 444,900.00

Square Feet 2,770

Bedrooms 5

Baths 5

	Counts	Current Price	Proposed Price	Difference
Rough Wire Inspection	32	\$56.30	\$71.00	\$14.70
TOP Inspection		\$45.00	\$55.00	\$10.00
Final Inspection	108	\$97.20	\$109.00	\$11.80
Total		<u>\$198.50</u>	<u>\$235.00</u>	<u>\$36.50</u>
Total increase for inspections		\$36.50		
Percentage of increase		18.39%		
Average increase per inspection		\$12.17		



PUBLIC PROTECTION CABINET
DEPARTMENT OF HOUSING, BUILDINGS AND CONSTRUCTION
DIVISION OF BUILDING CODE ENFORCEMENT
 ELECTRICAL INSPECTION SECTION
 101 SEA HERO ROAD, SUITE 100
 FRANKFORT, KENTUCKY 40601-5412
 TELEPHONE (502)573-1797 FAX (502)573-1598

Governor **32**
 Robert D. Vanecko
 Secretary
 Ambrose Wilson IV
 Commissioner
 Jack L. Coleman
 Deputy Commissioner

C-524688

Certificate Number

Certificate of ComplianceType of Occupancy Barn ☐ Residential ☒ Commercial / Ind. ☐ Univ / College ☐ Other ☐Engineer File/Project # _____ Permit # 165604Location 2553 Carducci St Final Sticker # 21353Description Fence (PARTIAL BASEMENT)Owner's Name Joe Rickeloff

Address _____ City _____ State _____ Zip _____

Electrical Company Name Terry Water Work Phone 797 3770Contractor License CE 19062 Master Electricians License ME 19061 Electrician License EE _____

Address _____ City _____ State _____ Zip _____

Connection of Temp Pole Serv. _____ Permanent Service Only _____

Serv. - Underground ☐ Serv. - Overhead ☐ Phase _____ Volts _____ Amps 200Panels 1 Dryers 1 Duct Heaters _____

Transformer _____ Ovens _____ Elec. Space Heater _____

Emergency Gen. _____ Water Heater 1 HVAC _____Standard Circuits 30 Dishwashers 1 Heaters & Vents _____AFCI Breakers 9 Disposals 1 Motors _____AFCI Receptacles _____ Smoke Detectors 8 Emergency System _____GFCI Breakers _____ Electrical Furnaces 1 Fire Alarm _____GFCI Receptacles 9/1 Ranges 1 Controls _____Comments: 91 - Fix8 - 2 POLS10 - Appl\$ 97.20

The undersigned further states that to the best of his/her ability and knowledge the above equipment has been installed in compliance with the current adopted National Electrical Code (NEC). It is a condition of this certificate that no additions or alterations shall be made to the above electrical wiring or equipment without first requesting a re-inspection.

Date of 9/15/14 Certified Electrical Inspector J. Jones Certification # 2038-C

White - Inspector Files Yellow - Utility Pink - Contractor

Team
Smith Weaver

HLR
 HOMES
 ♦ BY ♦
 RECKELHOFF



*Experience the beauty
 of Tuscan architecture
 and the perfect plan from
 Homes by Reckelhoff*

2553 Carducci

In Tuscany

\$444,900



KW BLUEGRASS

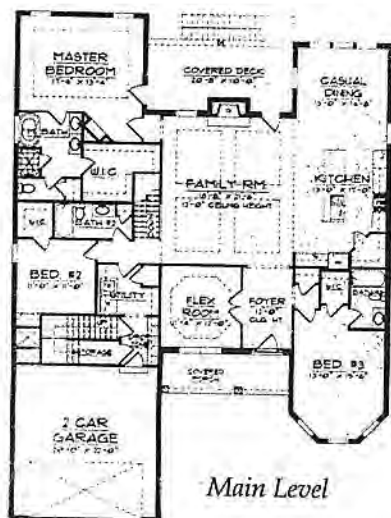
KELLERWILLIAMS REALTY

2424 Harrodsburg Road, Suite 101, Lexington, KY 40503
 Office: 859.260.1444

- 2,770 sq. ft. living space (approx.)
- 5 Bedrooms, 5 Full Baths
- First Floor Master

2553 Carducci Lexington, KY 40509

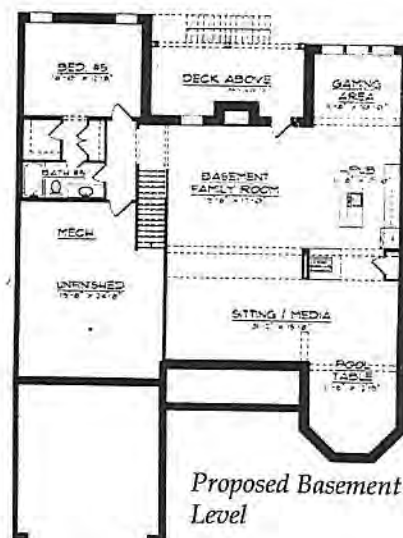
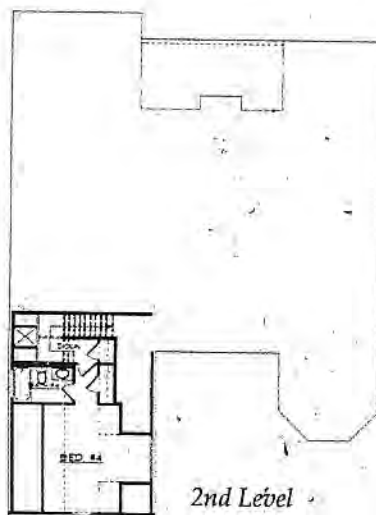
\$444,900



Enjoy the Fresno plan, custom built for you by Homes by Reckelhoff. This spacious 1 1/2 story plan includes first floor master suite with a total of three bedrooms on main level. Fourth bonus bedroom over garage and finished fifth bedroom on basement level brings total living space to approximately 2,770 sq. ft.

Numerous upgrades and amenities, including walkout basement, whirlpool tub, formal dining (or optional use) room, granite countertops, stainless steel appliances and more!

This plan can also be custom built on your existing lot.



About the builder...Initially working for national construction companies, Joe Reckelhoff managed the development and construction of entire residential communities. Today, he has taken the knowledge and efficiencies of a large construction company and partnered them with the care and personal service of a small, custom builder to offer you the best building experience in the Bluegrass.

For additional information, contact:



Jeanitta Smith
859.230.1332
Jeanitta@KW.com

Team
Smith Weaver

Lori Weaver
859.382.9250
LoriKayWeaver@KW.com



1817 Goodpaster Way

Price \$ 660,000.00

Square Feet 4,418

Bedrooms 4

Baths 4.5

	Counts	Current Price	Proposed Price	Difference
Rough Wire Inspection	44	\$61.10	\$77.00	\$15.90
TOP Inspection		\$45.00	\$55.00	\$10.00
Final Inspection	177	\$125.10	\$143.50	\$18.40
Total		<u>\$231.20</u>	<u>\$275.50</u>	<u>\$44.30</u>
Total increase for inspections		\$44.30		
Percentage of increase		19.16%		
Average increase per inspection		\$14.77		

C# F1- 49994

S.F.M.E. - 1

CERTIFICATE OF COMPLIANCE

DATE CALLED IN 9:36.13

PERMIT NO. _____

TIME CALLED IN 1:10 pmType of occupancy: ☐ Barn ☒ Residential ☐ Commercial/Industrial ☐ University/College ☐ Other _____LOCATION 1817 Goodpastor Way DESCRIPTION _____OWNER'S NAME Jimmy Nash PHONE # _____

OWNER'S ADDRESS _____

COMPANY Peterson Electric Street _____ City/County _____ Zip Code _____ PHONE # 602 5323CONTRACTOR - License # 12306 MASTER ELECTRICIAN - License # 12305

ADDRESS _____

Street _____ City/County _____ Zip Code _____

CONNECTION OF: ☐ Temporary Pole Service For Construction ☐ Permanent Service OnlySERVICE: ☐ Underground ☐ Overhead

PHASE _____

VOLTS _____

AMPS _____

Panels 2

Transformer _____

Emergency Generators _____

Circuits 44Fixtures 158

Sockets _____

Receptacles 75Ranges 1Dryers 1

Ovens _____

Water Heaters 1Dishwashers 1

Disposals _____

Air Conditioning 2Electrical Furnaces 2 - GAS

Kitchen Equipment _____

Duct Heaters _____

Electrical Space Heaters _____

H-Vac _____

Heaters & Vents _____

Motors _____

Emergency System _____

Fire Alarm 120V

Controls _____

Other SPN

The undersigned further states that to the best of his/her ability and knowledge the above noted equipment has been installed in compliance with the National Electrical Code. It is a condition of this certificate that no additions or alterations shall be made to the above electrical wiring or equipment without first requesting a re-inspection.

Date of Inspection 9/26/13Certified Electrical Inspectors Name K. WilliamsCertification # 2491.0

NEW ☒ OLD _____ MOBILE HOME _____ BARN _____ OTHER _____ Approved ☒ Time 1:30 Date 9/26/13
 ROUGH WIRE _____ FINAL ☒ T.O.P. _____ CONST. SERVICE _____ Rejected ☒ Time 1:38 Date 9/26/13

FOR PERMANENT SERVICE

CHECK LIST	Rough in		Final	
	OK	Rej.	OK	Rej.
1. Service Grounding				
2. Meter Base and Fittings				
3. Service Mast and Other Conduit				
4. Service Conductors				
5. Service Panel			☒	
6. Kitchen Appliance Circuit			☒	
7. Laundry Appliance Circuit			☒	
8. Water Heater Circuit & Disconnects			☒	
9. Clothes Dryer Circuit			☒	
10. Electric Heat Circuits & Disconnects			☒	
11. Air Conditioner Circuits & Disconnects			☒	
12. Range and Oven Circuits			☒	
13. General Branch Circuits				
14. Junction Boxes				
15. Connections				
16. No. of Conductors in Boxes				
17. All Metal Boxes Grounded				
18. Cables Strapped Properly				
19. AFCI Circuits			☒	
20. GFI Circuit			☒	
21. Plug Spaced Properly			☒	
22. Emg. Light Circuit				

REMARKS: Lock code 1817

- 1.) Need GFI protected & within 25' of A.C. units
 2.) Hot and Neutral Reverse on GFI for sump pump
 3.) Arc Fault protect over BAR Area.

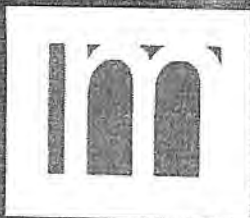
Notified 9/26/13 4:01 78 ft

SERVICE ENTRANCE	
60 AMP	100 AMP
400 AMP	OTHER
TOTAL NO. CIRCUITS	
UNDERGROUND	
OVERHEAD	
METER ON STRUCTURE	
METER ON POLE	

# SERVICE DISC. <u>2</u>	
UNFINISHED BASEMENT	FINISHED BASEMENT <u>11</u>
2 POLE BRK. <u>5</u>	FIXTURE <u>158</u>
3 POLE BRK.	CIRCUIT <u>44</u>
SMALL APPL. <u>14</u>	GFI Brk.
AFCI <u>18</u>	GFI Recep. <u>18</u>
Date Utility Notified	PRICE <u>160.10</u>

Return Trip

35.00



Jimmy
NASH
HOMES

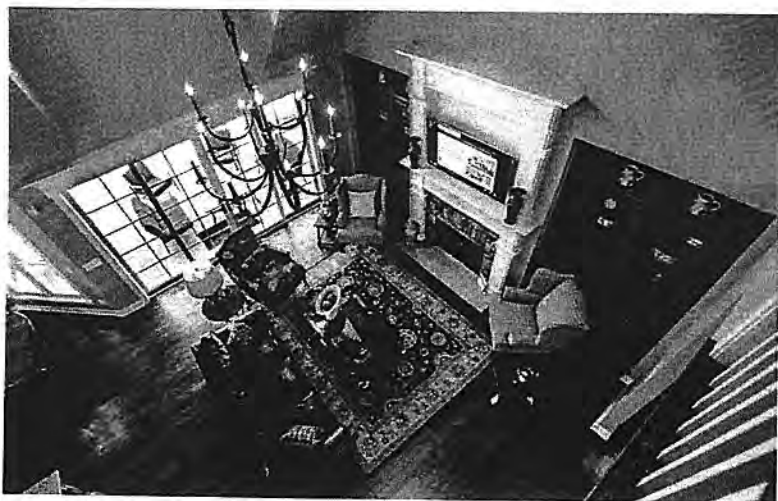


1817 GOODPASTER WAY

\$660,000

THE NANTUCKET

Jimmy Nash Homes Design Center



The versatile Nantucket home may be a perfect fit for your lifestyle. As you enter the home from a stately covered front porch, you are greeted with a large foyer with hardwood flooring & impressive crown molding. A formal dining room is to the left. You will be equally impressed by the open floor plan at the rear of the home with kitchen, breakfast room, & great room. Also, you will be delighted by the large mud room off the rear entry garage with custom built-in cubbies. The home offers 4 bedrooms, 4.5 baths, & an impressive vaulted great room with fireplace. The master suite is located on the 1st floor and includes double granite vanities, a tile shower, a tile soaking tub and a walk-in closet. If you love outdoor space, this home features a rear patio that is partially covered & perfect for entertaining.

