

PUBLIC PROTECTION CABINET
Department of Housing, Buildings and Construction
Division of Building Code Enforcement
(Amended at ARRS Committee)

815 KAR 7:125. Kentucky Residential Code.

RELATES TO: KRS 198B.010, 198B.040, 198B.050, 198B.060, 198B.080, 198B.260, 198B.990

STATUTORY AUTHORITY: KRS 198B.040(7), 198B.050

NECESSITY, FUNCTION, AND CONFORMITY: KRS 198B.040(7) and 198B.050 require the department to promulgate a mandatory uniform state building code that establishes standards for the construction of all buildings in the state. This administrative regulation establishes the basic mandatory uniform statewide code provisions relating to construction of one (1) and two (2) family dwellings and townhouses.

Section 1. Definitions.

- (1) "Single-family dwelling" or "one (1)-family dwelling" means a single unit that:
 - (a) Provides complete independent living facilities for one (1) or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation; and
 - (b) Is not connected to any other unit or building.
- (2) "Townhouse" means a single-family dwelling unit constructed in a group of three (3) or more attached units separated by property lines in which each unit extends from foundation to roof and with open space on at least two (2) sides.
- (3) "Two (2) family dwelling" means a building containing not more than two (2) dwelling units that are connected.

Section 2. Residential Code.

- (1) Except as provided in subsection (2) of this section, the 2015 International Residential Code for One (1) and Two (2) Family Dwellings (IRC) shall be the mandatory state residential building code for all single-family dwellings, two (2) family dwellings, and townhouses constructed in Kentucky, except that the Kentucky amendments in the 2018 Kentucky Residential Code shall supersede any conflicting provision in the 2015 IRC.
- (2) Exceptions.
 - (a) Permits, inspections, and certificates of occupancy shall not be required for a single-family dwelling unless required by local ordinance.
 - (b) All residential occupancies that are not single-family dwellings, two (2) family dwellings, or townhouses shall comply with the 2015 International Building Code and the 2018 Kentucky Building Code.
- (3) Plans for single-family dwellings, two (2) family dwellings, and townhouses shall be designed and submitted to conform to this administrative regulation.

Section 3. Incorporation by Reference.

- (1) The following material is incorporated by reference:
 - (a) "2015 International Residential Code for One (1) and Two (2) Family Dwellings," International Code Council, Inc.; and
 - (b) "2018 Kentucky Residential Code," Third Edition, August 2024.
- (2) This material may be inspected, copied, or obtained, subject to applicable copyright law, at the Department of Housing, Buildings and Construction, 500 Mero Street, Frankfort, Kentucky 40601, Monday through Friday, 8 a.m. to 4:30 p.m. and is available online at <http://dhbc.ky.gov/Pages/default.aspx>.

(28 Ky.R. 206; 629; eff. 9-10-2001; 2455; 29 Ky.R. 135; eff. 7-15-2002; 811; eff. 11-12-2002; 2162; 2470; eff. 3-24-2003; 30 Ky.R. 2384; 30 Ky.R. 2384; 31 Ky.R. 80; eff. 8-6-2004; 31 Ky.R. 1745; 1977; eff. 7-1-2005; 33 Ky.R. 3253; 4191; 34 Ky.R. 33; eff. 7-13-2007; 2592; 35 Ky.R. 307; 567; eff. 9-24-2008; 2362; 36 Ky.R. 76; eff. 7-29-2009; 1132; eff. 4-2-2010; 37 Ky.R. 1095; 1729; 38 Ky.R. 695; eff. 1-6-2012; 40 Ky.R. 173; 546; eff. 9-25-2013; 2633; eff. 8-1-2014; 42 Ky.R. 2653; eff. 6-22-2016; 44 Ky.R. 2445; 45 Ky.R. 98; eff. 8-22-2018; 456 Ky.R. 3277; eff. 8-2-2019; TAm eff. 5-29-2020; 50 Ky.R. 1976; 51 Ky.R. 501; eff. 12-3-2024.)

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