PATCHEN WILKES

NANTUCKET FACTS & FIGURES

3011 sq ft Total, 1st & 2nd Floors
 1407 sq ft Finished Basement
 Four Bedrooms, 1st & 2nd Floors
 Four Full Baths, One Half Bath
 Formal Dining Room Off Foyer
 Kitchen with Walk-In Pantry
 Breakfast Nook Next to Kitchen
 Vaulted Family Room with
 Fireplace & Built-In Shelving
 Master Bedroom on 1st Floor
 Walk-In Master Closet
 Mud Room with Built-Ins
 Oversized Laundry Room
 Two Car Rear Entry Garage



FIRST FLOOR – 1947 SQ FT

SECOND FLOOR – 1064 SQ FT

Jimmy Nash Homes is
exclusively represented by:

the moore
group

Jim Moore, Sales Director
Phone/Text: 859-229-1576

Deborah Stigall, Marketing
Laura Ratliff, Buyers Agent
Jennifer Pullins, Buyers Agent

info@themooregroupky.com
www.mykentuckyhomes.com

Keller Williams Greater Lexington
2424 Harrodsburg Rd, Ste 102
Lexington, KY 40503



Table 5

Changes in the Cost of Commercial Inspections

Commerical Inspection Rates

		Current Fee	Proposed Fee
Electrical Contract Costing (1)	\$30,000	\$225	\$300
Electrical Contract Costing	\$50,000	\$500	\$500
Electrical Contract Costing	\$100,000	\$1,000	\$1,000
Electrical Contract Costing	\$300,000	\$3,000	\$3,000
Electrical Contract Costing	\$1,000,000	\$7,250	\$10,000
Electrical Contract Costing	\$1,500,000	\$9,750	\$15,000
Electrical Contract Costing	\$2,500,000	\$14,750	\$27,250

1.) Price is calculated using a \$45 base charge for the rough wire, TOP, above ceiling and final inspection.
Plus the circuit count, fixture count, 240 volt count, and small appliance count.

Table 6

Rates for Electrical Inspections in other Counties and Cities

GEORGETOWN/SCOTT COUNTY ELECTRICAL INSPECTIONS FEE TABLE

EFFECTIVE JANUARY 1, 2014

<u>INSPECTION TYPE</u>	<u>FEE</u>
ELECTRICAL PERMIT	\$ 5.00
TEMPORARY POLE	\$40.00
ROUGH	\$45.00
TEMPORARY-PERMANENT	\$40.00
FINAL FIRST 1300 SQUARE FEET	\$45.00
FINAL OVER 1300 SQUARE FEET	\$45.00 + .07 SQ FT
RE-HOOK	\$45.00
POOL BONDING	\$45.00
TRIP	\$45.00
SIGN (inspected at office)	\$25.00
SIGN (inspected on site)	\$45.00
MOBILE/MANUFACTURED HOME SERVICE	\$45.00
SERVICE/RESIDENTIAL	\$45.00
TURNDOWNS/REINSPECTIONS	\$25.00
APARTMENTS PER BUILDING	3-8 UNITS \$90.00 Per Unit
(Roughs & Finals)	9-12 UNITS \$80.00 Per Unit
	13-16 UNITS \$70.00 Per Unit
	17-20 UNITS \$60.00 Per Unit

COMMERCIAL WORK - UP TO \$30,000.00

ROUGH	\$45.00
TEMP PERM	\$45.00
SERVICE	\$60.00
TRIP	\$45.00
EACH ADDITIONAL PANEL	\$40.00
EACH CIRCUIT	\$ 3.00
EACH DISCONNECT	\$ 8.00

COMMERCIAL WORK - OVER \$30,000.00

1% OF TOTAL ELECTRIC INCLUDING FIXTURES, EQUIPMENT AND LABOR
REGARDLESS WHETHER THE CONTRACTOR OR OWNER FURNISHES EQUIPMENT
AND/OR FIXTURES



Private
City of Richmond



Department of Codes Enforcement

114 North Second Street, Richmond, KY 40475, (859) 625-6400
(859)625-6401 Fax

ELECTRICAL PERMIT APPLICATION

Only the Electrical Contractor may obtain this Electrical Permit. All information must be accurate and legible. In order for this application to be considered for issuance of a permit you must have a City of Richmond business license, Copy of Insurance and pay the total amount due for this permit.

Physical address of property: _____ Subdivision & Lot # _____

Building Owner: _____

Building Owner's Address: _____

Electrical Contractor: _____ Phone #: _____

Electrical Contractor Address: _____

CE License No: _____ ME License No: _____

****Electrical Fees****

Single Family/ Light Commercial/ Churches (up to \$50,000):

LESS THAN 200 AMP SERVICE	()	\$100.00
200 AMP SERVICE	()	\$150.00
400 AMP SERVICE	()	\$200.00
600 AMP SERVICE	()	\$300.00
800 AMP SERVICE	()	\$400.00
1000 AMP SERVICE	()	\$500.00
1200 AMP SERVICE	()	\$600.00

Fees include all trips and temporary service.

Multi-Family/ Duplex/ Apartments:

\$125.00 Per Unit _____ Units @ \$125.00 _____

Heavy Commercial/ Churches over \$50,000/ Industrial:

(\$50,000 - \$1,000,000) .01 Times the cost (\$1,000,001 - Up) .0075 Times the Cost

Additions/ Swimming Pools/ Re-wires/ Service/ Panel: () \$150.00

Service Changes/ Mobil Homes/ Barns: () \$75.00

Signs/ Pump Stations/ Garages/ Outbuildings: () \$100.00

Misc./ Construction Service Pole: () \$50.00

Total Amount
\$ _____

The undersigned hereby makes application for permit and inspection of all work described, and agrees to comply with all building regulations and other laws applicable to the use of the building referred to herein.

Electrician Signature _____ Date _____

**Madison County
Planning and Development
Fee Structure**

PLAT FEES	
Preliminary Plat	75.00 + 2.50 per lot
Final Plat	50.00 + 2.50 per lot
Development Plan	100.00
Minor Plat	40.00 + 2.50 per lot
Consolidation Plat	40.00

ZONING BOARD FEES

Zone Change	250.00 + notice + newspaper notice
Special Called Planning Meetings (members, attorney, secretary, Administrative Official)	100.00 per meeting attended
Compensation to Planning Commission Members, Secretary and Administrative Official	100.00 per meeting attended

BOARD OF ADJUSTMENT FEES

Conditional Use Permit	250.00 -- certified letters -- newspaper notice
Variance Request	250.00 -- certified letters -- newspaper notice
Appeal Request	200.00 -- certified letters -- newspaper notice
Compensation to Board of Adjustment Members, Secretary and Administrative Official	100.00 per meeting attended

MISCELLANEOUS FEES

Zoning Regulations	7.50
Subdivision Regulations	7.50
Zoning Maps (Large)	15.00
Comprehensive Plan	15.00
County Map	10.00

ELECTRICAL INSPECTION FEES

SINGLE-FAMILY DWELLINGS	
200 amp Service	100.00/ Service includes temp service and all trips
400 amp Service	125.00/ Service includes temp service and all trips
600 amp Service or larger	150.00/ Service includes temp service and all trips

ADDITIONS / SWIMMING POOLS / RE-WIRES, ETC

Service, Panel, etc.	100.00 includes all trips
----------------------	---------------------------

SERVICE CHANGES / MOBILE HOMES / BARNs

New Service and Service Changes	50.00 includes all trips
---------------------------------	--------------------------

LIGHT COMMERCIAL, CHURCHES (up to \$50,000) and MULTI-FAMILY DWELLINGS

200 amp Service	150.00/service, plus 25.00 per unit, includes all temp service and all trips
400 amp Service	175.00/service, plus 25.00 per unit, includes all temp service and all trips
600 amp Service and larger	200.00/service, plus 25.00 per unit, includes all temp service and all trips

HEAVY COMMERCIAL/ CHURCHES over \$50,000 / INDUSTRIAL

50,000 - 100,000	.01 Times the Cost
100,001 - 200,000	.0095 Times the Cost
200,001 - 300,000	.0090 Times the Cost
300,001 - 400,000	.0080 Times the Cost
400,001 - 500,000	.0070 Times the Cost
500,001 - 1,000,000	.0060 Times the Cost
1,000,001 - Up	.0050 Times the Cost

James McClain
Woodford County *& City of Nicholasville*
Electrical Inspections & Consulting Service

P.O. Box 1266
Versailles, Ky. 40383

Cell 859-338-8390
Phone 859-873-3102
Fax 859-873-3102

New Inspection Fees: Effective January 1, 2012

Temporary Service	\$67.50
New Service	\$67.50
Rough-in	\$67.50
Final Single Family Dwellings up to 200 Amps	\$81.00
400 Amps	\$108.00

Apartment Houses:

Rough-in	\$67.50
Final	\$81.00
Remodels or Additions: (Per trip)	\$67.50
Mobile Homes	\$67.50
Farm Buildings: (Barns and Shops)	\$67.50
Re-inspections will be required only when previous inspections disclose that installation fails	
To meet code. (Per trip)	\$67.50

Commercial and Industrial Property will be based on
1% of amount on Electrical Contracts, \$50,000.00 To \$500,000.00
Over \$500,000.00 is. 5%

Private

0-2011 06:42P FROM:

LARRY RICE ELECTRICAL INSPECTIONS **BOURBON COUNTY PRICE SHEET**

CIB Copy

Single Family Rough Wire Inspection - (up to 2000 sq. foot)	50.00
Single Family Final Inspection - (up to 2000 sq. foot)	50.00
Single Family Inspection - (over 2000 sq. foot)	.10/each square foot (includes Rough/In, Temp on Perm & Final)
Apartment Rough Wire Inspection -	50.00/1 st Unit 30.00/each additional unit per inspection
Apartment Final Inspection -	50.00/1 st Unit 20.00/each additional unit per inspection
Temporary Construction Service -	50.00
Mobile Home Service -	50.00
Farm Buildings -	50.00
Temporary on Permanent Service -	50.00
Service Change -	50.00
Re-Inspection Due to Turn-Down -	50.00
Commercial and Industrial Buildings	
\$0 - \$30,000.00	75.00/per inspection
Over \$30,000.00	1% of total electrical contract

All inspection fees are due at the time of the inspection. All fees are to be paid in full before the power is turned on.

Reviewed and accepted this the 22 day of Jan, 2007.

Dennis R. Polley
 Bourbon Co. Judge Executive

1-22-07
 Date.

Winchester & Clark County

Current Price**Residential****3 Bedroom, 2 Bathroom with Garage**

Roughwire	20 circuits	\$45.00
Final	20 circuits 22 fixtures 3 small appliance circuits 5 240-volt circuits	\$45.00

Home Owner Remodeling a Kitchen

Roughwire	5 circuits	\$45.00
Final	3 fixtures	\$45.00

1,000 Square Foot Space in Strip Mall

Roughwire		\$45.00
Final	20 fixtures 1 water heater 1 air conditioner 20 circuits	\$45.00

8 Unit Apartment Building - 3 Bedrooms

Roughwire	20 circuits per unit plus common area	Percentage of all work over \$50,000
Final	20 fixtures 5 small appliance circuits 5 240-volt circuits	

Contract Jobs

Contact Job over	\$ 50,000	\$ 500.00
	\$100,000	\$1,000.00
	\$300,000	\$2,700.00
	\$600,000	\$3,600.00
	\$800,000	\$4,000.00

Electrical Inspection Fees

OCTOBER 14, 2014

PLANNING AND PUBLIC WORKS COMMITTEE

Presentation Overview

- Electrical Inspection Process
- Electrical Inspection Fees
- Electrical Inspection Fee Review Process
- Recommendations

Electrical Inspection Process

- LFUCCG staff issues permits for electrical work, but do not perform inspections
- LFUCCG has never performed electrical inspections internally
- Since 1996 LFUCCG has used a single, outside entity for inspections, selected through a bid process
 - ▣ Commonwealth Inspection Bureau
- Contracts are for one-year, renewable for five additional one-year terms

Electrical Inspection Process

- The selected contractor collects inspection fees, no other payment is received from LFUCG
- Fees are set in section 5-76 of the Code of Ordinances
- Contract Specifies a minimum level of service:
 - ▣ Three Inspectors
 - ▣ Inspections must be performed within 24 hours
 - ▣ Minimum of three vehicles for staff
 - ▣ Local office and required hours of service

Fee Increase Request

- Commonwealth Inspection Bureau has requested a fee increase
- Previous fee increases:
 - 1991
 - 2002
 - 2009

Fee Increase Request

- Commonwealth Inspection Bureau has provided the following rationale for the fee increase:
 - Change in National Electric Code
 - Changes at state level that increase printing costs
 - Increased expenses
 - See packet

Reported Expenses

April 2014

Expenses	August 2009	August 2013	Change 2009 to 2013
Bank Charges	\$1,960.67	\$1,448.09	(\$512.58)
Dues and Subscriptions	\$506.99	\$1,063.00	\$556.01
Building Rent	\$12,115.44	\$13,200.00	\$1,084.56
Business Insurance	\$644.60	\$626.96	(\$17.64)
Auto Insurance	\$7,457.12	\$12,340.69	\$4,883.57
Health Insurance	\$13,964.08	\$18,774.72	\$4,810.64
Life Insurance	\$4,295.40	\$4,872.80	\$577.40
Workers' Comp Insurance	\$3,221.00	\$2,993.00	(\$228.00)
Licenses & Fees	\$88.00	\$322.00	\$234.00
Office Supplies	\$3,745.29	\$6,825.13	\$3,079.84
Salaries	\$127,394.87	\$152,715.11	\$25,320.24
Property Tax	\$279.97	\$428.65	\$148.68
Telephone	\$2,482.84	\$9,067.55	\$6,584.71
Fuel and Maintenance	\$7,824.66	\$8,624.57	\$799.91
FICA Tax Expense	\$7,898.48	\$9,468.33	\$1,569.85
Medicare Tax Expense	\$1,847.22	\$2,214.36	\$367.14
SUTA Tax Expense	\$834.73	\$3,959.94	\$3,125.21
Total	\$196,561.36	\$248,944.90	\$52,383.54

Reported Inspections and Expenses

October 2014

	2011	2012	2013
Total Inspections	7,309	8,911	9,750
Inspection Fees	\$475,508	\$584,056	\$614,920
Expenses	\$397,180	\$410,310	\$527,296

Detailed Reported Expenses

October 2014

	2011	2012	2013
Salaries and Wages	\$223,872	\$240,022	\$234,014
Payroll Taxes	\$18,610	\$23,147	\$23,512
Taxes and License	\$989	\$1,034	\$654
Kentucky Taxes	\$175	\$175	\$175
Kentucky City Taxes	\$3,291	\$4,809	\$2,436
Repairs and Maintenance	\$13,665	\$10,076	\$3,673
Bad Debts	\$2,525	\$656	\$500
Rent Office	\$17,608	\$18,150	\$18,150
Interest Expense		\$933	\$3,154
Depreciation Expense	\$38,775	\$25,237	\$10,558
Advertising	\$32		\$227
Employee Health Insurance	\$11,360	\$12,124	\$11,583
Auto Expense			
Bank Charges	\$3,757	\$3,915	\$2,654
Business Licenses	\$444	\$176	\$946
Casual Labor	\$600	\$1,125	\$225
Continuing Education			\$1,425
Dues and Subscriptions	\$411	\$516	\$1,633
Insurance	\$16,764	\$17,625	\$21,905
Legal and Accounting	\$4,956	\$7,520	\$9,227
Meals and Entertainment	\$185	\$413	\$354
Miscellaneous Expense			\$1,894
Office Expense			\$1,354
Office Supplies	\$6,630	\$7,359	\$7,745
Postage and Supplies	\$1,480	\$1,194	\$605
Registrations	\$636	\$558	\$507
Auto Expense	\$17,843	\$21,104	\$23,847
Utilities and Telephone	\$12,572	\$12,442	\$14,412
Loss Due to Theft			\$129,927

Proposed Inspection Fees

Inspection Category	Current Fees	Proposed Fees
Rough Wire Inspection	\$45.00 for first 10 circuits	\$55.00 for first 10 circuits
	\$0.65 each circuit 11-20	
	\$0.40 each circuit over 20	\$0.50 per each circuit over 10
Rewire Inspection	\$45.00 for service change inspection	\$55.00 per service change inspection
Re-inspection/Return Trip	\$35.00 per inspection	\$35.00 per inspection

Proposed Inspection Fees

Inspection Category	Current Fees	Proposed Fees
Final Inspection	\$45.00 for service and fixtures up to 10 circuits.	\$55.00 for service and fixtures up to 10 circuits
	\$0.40 for each fixture over 10	\$0.50 for each fixture over 10
	\$1.10 for each 240 volt circuit	\$0.50 for each 240 volt circuit
	\$1.10 each small appliance circuit	\$0.50 for each small appliance circuit
Temporary on Permanent Inspection	\$45.00	\$55.00
Manufactured or Mobile Home Service	\$45.00	\$55.00

Proposed Inspection Fees

Inspection Category	Current Fees	Proposed Fees
Apartments: Rough wire and temporary on permanent	\$45.00 for first unit- 1 building \$12.00 each additional building	\$30 for each unit
Apartments: Final Inspection	\$45.00 for first unit \$12.00 each additional unit \$1.10 for each 240 volt circuit \$1.10 each additional small appliance circuit	\$30 for each unit

Proposed Inspection Fees

Inspection Category	Current Fees	Proposed Fees
Contracts of \$50,000 and more	1% of the total cost for the first \$300,000. $\frac{3}{4}$ of 1% for \$300,001 through \$600,000. $\frac{1}{2}$ of 1% for all construction costs over \$600,000.	N/A
Contracts of \$30,00 and more	N/A	1% of total cost for the first \$2,000,000. $\frac{3}{4}$ of 1% for all construction over \$2,000,000

Inspection Fee Review Process

- Inspection fees are reviewed on an ad hoc basis, rather than on a regular schedule
- Fees have been increased:
 - 1991
 - 2002
 - 2009
- The ad hoc nature of the fee review process can lead to an imbalance as electrical code requirements change frequently

Recommendations

- Annual or bi-Annual report to Planning and Public Works Committee:
 - Total inspections by type
 - Inspections fees collected by type
 - Total expenses
 - Changes to the National Electrical Code that may have impact on inspection expenses
- Regularly scheduled presentations will allow for the contractor to present issues as they arise

Questions?

Electrical Inspection Fees: Current and Proposed

Inspection Category	Current Fees	Proposed Fees
Rough Wire Inspection	\$45.00 for first 10 circuits \$0.65 each circuit 11-20 \$0.40 each circuit over 20	\$55.00 for first 10 circuits \$0.50 per each circuit over 10
Rewire Inspection	\$45.00 for service change inspection	\$55.00 per service change inspection
Re-inspection/Return Trip	\$35.00 per inspection	\$35.00 per inspection
Final Inspection	\$45.00 for service and fixtures up to 10 circuits. \$0.40 for each fixture over 10 \$1.10 for each 240 volt circuit \$1.10 each small appliance circuit	\$55.00 for service and fixtures up to 10 circuits \$0.50 for each fixture over 10 \$0.50 for each 240 volt circuit \$0.50 for each small appliance circuit
Temporary on Permanent Inspection	\$45.00	\$55.00
Manufactured or Mobile Home Service	\$45.00	\$55.00
Apartments-rough wire and temporary on permanent	\$45.00 for first unit-1 building \$12.00 each additional building	\$30 for each unit
Apartments-Final Inspection	\$45.00 for first unit \$12.00 each additional unit \$1.10 for each 240 volt circuit \$1.10 each additional small appliance circuit	\$30 for each unit
Contracts of \$50,000 and more	1% of the total cost for the first \$300,000. $\frac{3}{4}$ of 1% for \$300,001 through \$600,000. $\frac{1}{2}$ of 1% for all construction costs over \$600,000.	NA
Contracts of \$30,00 and more	NA	1% of total cost for the first \$2,000,000. $\frac{3}{4}$ of 1% for all construction over \$2,000,000

NOVEMBER 2013

Reasons for Price Increase Request

I. Governmental Actions

A. 2014 National Electric Code coming out in February, 2014

1. The updated code will increase the time needed to complete inspections and communications regarding inspections due to new ground fault and arch fault circuit requirements and other expected changes to the code, will increase the need for additional education for contractors and small business electricians and will increase the paperwork necessary for each inspection.
2. The National Electric Code changes come out every three (3) years and the process of obtaining fee increases by way of ordinance has failed to keep pace - the most recent price increase occurred in 2009, the increase prior to that took place in 2002 and before that, the last increase had taken place in 1991.

B. Commonwealth of Kentucky additional requirements

1. In July, 2013, the Commonwealth's Department of Housing, Buildings and Construction announced that beginning January 1, 2014, all inspection stickers and certificates of compliance must be purchased from them rather than each electrical inspector or inspection company being able to have those stickers and certificates printed privately by the lowest bidder or least expensive printer. Based on the expected prices to be charged for these stickers and certificates, Commonwealth Inspection Bureau, Inc. expects its printing costs to increase by thirty percent (30%) in 2014 and stay at that level for the remaining years of its contract.
2. While not a tremendous increase in time and expense, due to a new requirement adopted for 2014 and beyond by the Department of Housing, Buildings and Construction, Commonwealth Inspection Bureau, Inc. will have to prepare affidavits for each of its inspectors in order for them to renew their certification each year. Just one more act of record keeping and paperwork which requires compliance by Commonwealth Inspection Bureau, Inc.

C. LFUCG Action

1. In 2012, the LFUCG Law Department agreed to present a request for a fee increase for electrical inspections along with an "across the board" increase in government inspection fees being formulated on behalf of many LFUCG departments in need of increased fees. This presentation, to our knowledge, never made it to any committee or full session of the Urban County Council.

2. Over the past eleven (11) years, Commonwealth Inspection Bureau, Inc. has worked with the Urban County Government to implement a method by which electrical inspection fees could be made flexible to increase either by being tied to economic models such as the Consumer Price Index or by a set formula set forth in the ordinance itself to enable the fee structure to increase based on future events, not on prior, historical economic factors which has been the basis of prior fee increases.
3. Unfortunately, there has been a turnover in the managerial position that governs the dealings between Commonwealth Inspection Bureau, Inc. and the Urban County Government. The department commissioners have been varied in their positions on the unique situation faced by Commonwealth Inspection Bureau, Inc. Some have taken the position that price increase requests should coincide with approval of the RFP for electrical inspection services and not be submitted during the term of the contract. Others have taken the position that such requests should be taken directly to the Urban County Council if they have been approved by the Division of Building Inspection. Others have taken the position that the Division of Building Inspection must initiate such a request. It has been a difficult process to secure a proposed amendment to Section 5-76 of the Code of Ordinances.

II. Economic Factors

A. Increased Costs.

1. Table of increased costs experienced by Commonwealth Inspection Bureau, Inc. since 2009 is attached. Even with some costs having decreased, the overall cost of doing business for Commonwealth Inspection Bureau, Inc. has increased more than thirty percent (30%) in the past four (4) years.
2. The electrical inspection company for the Urban County Government is a private entity bound to a six (6) year contract without the ability to adopt a price increase. This is unprecedented for a private sector business.
3. This binding contract requires a minimum number of employees, office facilities, vehicles, office staff along with required insurance coverages, none of which are not required for other private electrical inspectors for most of Kentucky's 119 other counties.
4. The price increases obtained in 1991, 2002 and 2009 were all based on prior economic indicators and thus, each increase was obsolete when it was enacted.. Not once in any of the periods of time between these price increases did costs ever go down.



None of Commonwealth Inspection Bureau, Inc.'s employees have had a raise since 2009, including its owner and president, an electrical inspector himself.

Expense Comparison

NOVEMBER 2013

<u>Expenses:</u>	<u>August-09</u>	<u>August-13</u>	<u>Difference</u>
Bank Charges	\$1,960.67	\$1,448.09	(\$512.58)
Dues & Subscriptions	\$506.99	\$1,063.00	\$556.01
Building Rent	\$12,115.44	\$13,200.00	\$1,084.56
Business Insurance	\$644.60	\$626.96	(\$17.64)
Auto Insurance	\$7,457.12	\$12,340.69	\$4,883.57
Health Insurance	\$13,964.08	\$18,774.72	\$4,810.64
Life Insurance	\$4,295.40	\$4,872.80	\$577.40
Worker's Comp Insurance	\$3,221.00	\$2,993.00	(\$228.00)
Licenses & Fees	\$88.00	\$322.00	\$234.00
Office Supplies	\$3,745.29	\$6,825.13	\$3,079.84
Salaries	\$127,394.87	\$152,715.11	\$25,320.24
Property Tax	\$279.97	\$428.65	\$148.68
Telephone	\$2,482.84	\$9,067.55	\$6,584.71
Fuel	\$7,824.66	\$17,624.57	\$9,799.91
FICA Tax Expense	\$7,898.48	\$9,468.33	\$1,569.85
Medicare Tax Expense	\$1,847.22	\$2,214.36	\$367.14
SUTA Tax Expense	\$834.73	\$3,959.94	\$3,125.21
TOTAL	\$196,561.36	\$257,944.90	\$61,383.54

NOTE: Based on 4 employees in
2009 and 2013

Expenses reported in April.2014 Letter to VM Gorton

<u>Expenses:</u>	<u>August-09</u>	<u>August-13</u>	<u>Difference 2009 to 2013</u>
Bank Charges	\$1,980.67	\$1,448.09	(\$512.58)
Dues & Subscriptions	\$506.99	\$1,063.00	\$556.01
Building Rent	\$12,115.44	\$13,200.00	\$1,084.56
Business Insurance	\$644.60	\$626.96	(\$17.64)
Auto Insurance	\$7,457.12	\$12,340.69	\$4,883.57
Health Insurance	\$13,964.08	\$18,774.72	\$4,810.64
Life Insurance	\$4,295.40	\$4,872.80	\$577.40
Worker's Comp Insurance	\$3,221.00	\$2,993.00	(\$228.00)
Licenses & Fees	\$88.00	\$322.00	\$234.00
Office Supplies	\$3,745.29	\$6,825.13	\$3,079.84
Salaries	\$127,394.87	\$152,715.11	\$25,320.24
Property Tax	\$279.97	\$428.65	\$148.68
Telephone	\$2,482.84	\$9,087.55	\$6,584.71
Fuel and Maintenance	\$7,824.66	\$8,624.57	\$799.91
FICA Tax Expense	\$7,898.48	\$9,468.33	\$1,569.85
Medicare Tax Expense	\$1,847.22	\$2,214.36	\$367.14
SUTA Tax Expense	\$634.73	\$3,959.94	\$3,125.21
TOTAL	\$196,561.36	\$248,944.90	\$52,383.54

**NOTE: Based on 4 employees in
2009 and 2013**

LAW OFFICES

Murphy & Vicroy, PLLC

1850 Lexington Financial Center
250 West Main Street
Lexington, Kentucky 40507-1723

Joseph B. Murphy
Steven F. Vicroy

(859) 255-3371
Fax (859) 259-1571

Of Counsel:
E. Lawson King

October 2, 2014

Mr. Dewey Crowe
Division of Building Inspection
Lexington-Fayette Urban County Government
101 East Vine Street
Lexington, Kentucky 40507

Re: Commonwealth Inspection Bureau, Inc. - request for
an increase in electrical inspection fees

Dear Mr. Crowe:

At the request of Commonwealth Inspection Bureau, Inc., this letter is being sent along with two (2) separate reports containing fee income and company expenses for the company. The first of these reports covers the first six (6) months of calendar year 2014 and shows a revenue breakdown by the number and type of inspections as well as the total income from each type of inspection. My client changed its accounting procedures and with the software now being used, this information could be supplied.

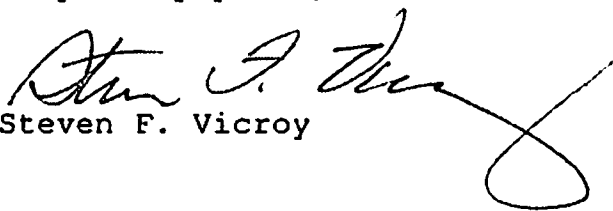
However, no such software had been used prior to January, 2014, and my client's previous accounting only identified fee income by the name of the electrical contractor and without going through 40,000 or more documents, my client cannot provide any more than the information contained on the second report, which contains total fee income, total number of inspections and the itemized expenses for calendar years 2011 through 2013. I am hopeful that this information will assist you, Commissioner Paulsen and Vice Mayor Gorton in your evaluation of the fee increase issue.

I also understand that your office maintains this information by address and therefore, may be just as difficult for the Urban County Government to determine the information by type and number of inspections as well as fee income per type of inspection for those prior years. Hopefully, comparing the information from 2014 to the inspection and fee income information for the prior three (3) years may provide everyone with the information sought by their request.

Mr. Dewey Crowe
October 2, 2014
Page -2-

I spoke with Commissioner Paulsen today by telephone and I will have a preparation ready as well as have Sandy present on October 14, 2014, to address questions and concerns from the committee members. Sandy has a couple of changes in the commercial and multi-family inspection rates and I will provide that to you next Wednesday so you can get that to Commissioner Paulsen. Thank you in advance for your prompt attention to this matter.

Very truly yours,


Steven F. Vicroy

SFV:s

Enclosures

cc: Commonwealth Inspection Bureau, Inc.

Commonwealth Inspection Bureau, Inc.
Inspections and Expenses
January 1, 2014 through June 30, 2014

	Inspection Count	
Income		
Rough Wires	1119	84485.75
Temporary on Permanent	608	32613.75
Final Inspections	1764	\$151,303
Information Visit	46	\$1,610
Trip Charges	8	\$330
EXPENSES		
Salaries and Wages		\$128,489
Payroll Taxes		\$13,765
Taxes and License		\$300
Kentucky Taxes		\$175
Kentucky City Taxes		\$2,436
Repairs and Maintenance		\$4,290
Supplies		\$3,418
Rent -Office		\$8,250
Interest Expense		\$1,076
Employee Welfare		\$458
Employee Health Insurance		\$7,160
Bank Charges		\$2,172
Donations		\$750
Continuing Education		\$10
Dues and Subscriptions		\$2,889
Insurance		\$10,770
Legal and Accounting		\$8,278
Meal and Entertainment		\$736
Miscellaneous Expense		\$142
Office Expense		\$353
Office Supplies		\$1,557
Postage and Supplies		\$686
Registrations		\$102
Auto Expense		\$8,435
Utilites and Telephone		\$7,144
Printing and Reproduction		\$1,077
Total Expenses		\$214,918

Commonwealth Inspection Bureau, Inc.

	2013	2012	2011
Total Number of Inspections	9750	8911	7309
Inspection Fees	\$614,920	\$584,056	\$475,508
EXPENSES			
Salaries and Wages	\$234,014	\$240,022	\$223,872
Payroll Taxes	\$23,512	\$23,147	\$18,610
Taxes and License	\$654	\$1,034	\$989
Kentucky Taxes	\$175	\$175	\$175
Kentucky City Taxes	\$2,436	\$4,809	\$3,291
Repairs and Maintenance	\$3,673	\$10,076	\$13,665
Bad Debts	\$500	\$656	\$2,525
Rent -Office	\$18,150	\$18,150	\$17,608
Interest Expense	\$3,154	\$933	
Depreciation Expense	\$10,558	\$25,237	\$38,775
Advertising	\$227		\$32
Employee Health Insurance	\$11,583	\$12,124	\$11,360
Auto Expense			
Bank Charges	\$2,654	\$3,915	\$3,757
Business Licenses	\$946	\$176	\$444
Casual Labor	\$225	\$1,125	\$600
Continuing Education	\$1,425		
Dues and Subscriptions	\$1,633	\$516	\$411
Insurance	\$21,905	\$17,625	\$16,764
Legal and Accounting	\$9,227	\$7,520	\$4,956
Meal and Entertainment	\$354	\$413	\$185
Miscellaneous Expense	\$1,894		
Office Expense	\$1,354		
Office Supplies	\$7,745	\$7,359	\$6,630
Postage and Supplies	\$605	\$1,194	\$1,480
Registrations	\$507	\$558	\$636
Auto Expense	\$23,847	\$21,104	\$17,843
Utilities and Telephone	\$14,412	\$12,442	\$12,572
Loss Due to Theft	\$129,927		
Total Expenses	\$527,296	\$410,310	\$397,180

LAW OFFICES

Murphy & Vicroy, PLLC

1850 Lexington Financial Center
250 West Main Street
Lexington, Kentucky 40507-1723

Joseph B. Murphy
Steven F. Vicroy

(859) 255-3371
Fax (859) 259-1571

Of Counsel:
E. Lawson King

October 8, 2014

VIA HAND DELIVERY

Ms. Linda Gorton, Vice Mayor
Lexington-Fayette Urban County Government
200 East Main Street, Fifth Floor
Lexington, Kentucky 40507

Mr. Derek Paulsen
Commissioner,
Lexington-Fayette Urban County Government
101 East Vine Street
Lexington, Kentucky 40507

Mr. Dewey Crowe
Director, Division of Building Inspection
Lexington-Fayette Urban County Government
101 East Vine Street
Lexington, Kentucky 40507

Mr. Craig Bencz
Research Analyst
Lexington-Fayette Urban County Government
200 East Main Street, Fourth Floor
Lexington, Kentucky 40507

Re: Proposed Amendment to Section 5-76 of the LFUCG
Code of Ordinances

Everyone:

This letter will serve to follow up my April 10, 2014 letter to the Vice Mayor. Due to the changes in the National Electric Code, my client has revised the proposed electrical inspection fee schedule that was sent with that letter. I am enclosing the revised fee schedule for each of you to review and make certain that this schedule is replaced in the packets provided to each of the committee members in advance of the meeting next Tuesday relative to my client's request for increased fees under the above

Ms. Linda Gorton
June 5, 2014
Page -2-

referenced ordinance. I apologize for the timing of this revision but the code just went into effect as of October 1, 2014. Had my client had the luxury of additional time, this would have been provided to you earlier.

I thank all of you in advance for your prompt attention to this matter. Should you have any questions, do not hesitate to contact me.

Very truly yours,



Steven F. Vicroy

SFV:s

Enclosure

PROPOSED FEE SCHEDULE FOR 2014

Commonwealth Inspection Bureau, Inc. Lexington & Fayette County Price Listing

Dwellings, Condos, Townhomes and Multi-Family Units with Private Entrances

Rough wire inspection:

\$55.00 per first 10 circuits
\$ 0.50 per each circuit over 10

Rewire inspection:

\$55.00 per service change inspection

Re-inspection/Return Trip:

\$35.00 per inspection

Final inspection:

\$55.00 per service
\$ 0.50 per fixture over 10
\$ 0.50 per 240-volt
\$ 0.50 per small appliance circuit

Temporary on Permanent inspection:

\$55.00 per service

Manufactured or Mobile Home Service:

\$55.00 per service

Multi-Family –With Common Area Entrances

\$35.00 per unit per inspection

Contracts of \$30,000 and more:

The rate for inspections for electrical wiring work including all owner furnished materials costing more than \$30,000.00 shall be 1% of the total cost for the first \$2,000,000.00. Anything over \$2,000,000.00 shall be have a rate of .75%.

Code Enforcement Update

Planning and Public Works Committee

November 11, 2014

Department of Planning, Preservation, and Development

Presentation Outline

- Operating Procedures Review
- Low Income Assistance Programs
- Technology Improvements

Operating Procedures Review

- Nuisances will be abated even if they are unrecoverable
- Unenforceable nuisances will go directly to civil penalties after the notice period
- All timeline extensions will require an approved compliance schedule

Operating Procedures Review

- The division is continuing to review:
 - All forms and notices
 - Standard timelines
 - Training options to provide consistent application of the International Property Maintenance Code

Assistance Programs

- Financial assistance information is sent with the first notice of violation
- Currently exploring a partnership with the 2014-2015 Leadership Lexington class
 - The program would connect private volunteers and resources to low-income homeowners with housing violations

Technology Improvements

- Functionality added to current system to track field notes
 - Changes must be made within 24 hours of inspection
 - Changes are not editable after submittal
- iPads have been received and processed
 - Software for field collection of inspection information is currently being developed

Questions?

Civil Fines and Enforcement

Planning and Public Works Committee

November 11, 2014

Department of Planning, Preservation, and Development

Presentation Outline

- Civil Enforcement Background
- Administrative Hearing Boards
- Enforcement Challenges
- Recommendations

Civil Enforcement Background

- Civil penalties can be assessed for violations of local ordinance
- Unpaid civil penalties may be filed as liens against a property
- Civil enforcement options are available across many areas of government

Civil Enforcement Background

- Zoning enforcement was transferred from Division of Building Inspection to the Division of Planning in 2012
- Building code violations are addressed through a state process

Administrative Hearing Boards

- KRS 65.8801 to 65.8839 authorizes hearing boards for civil enforcement
- Local hearing boards include:
 - Code Enforcement Administrative Hearing Board
 - Infrastructure Hearing Board
 - Engineering, Water Quality, Planning, Traffic Engineering, and Streets & Roads
 - Environmental Hearing Commission
 - Waste Management & Littering

Administrative Hearing Boards

- Hearing boards have the authority to:
 - Adopt rules and regulations
 - Conduct hearings
 - Subpoena alleged violators, witnesses, and evidence
 - Take testimony under oath
 - Make findings and issue orders
 - Impose civil penalties authorized by ordinance

Enforcement Challenges

- Some violations are difficult to document
- The appeal process for notices of violation and civil citations is confusing for some violations
- Civil penalties do not always lead to actual compliance
- Administrative hearings are inefficient for minor violations

Recommendations

- Utilize abatement procedures for minor zoning enforcement violations
 - Abatement is authorized by Article 5 of the Zoning Ordinance
 - Amend resolution 343-2012 to include zoning enforcement activities in addition to nuisance abatement
- Examine zoning ordinance provisions regarding civil penalties and abatement

Questions?

Planning and Public Works Committee Meeting
August 12, 2014
Excerpt re: P-1 Text Amendment for Mobile Food Vendors

Chair Bill Farmer Jr. called the meeting to order 1:02 p.m. CMs Farmer, Gorton, Ellinger, Kay, Ford, Beard, Henson, and Clarke were in attendance. CMs Mossotti and Lawless were absent. CMs Akers, Scutchfield, and Stinnett were also in attendance.

P-1 Text Amendment for Mobile Food Vendors

Akers introduced the item, and stated that this item is being brought forth to allow food trucks to operate in the P-1 zone per requests from food truck operators and business owners, and introduced Chris King to present the item.

King reviewed the history of this item, and reviewed current zones and requirements that allow mobile food units as principal and/or accessory uses. He stated that this amendment to the code would allow food trucks to serve existing uses in professional office zones, and presented four alternatives: 1) unrestricted accessory use; 2) unrestricted accessory use when 500' or greater from residential zoning (conditional otherwise); 3) conditional use (Board of Adjustment approval required); or 4) unrestricted accessory use in a designated "Professional Office Project".

King stated that, should the Committee choose to move forward with one of these options, it would be considered by the Planning Commission within 60 days, and then move forward to the Council for final approval.

In response to a question from Akers, King stated that the LFUCG does not currently have a mapped inventory of Professional Office Projects.

Henson voiced concerns regarding the appearance of food trucks, and the fact that some set up outside dining areas near the food truck. King responded that the appearance cannot be regulated, and tables and chairs are allowed as long as they do not impede the traffic circulation or parking requirements for the site. He stated that signage could be regulated through the Code.

Kay spoke in support of moving forward with Alternative 2.

Gorton reviewed each alternative's requirements with King, and asked Akers to provide additional background for this item. Akers provided examples of requests for food trucks in professional office zones.

Gorton requested information regarding creating additional restrictions on Alternative 4, and King responded that staff must first create a mapped inventory of Professional Office Projects. Gorton inquired regarding the possibility of placing a threshold within the requirement, such as

minimum number of employees in the Professional Office Project. King responded that it would be difficult to enforce this requirement.

In response to a question from Stinnett, King stated that food trucks currently operating in P-1 zones are presumed to be operating illegally, and reviewed the streamlined approval process for food truck operations. He stated that the food truck requirements are different if they seek to locate on public rights-of-way. Stinnett asked why food trucks would be accessory to principal uses in P-1, and King responded that P-1 zones do not otherwise allow retail/restaurant uses as principal uses.

Stinnett and King commented regarding noise issues related to the use of generators, and the challenges in regulating this issue.

Farmer commented that no action is required for this issue, and that may be the best option.

Ford requested clarification regarding retail uses in P-1 zones, and King stated that retail and restaurants are only allowed as incidental and accessory to principal uses. Per Ford's request, King reviewed zones where food trucks are currently allowed as principal and accessory uses. Ford asked if a pilot program is still operating for food trucks on public rights-of-way, and Farmer stated that the program was reauthorized for an additional year in December 2013. Ford noted that some of the areas where food trucks are currently allowed are underutilized.

In response to a question from Clarke, King stated that Alternative 2 would approve a much broader area, and clarified that Alternative 2 would include the area referenced in Alternative 4. Clarke asked how the request would proceed in Alternative 3, and King stated that the request must be authorized by the owner of the property.

Gorton asked for a new alternative that combines alternatives 2 and 4. King clarified the request, and discussed the possibility of amending Alternative 4 to include a minimum distance requirement from residential uses. Gorton and King requested the potential for minimum site acreage requirements.

Kay motioned, second Ellinger, to approve Alternative 2 – unrestricted accessory use when 500 feet or greater from residential zoning, and conditional if less than 500 feet – and forward to Council for consideration.

Gorton stated a concern that the Board of Adjustment could approve the accessory use when less than 500 feet from residential zoning, and clarified that any P-1 zoned property can apply.

In response to a question from Ford, King stated that the LFUCG generally cannot regulate the hours of the accessory use. King discussed the intent of P-1 uses as transitions between residential and higher-intensity commercial uses.

Kay asked for clarification regarding Board of Adjustment approvals, and King stated that any alternative requiring conditional approvals would involve the Board of Adjustment.

Motion failed via tie vote. Ellinger, Kay, Beard, and Clarke voted “yes”. Farmer, Gorton, Ford, and Henson voted “no”.

CLB 8.25.14



LEXINGTON - FAYETTE URBAN COUNTY GOVERNMENT
Department of Planning, Preservation & Development
Division of Planning

Jim Gray
Mayor

Derek J. Paulsen, Ph.D.
Commissioner

MEMORANDUM

TO: Bill Farmer, Jr., Chair & Members
 Council Planning and Public Works Committee
 FROM: Chris King, Director
 DATE: June 23, 2014
 RE: Mobile Food Unit Vendors in P-1 zones

As requested at the May 6, 2014 Planning and Public Works Committee meeting, please find attached a series of potential Zoning Ordinance text amendment alternatives for permitting mobile food unit vendors in the Professional Office (P-1) zone. The alternatives can be summarized as follows:

- Alternate 1: Mobile Food Unit Vendors as accessory uses; no major zoning restrictions (this is the alternative previously presented at the May 6 meeting)
- Alternate 2: Mobile Food Unit Vendors as accessory uses if located 500' or greater from a property zoned residential (conditional use if less than 500')
- Alternate 3: Mobile Food Unit Vendors as conditional uses
- Alternate 4: Mobile Food Unit Vendors as accessory uses within a designated Professional Office Project

I will be present at the July 1 Planning and Public Works Committee meeting to answer any questions regarding these alternatives.

Attachment

C: Derek Paulsen, Phd., Commissioner

H:\CDKWORK\Director\Council\Mobile Food Units in P-1 - Alts Cover Memo.doc

H O R S E C A P I T A L O F T H E W O R L D

101 East Vine Street, Suite 700 Lexington, KY 40507 (859) 258-3160 FAX (859) 258-3163 www.lexingtonky.gov

8-15(a) Intent - This zone is primarily for offices and related uses. Retail sales are prohibited, except where directly related to office functions. This zone should be located as recommended in the Comprehensive Plan.

8-15(b) Principal Uses (Other uses substantially similar to those listed herein shall also be deemed permitted.)

1. Banks, credit agencies, security and commodity brokers and exchanges, credit institutions, savings and loan companies, holding and investment companies.
2. Offices for business, professional, governmental, civic, social, fraternal, political, religious, and charitable organizations, including, but not limited to, real estate sales offices.
3. Research development and testing laboratories or centers.
4. Schools for academic instruction.
5. Libraries, museums, art galleries, and reading rooms.
6. Funeral parlors.
7. Medical and dental offices, clinics, and laboratories.
8. Telephone exchanges, radio and television studios.
9. Studios for work or teaching of fine arts, such as photography; music; drama; dance and theater.
10. Community centers and private clubs, churches, and Sunday schools.
11. Hospitals, nursing homes, rest homes and assisted living facilities.
12. Computer and data processing centers.
13. Ticket and travel agencies.
14. Kindergartens, nursery schools and child care centers for four (4) or more children. A fenced and screened play area shall be provided, which shall contain not less than twenty-five (25) square feet per child.
15. Cable television system signal distribution centers and studios.
16. Dwelling units, provided the units are not located on the first floor of a structure and provided that at least the first floor is occupied by another permitted use or uses in the P-1 zone, with no mixing of other permitted uses and dwelling units on any floor.
17. Business colleges, technical or trade schools or institutions.
18. Athletic club facilities, when located at least one hundred fifty (150) feet from a residential zone.
19. Beauty shops and barber shops not exceeding 2,000 square feet in floor area, which employ not more than five licensed cosmetologists, with all service provided only by licensed cosmetologists and/or barbers.
20. Rehabilitation homes, but only when more than five hundred (500) feet from a residential zone.
21. Adult day care centers.

8-15(c) Accessory Uses (Uses and structures which are customarily accessory, clearly incidental and subordinate to permitted uses.)

1. Establishments limited to the filling of prescriptions and retail sale of pharmaceutical and medical supplies.
2. Parking areas or structures.
3. Incidental retail sales or personal services, including facilities for serving food, only for employees, residents or visitors to any permitted use, and having no primary access to the exterior; and limited to a maximum of ten percent (10%) of the gross floor area of the building in which it is located, with no single such use being in excess of 5,000 square feet. Mobile food unit vendors may also serve this purpose, and be parked outside of a building to serve employees and visitors, provided that the requirements of Section 15-11 of the Code of Ordinances are met.
4. Sales offices for the display of merchandise and the acceptance of orders.
5. Swimming pools, tennis courts, putting greens, and other similar non-commercial recreational uses.
6. Satellite dish antennas, as further regulated by Article 15-8.
7. One dwelling unit for owners, operators, or employees of a permitted use, provided that such dwelling unit shall be part of the building and located above, to the side, or to the rear of such permitted use.
8. Retail sales and storage areas accessory to internet-based businesses, for which Certificates of Occupancy are issued after November 15, 2001; provided that the retail sales and storage area occupies no more than twenty-five percent (25%) of the business area, nor more than 2,500 square feet, whichever is less; and having no display space, storage space or signs visible from the exterior of the building.
9. Drive-through facilities for the sale of goods or products or the provision of services otherwise permitted herein, when approved by the Planning Commission on a development plan.

8-15(a) Intent - This zone is primarily for offices and related uses. Retail sales are prohibited, except where directly related to office functions. This zone should be located as recommended in the Comprehensive Plan.

8-15(b) Principal Uses (Other uses substantially similar to those listed herein shall also be deemed permitted.)

1. Banks, credit agencies, security and commodity brokers and exchanges, credit institutions, savings and loan companies, holding and investment companies.
2. Offices for business, professional, governmental, civic, social, fraternal, political, religious, and charitable organizations, including, but not limited to, real estate sales offices.
3. Research development and testing laboratories or centers.
4. Schools for academic instruction.
5. Libraries, museums, art galleries, and reading rooms.
6. Funeral parlors.
7. Medical and dental offices, clinics, and laboratories.
8. Telephone exchanges, radio and television studios.
9. Studios for work or teaching of fine arts, such as photography; music; drama; dance and theater.
10. Community centers and private clubs, churches, and Sunday schools.
11. Hospitals, nursing homes, rest homes and assisted living facilities.
12. Computer and data processing centers.
13. Ticket and travel agencies.
14. Kindergartens, nursery schools and child care centers for four (4) or more children. A fenced and screened play area shall be provided, which shall contain not less than twenty-five (25) square feet per child.
15. Cable television system signal distribution centers and studios.
16. Dwelling units, provided the units are not located on the first floor of a structure and provided that at least the first floor is occupied by another permitted use or uses in the P-1 zone, with no mixing of other permitted uses and dwelling units on any floor.
17. Business colleges, technical or trade schools or institutions.
18. Athletic club facilities, when located at least one hundred fifty (150) feet from a residential zone.
19. Beauty shops and barber shops not exceeding 2,000 square feet in floor area, which employ not more than five licensed cosmetologists, with all service provided only by licensed cosmetologists and/or barbers.
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1. Establishments limited to the filling of prescriptions and retail sale of pharmaceutical and medical supplies.
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3. Incidental retail sales or personal services, including facilities for serving food, only for employees, residents or visitors to any permitted use, and having no primary access to the exterior; and limited to a maximum of ten percent (10%) of the gross floor area of the building in which it is located, with no single such use being in excess of 5,000 square feet. Mobile food unit vendors may also serve this purpose, and be parked outside of a building to serve employees and visitors, provided that the requirements of Section 15-11 of the Code of Ordinances are met and that the mobile food unit is located no closer than 500' from any property zoned residential.
4. Sales offices for the display of merchandise and the acceptance of orders.
5. Swimming pools, tennis courts, putting greens, and other similar non-commercial recreational uses.
6. Satellite dish antennas, as further regulated by Article 15-8.
7. One dwelling unit for owners, operators, or employees of a permitted use, provided that such dwelling unit shall be part of the building and located above, to the side, or to the rear of such permitted use.
9. Retail sales and storage areas accessory to internet-based businesses, for which Certificates of Occupancy are issued after November 15, 2001; provided that the retail sales and storage area occupies no more than twenty-five percent (25%) of the business area, nor more than 2,500 square feet, whichever is less; and having no display space, storage space or signs visible from the exterior of the building.
9. Drive-through facilities for the sale of goods or products or the provision of services otherwise permitted herein, when approved by the Planning Commission on a development plan.

8-15(d) Conditional Uses (Permitted only with Board of Adjustment approval.)

1. Offices of veterinarians, animal hospitals.
2. Drive-through facilities for sale of goods or products or the provision of services otherwise permitted herein.
3. Parking lots and structures.
4. Mining of non-metallic minerals, but only when the proposal complies with the requirements of the Mining/Quarrying Ordinance (Code of Ordinances #252-91) and the conditions and requirements as set forth therein. The Board of Adjustment shall specifically consider and be able to find:
 - a. That the proposed use will not constitute a public nuisance by creating excessive noise, odor, traffic, dust, or damage to the environment or surrounding properties;
 - b. That a reasonable degree of reclamation and proper drainage control is feasible; and
 - c. That the owner and/or applicant has not had a permit revoked or bond or other security forfeited for failure to comply with any Federal, State or local laws, regulations or conditions, including land reclamation, pertaining to the proposed use.
5. Rehabilitation homes, when located closer than five hundred (500) feet from a residential zone.
6. Extended-stay hotels, except as permitted in a Professional Office Project.
7. Day shelters.
8. Mail service facilities, except as permitted in a Professional Office Project.
9. Mobile food unit vendors when located on a property with a principal or conditional use provided that the requirements of Section 15-11 of the Code of Ordinances are met.

8-15(o) Special Provisions

1. A Professional Office Project may be permitted by the Planning Commission for a tract of land with a minimum of ten (10) acres, upon the approval of a preliminary development plan and a final development plan as provided in Article 21, and subject to the P-1 zone regulations.

Subdivision of land in a Professional Office Project is permitted, subject to the following regulations:

- a. There shall be no minimum lot size, lot frontage, yard or open space, nor maximum lot coverage or height requirements for each subdivided lot; however, all said requirements for the approved final development plan shall be applicable to the subdivision.
- b. Each subdivided lot shall have access to adjacent streets or joint parking areas, as provided by appropriate easements shown on the final development plan and the final record plan.

In addition to the uses otherwise permitted in the Professional Office zone, the following uses shall be permitted in the Professional Office Project:

As a principal permitted use:

1. Extended-Stay Hotels.
2. Mail Service Facilities.

As accessory uses:

1. Receiving, shipping, and storage of new fixtures, equipment and other non-perishable materials for distribution to corporate or affiliated units subsidiary to the tenant(s) of a principal structure. Such activity, including loading and unloading, shall be conducted entirely within the walls of the principal structure and shall be limited to a maximum of twenty percent (20%) of the total floor area of said principal structure.
2. Shoe repair, clothing alteration or tailoring services.
3. Mobile food unit vendors to serve employees and visitors of a permitted principal or conditional use, provided that the requirements of Section 15-11 of the Code of Ordinances are met.

As conditional uses:

1. Heliports and heliports, provided such facilities conform to the requirements of all appropriate Federal, State and local regulations.
2. Beauty shops and barber shops, with no restrictions.

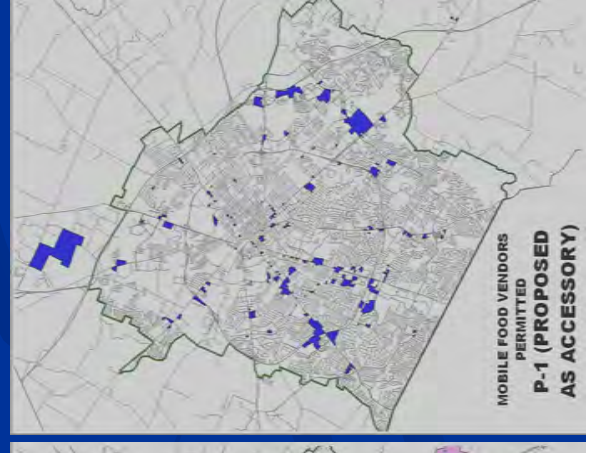
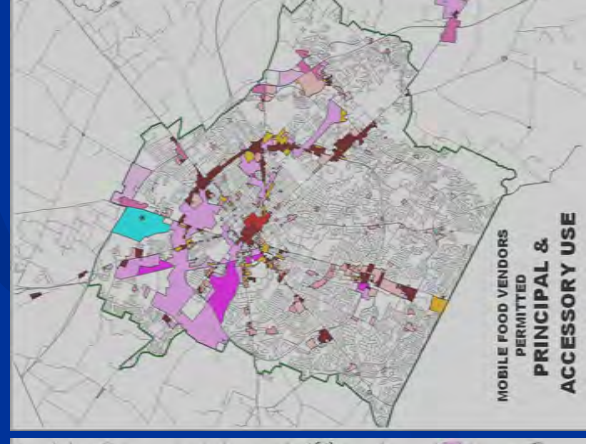
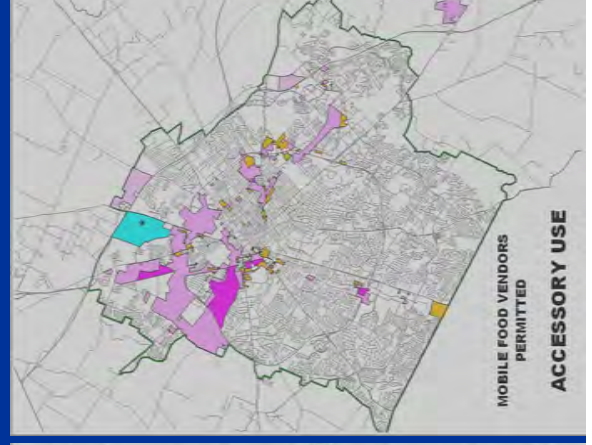
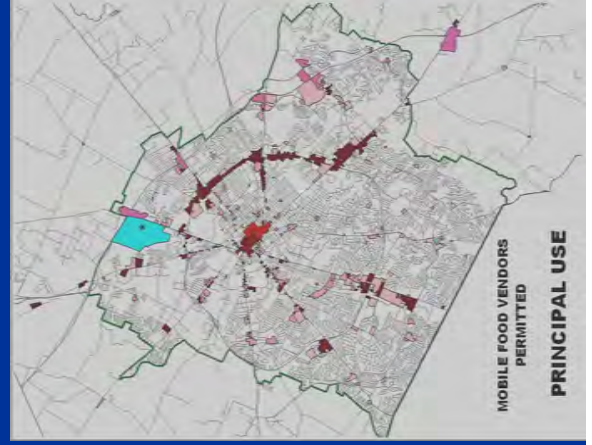
In addition to the uses otherwise permitted in the Professional Office zone, the following accessory use shall be permitted in a P-1 area of at least twenty (20) contiguous acres:

Restaurant(s), with or without a cocktail lounge, entertainment, dancing, and sale of alcoholic beverages, provided it meets the following conditions:

- a. It shall be located in an office building containing a minimum of 40,000 square feet of floor area.
 - b. It shall occupy not more than twenty-five percent (25%) of the building in which it is located.
 - c. It shall have no more than one public entrance and one service entrance directly to the outside of the building, and that this use shall be at least one hundred fifty (150) feet from any residential zone.
 - d. It shall have no drive-in or drive-through food service.
 - e. There shall be no more than two restaurants within an office building, provided that the 25% limitation is not exceeded.
 - f. Signs permitted per office building may be used to identify the restaurant and/or the office use.
2. Where dwelling units are provided and the Planning Commission has approved a final development plan, the required parking spaces may be reduced, when specific permission is given by the Commission to reduce said required parking by not more than one percent (1%) for each one percent (1%) of additional useable open space that is provided over the minimum. Also, for every one percent (1%) of the dwelling units that will be provided as a mixed-income housing unit, the Commission may decrease the required parking by one percent (1%). In any case, the maximum parking reduction shall not exceed the minimum parking otherwise required in the zone by more than ten percent (10%) by only providing additional open space or only providing mixed-income housing, or twenty-five percent (25%) by using a combination of mixed-income housing and additional open space.

Mobile Food Vendors

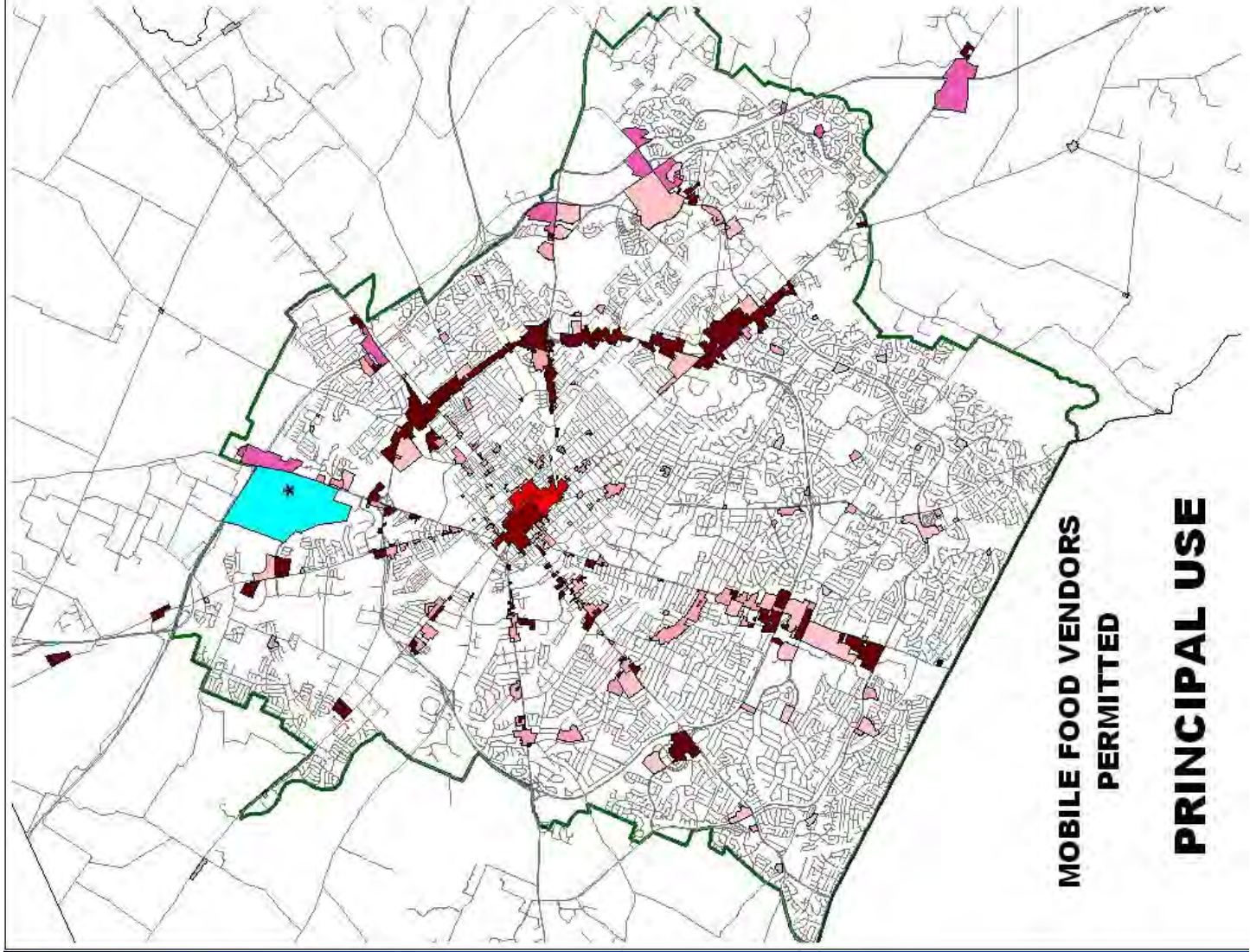
Zoning Locations Current and Proposed (August 2014 Update)



Current Zoning Ordinance:

Mobile Food Units as a
PRINCIPAL Use:

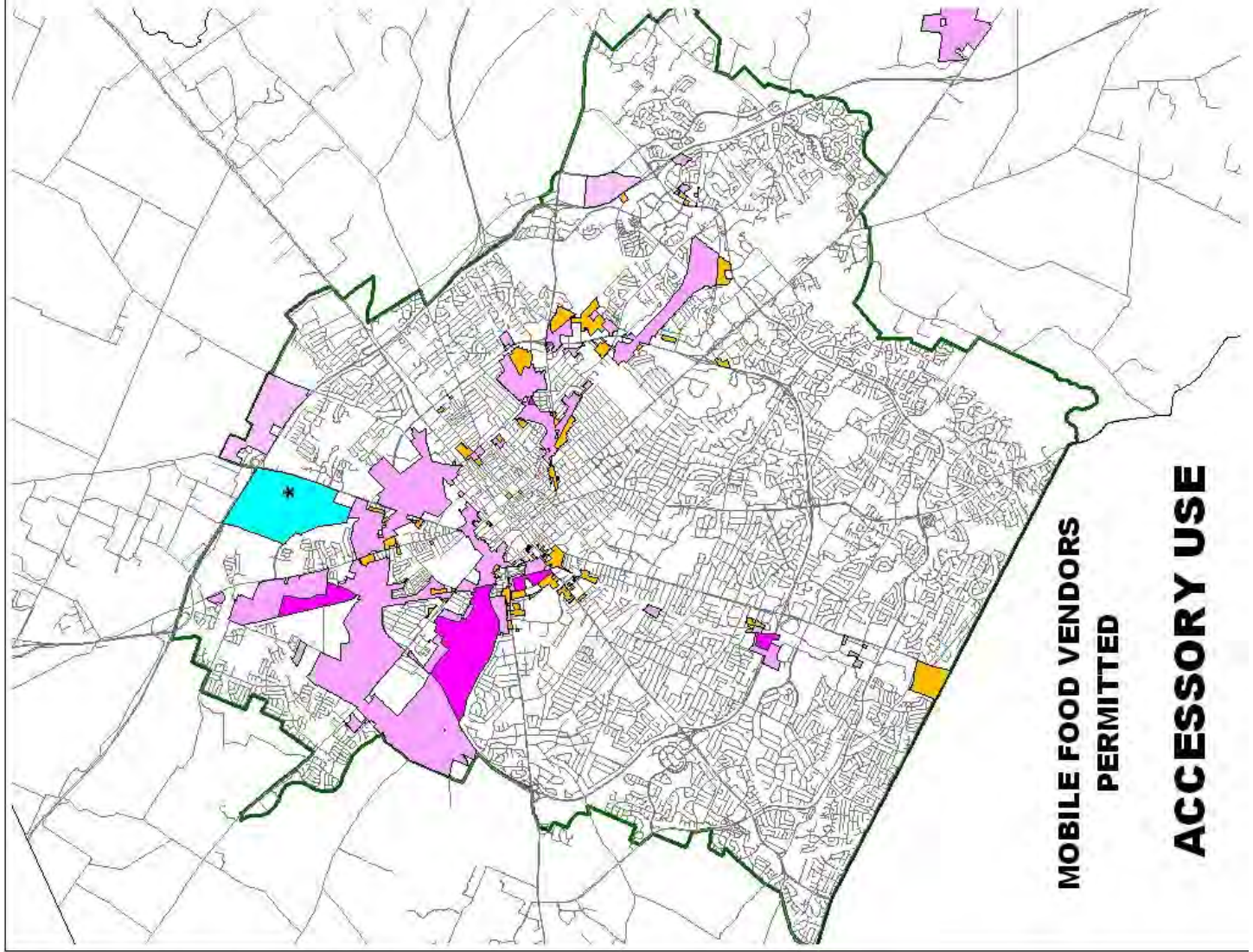
- B-1
- B-2
- B-2A
- B-2B
- B-3
- P-2 (Designated Retail Area)



Current Zoning Ordinance:

Mobile Food Units as a
ACCESSORY Use:

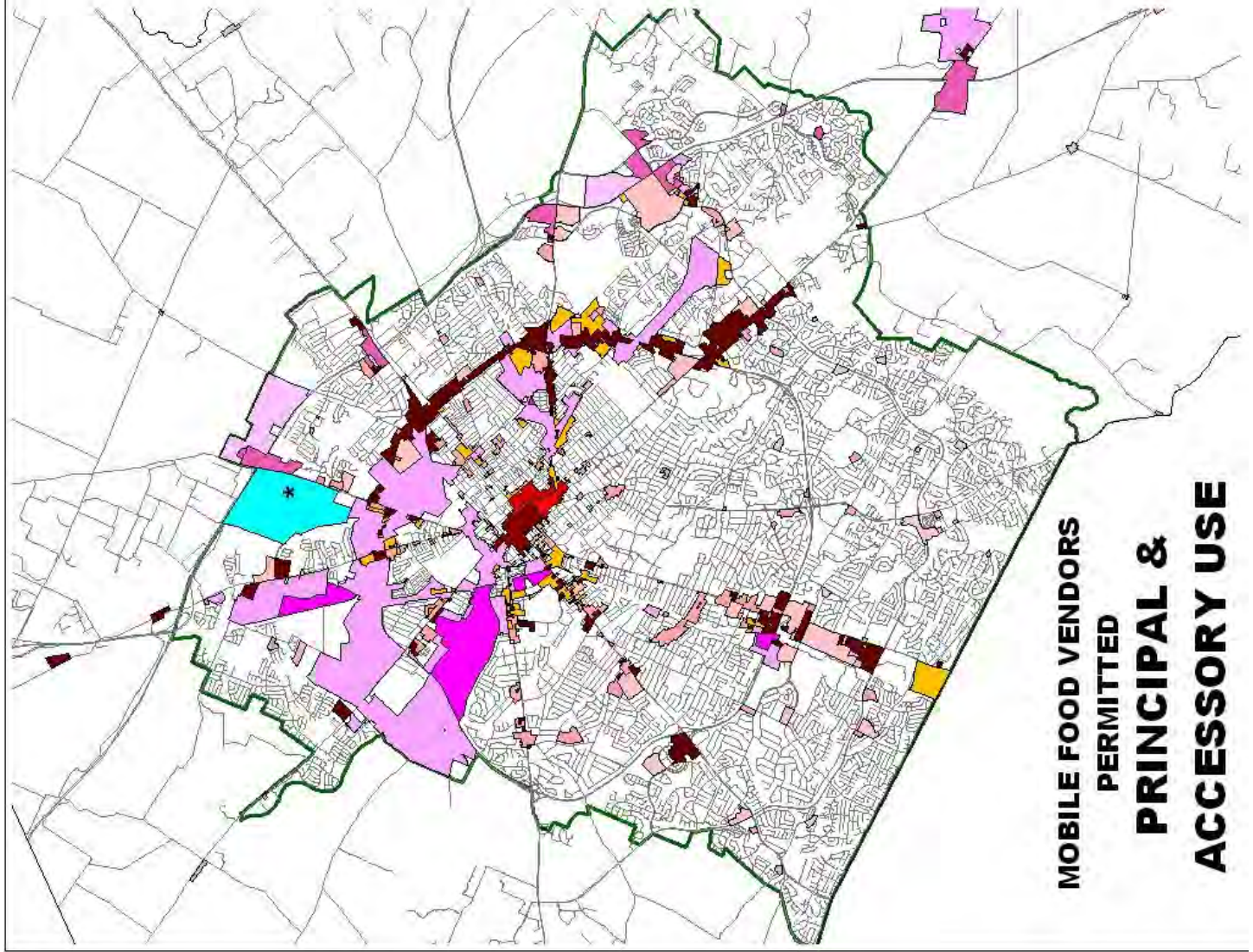
B-4
I-1
I-2
P-2



Current Zoning Ordinance:

Mobile Food Units as a
PRINCIPAL or ACCESSORY Use:

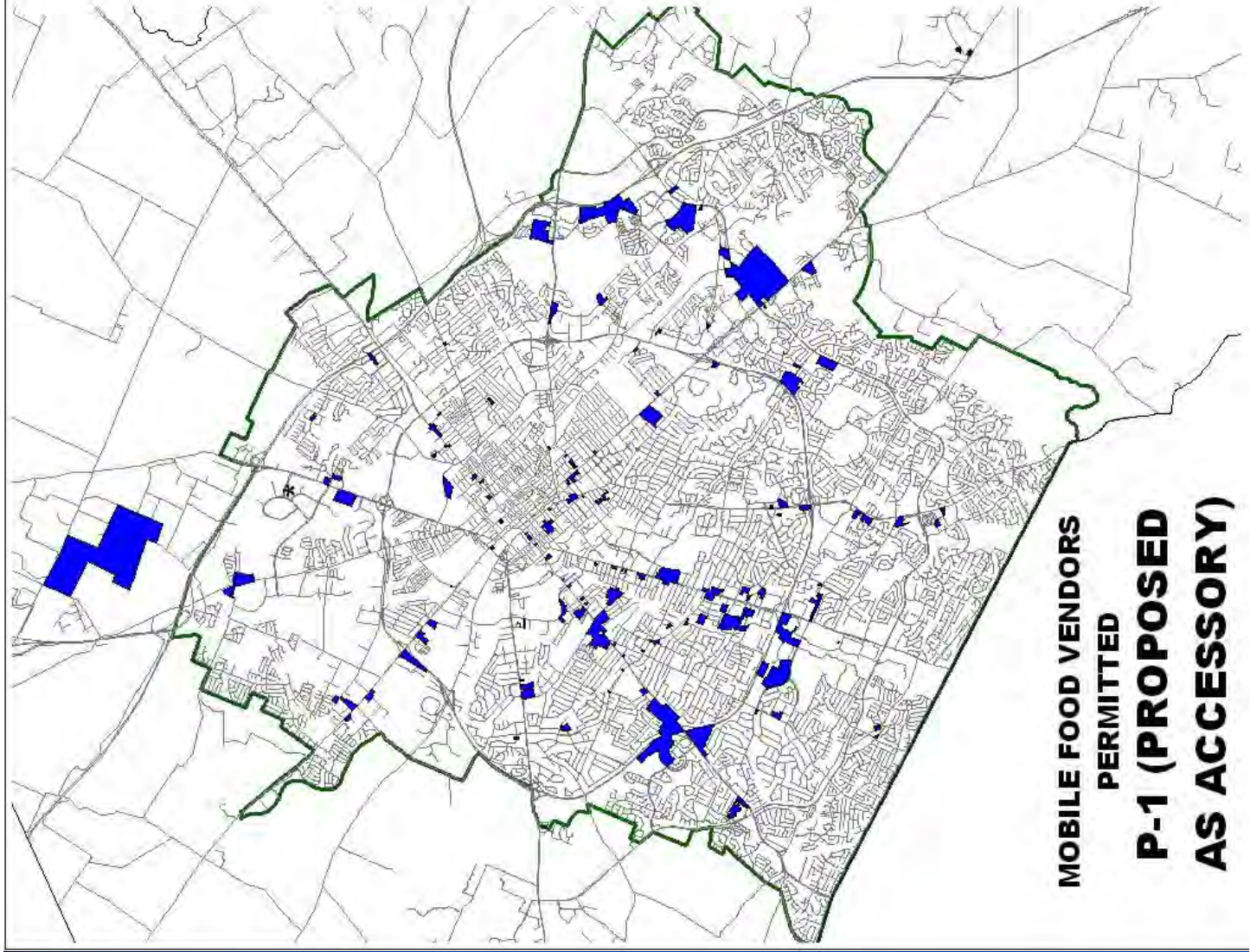
(Combined Map)



PROPOSED Zoning Ordinance:

Mobile Food Units Allowed
As An ACCESSORY Use
in P-1

(Reviewed By Council
P&PW on May 6, 2014)



MOBILE FOOD VENDORS
PERMITTED
**P-1 (PROPOSED
AS ACCESSORY)**

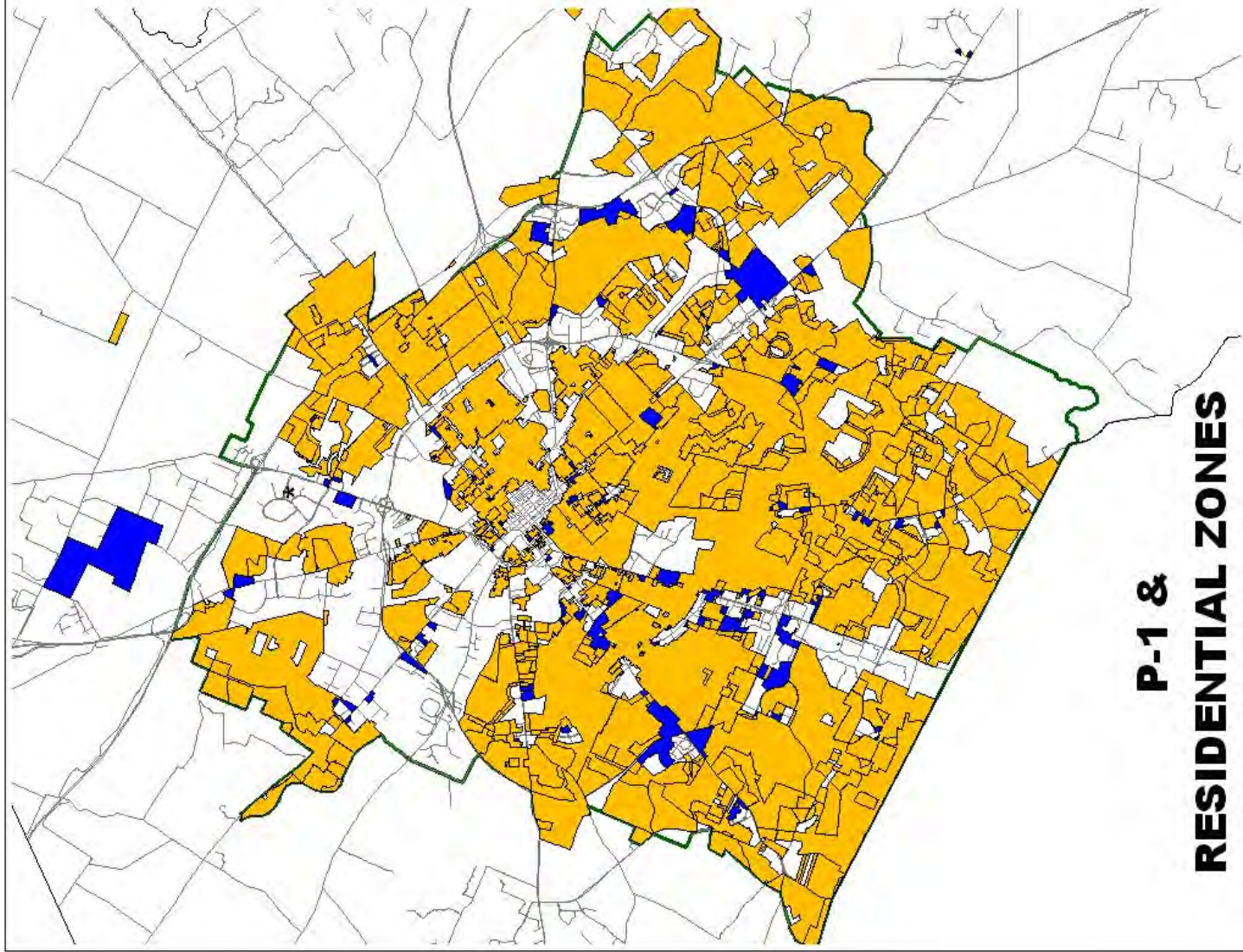
Proposed Ordinance

(Reviewed by Council P&PW on May 6, 2014)

Add to Language Regulating ACCESSORY Uses in the P-1 Zone:

3. Incidental retail sales or personal services, including facilities for serving food, only for employees, residents or visitors to any permitted use, and having no primary access to the exterior; and limited to a maximum of ten percent (10%) of the gross floor area of the building in which it is located, with no single such use being in excess of 5,000 square feet. **Mobile food unit vendors may also serve this purpose, and be parked outside of a building to serve employees and visitors, provided that the requirements of Section 15-11 of the Code of Ordinances are met.**

**LOCATIONAL
RELATIONSHIP:
P-1 and RESIDENTIAL
ZONES**



**P-1 &
RESIDENTIAL ZONES**

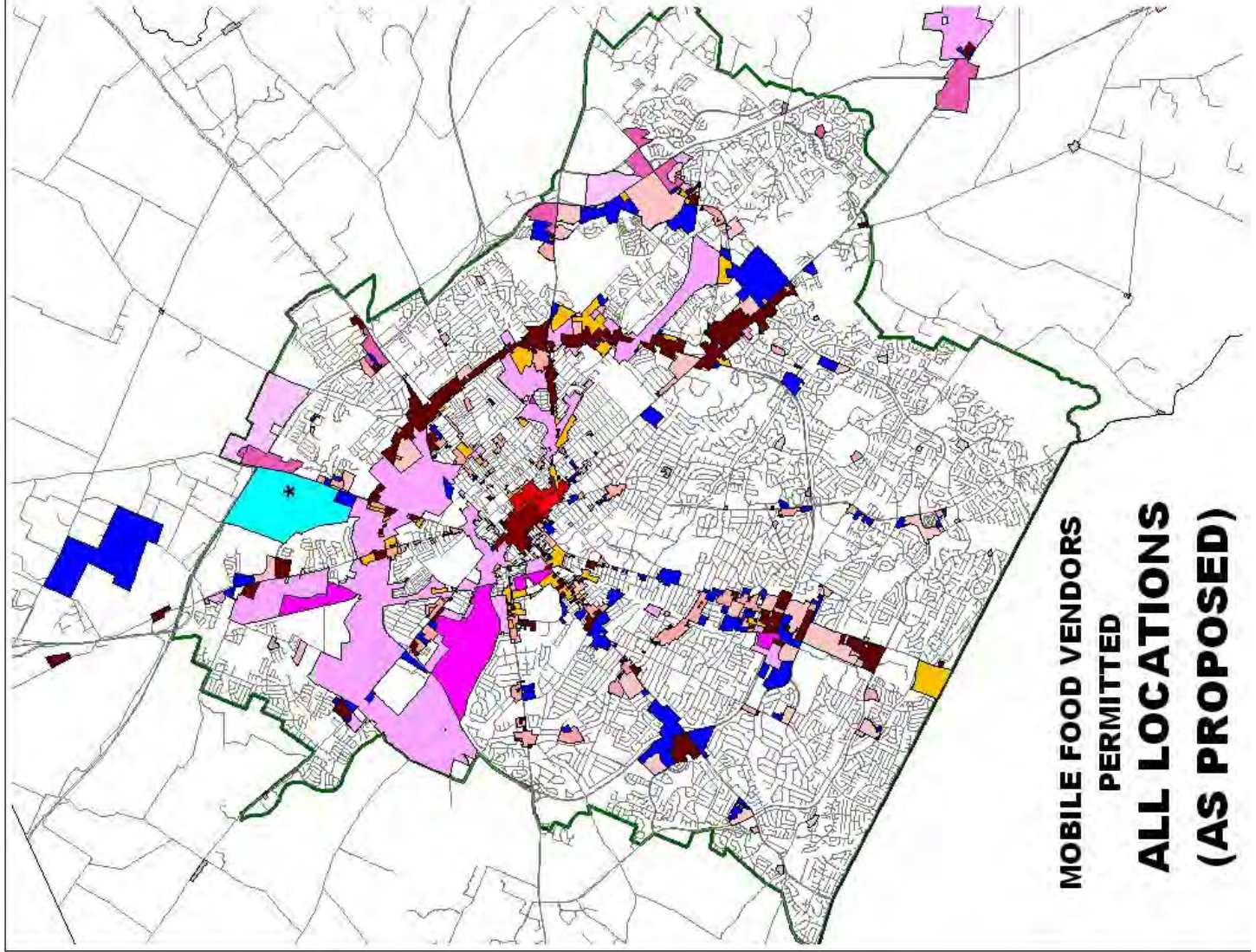
Four Alternatives

1. Unrestricted Accessory Use (as reviewed in May)
2. Unrestricted Accessory Use when 500' or greater from residential zoning (Conditional if less than 500')
3. Conditional Use (Board of Adjustment approval required)
4. Unrestricted Accessory Use in a Designated “Professional Office Project” (e.g. Corporate Center, Paragon Center, Perimeter Park, Beaumont Office Park, others)

PROPOSED Zoning Ordinance:

Mobile Food Units as a
PRINCIPAL or ACCESSORY Use:

(Combined Map)



**COLEMAN
GROUP**COMMERCIAL REAL ESTATE &
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Lexington, KY 40502
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August 14, 2014

Ren & Gwyn Everly
R. Render's BBQ

Hello Gwyn,

Please consider this letter as our formal request to allow food trucks to service the three properties in the office park known as Paragon Centre. This includes the office buildings known as One Paragon Centre, Cygnus and Two Paragon Centre located at 2525 Harrodsburg Road and 2343, 2353 Alexandria Drive.

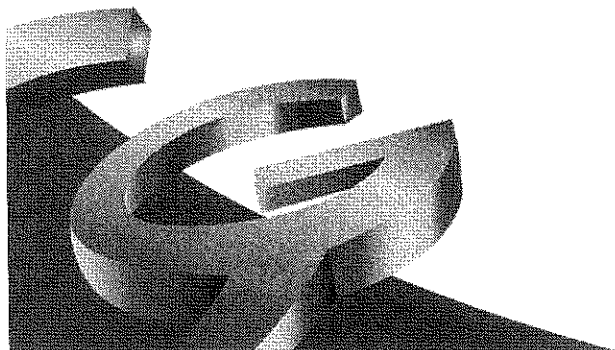
These properties are not within walking distance to food establishments other than McDonalds and allowing food trucks would provide our tenants with an easy, diverse and affordable lunch alternative.

We would appreciate any assistance you can provide us in obtaining the City Council's approval to allow a variance for our property located in the P1 zoning area.

Thank you!

Sincerely,

Janet Streetman
Property Manager
Paragon Centre





Wednesday, August 13, 2014

Lexington-Fayette Urban County Government
Urban County Council
200 East Main Street
Lexington, KY 40507

Re: Food Trucks

Dear Councilmembers,

We manage both the Perimeter Centre Office Building at 651 Perimeter Drive and the 1648 McGrathiana Parkway Office Building in the Coldstream Research Park. Both of these Office Parks are void of any food service. We are very much in favor of the food trucks. Our visitors and office personnel occupants continuously request that we start a Food Truck Program on the respective properties. It would save them all having to get in their cars and drive offsite for foodservice. The office personnel occupants and visitors at our buildings (900+ occupants in our buildings alone) have all been exposed to the Food Trucks in other parts of the city and feel like they would be a big success and greatly embraced in these two areas.

Thank you in advance for your support of this initiative and service to the Office Park areas of Lexington.

Best Regards,

APEX REALTY, Inc.

A handwritten signature in black ink, appearing to read 'P. Steve Hupman', written in a cursive style.

P. Steve Hupman
President and Principal Broker



Commercial Real Estate Services, Worldwide.

August 15, 2014

Dear Council Member,

I was recently informed that the council did not approve the use of food trucks in P-1 zones. Please re-consider the issue and support the use of food trucks in a P-1 zone.

Food trucks in P-1 zones allow entire office complexes with hundreds of employees and clients the opportunity to purchase lunch without getting into their cars and driving. It also allows for a diversity of cuisine that would not otherwise be available to an employee that has 30-60 minutes for lunch.

Having food trucks in P-1 zones gives the food truck owners the opportunity to access many people in one central location and would support this portion of our business community.

Thank you for your consideration on this issue.

Respectfully,

A handwritten signature in dark ink, appearing to read "Al Isaac".

Al Isaac
President

AVI:mj

Shevawn Akers

From: palmorejs@aol.com
Sent: Wednesday, August 13, 2014 3:36 PM
To: Shevawn Akers
Subject: Food Trucks

Dear Ms. Akers,

I am the property manager of a large office complex located at 2365 Harrodsburg Road known as Southcreek Park. I would like to be able to invite food trucks to visit our property to serve our occupants and it is my understanding that there is some issue with whether or not the trucks can come because of the zoning.

We wish to be allowed to invite the trucks to come to our building and provide this service to our tenants. I am somewhat confused by this since we are a private property and the trucks would be parked within the confines of our parking lot. This would have absolutely no affect of any kind on traffic and does not create any sort of public safety issue as it would be parked in our private parking lot.

We have 130,000 square feet of office space here and we would like to be scheduling the food trucks to visit our property. I am submitting this letter as our request that the food trucks be allowed to come to property zoned P1 if the property owner desires to have them. We feel this is a nice service that we can provide for our tenants and feel that it is good for the community since the food trucks are locally owned and operated small businesses. Southcreek is a locally owned small business that has been in business since 1974 and it is our hope that our city will be user friendly to all of the locally owned businesses, big or small.

Thank you so much! If you have any questions or would like to discuss this in more detail you are most welcome to call me. My mobile phone number is 227-0217.

Sincerely,

Joan S. Palmore
 Director of Leasing and Operations
 Southcreek Properties
 2365 Harrodsburg Road Suite B210
 Lexington, Kentucky 40504

11/4/2014

Planning and Public Works Committee Referrals

<u>Item</u>	<u>Referred By</u>	<u>Date</u>	<u>Status</u>
Possible Revision of Sign Ordinance	Farmer	6.12.12	Summer 2014
Private Streets: Enforcement, Maintenance & Specifications	Mossotti	11.29.13	Summer 2014
H-1 Notification Process	Myers	1.19.13	November 2014
Greenway Manual & Plan	Mossotti	10.8.13	February 2014
Explore Providing Assistance to Low Income Homeowners with Code Compliance	Gorton	12.5.13	May/Nov. 2014
Code Enforcement Fines	Lawless	2.11.14	May/Nov. 2014
Building Inspection Civil Offenses	Lawless	2.11.14	November 2014
Snow Removal Plan	Stinnett	2.11.14	October 2014
Initiate Zoning Text Amendments for Food Trucks in the P-1 and AU Zones	Akers	2.18.14	Aug./Nov. 2014
Design Excellence Ordinance	Kay	4.22.14	Late 2014
Fiber Optic Technology	Farmer	5.6.14	September 2014
Electrical Inspection Fees	Gorton	6.17.14	Oct./Nov. 2014
Code Enforcement Nuisance Abatement Progress	General Services Link	7.10.14	October 2014
Permanent Barricading of Agape Drive	Clarke	7.1.14	September 2014
Streetlights -- Analysis of lighting types, installation/lease costs, rebates for LED lights	Myers	10.7.14	Date uncertain
<u>Item</u>	<u>Referred By</u>	<u>Date</u>	<u>Status</u>
Todd's Road Widening Phase II	Stinnett	4.15.09	September 2014
Downtown Traffic Study	Farmer	4.13.12	Date uncertain
Design Excellence Update	Kay	4.8.14	Late 2014

CLB 2014.10.22