



Public Protection Cabinet  
Department of Housing, Buildings and Construction  
Division of Building Code Enforcement

## **Kentucky Industrialized Building System (KIBS) Plan Submission Application Guide**

### **Current Kentucky Codes**

The 2018 Kentucky Building Code 2<sup>nd</sup> Edition became effective August 2, 2019.

The 2018 Kentucky Residential Code 2<sup>nd</sup> Edition became effective August 2, 2019

The 2017 National Electric Code became effective January 1, 2019.

\* Other current codes listed in Chapter 35 of the 2018 KBC and Chapter 43 of the 2018 KRC.

### PREFACE

This guide is a tool to help a new manufacturer prepare submittals under the Kentucky Industrialized Building System (KIBS) program for the Commonwealth of Kentucky. This guide will also aid in the New Model plan submittal and plan resubmittal process. This guide will list items needed to be illustrated on the construction documents, calculation of the plan review fee and other items needed for plan approval. If you need additional information, please call or write the Division of Building Code Enforcement at:

**Department of Housing, Buildings &  
Construction**

**Division of Building Code Enforcement**

500 Mero Street, Floor 1

Frankfort, Kentucky 40601

Phone # 502-573-0373 Fax # 502-573-1059

Web site: [www.dhbc.ky.gov](http://www.dhbc.ky.gov)

**What is a KIBS:** See the two descriptions below per the KBC and KRS 198B.010

**Kentucky Building Code Definitions:** Kentucky Industrialized Building System (KIBS)

- **Industrialized Building System or Building System** As defined in KRS 198B.010(16) and shall apply to buildings of any size or use, all or any component parts of which are of closed construction made from pre-cast concrete panels or pre-cut wood sections fabricated to individual specifications in an off-site manufacturing facility and assembled in accordance with manufacturer's instructions. (Section 202, 2018 KBC)
- **Modular Home** An industrialized building system which is designed to be used as a residence which is not a manufactured or mobile home. (Section 202, 2018 KBC)

### **KRS 198B.010**

(16) "Industrialized Building System" means any structure or component thereof which is wholly or in substantial part fabricated in an off-site manufacturing facility for installation or assembly on a permanent foundation at the building site. (Kentucky Revised Statute KRS 198B.010 (16)).

### **How to apply as a manufacturer for the KIBS program:**

To submit plans under the Kentucky Industrialized Building System KIBS program, an Application Form (DHBC #40-01) (pg. 8 below) as a manufacturer of Kentucky Industrialized Building Systems shall be completed. Submit 1 copy of the a KIBS Plan Application Form (link below). Submit 1 copy of the Quality Assurance Manuals for review, manuals shall demonstrate compliance with the currently adopted Kentucky Building Code in effect and may include all models and factories under the ownership of the manufacturer, company, corporation or LLC as noted in the manuals. A Kentucky recognized third party inspection agency shall be listed during application for in factory inspection of all modular construction.

These forms may be found on line at: [https://dhbc.ky.gov/new\\_docs.aspx?cat=154](https://dhbc.ky.gov/new_docs.aspx?cat=154)

Upon approval of the submitted manuals an alphanumeric number shall be assigned to identify the manufacturer. One copy of the approved manual will be electronically scanned and archived to remain in this office for use in model plan reviews and will not be returned. One copy will be stamped "Released For Construction" with a date and returned to the manufacturer.

## **Plan Submission Process**

To submit plans under the Kentucky Industrialized Building System KIBS program, please submit one copy of the Kentucky Industrialized Building System (KIBS) Model Plan Application Form, and one copy of the complete plans with model options included, for each model (KIBS) to be manufactured for sale in the Commonwealth of Kentucky. All model submittals shall have the appropriate plan review fee included with the application and plan submittal. A model plan review and approval must be conducted prior to construction of that model. Please note that a Kentucky recognized third party inspection agency shall conduct factory inspections of all modular construction.

Model plan review fees shall be calculated by multiplying the total building area under construction by the cost per square foot of each occupancy type as listed in Table 121.3.1. The total square footage shall be determined by the outside dimensions of the modular building. The minimum fee for review of plans under this section shall be \$285.00 for each model.

Payment of review fees by check shall be made payable to Kentucky State Treasurer and forwarded to the Division of Building Code Enforcement.

## **Use Group Fee Multipliers:**

(Assembly: 0.16 s/f), (Business: 0.15 s/f), (Day Care: 0.15 s/f), (Educational: 0.15 s/f), (High Hazard: 0.16 s/f), (Factory/Industrial: 0.15 s/f), (Institutional: 0.16 s/f), (Mercantile: 0.15 s/f), (Residential: 0.15 s/f), (Storage: 0.15 s/f) and (Utility/Miscellaneous: 0.13 s/f).

This form includes **Type “A”** which is for Modular Housing One and Two Family Dwellings and **Type “B”** which is Commercial Modular Units, including all use groups other than Modular Housing.

## **KIBS Model Plan Review Checklist**

### **Architectural plans:**

Note: The Manufacturer’s Systems Manual shall not be accepted as a substitution for the information required on the plan submittal.

### **A Kentucky registered design professional seal and signature shall be used when a design professional is required.**

One copy of the plans, shop drawings and specifications in specific detail and in conformity with good architectural and engineering practice shall be submitted for each specific model KIBS Unit. Plans shall demonstrate compliance with the current Kentucky Building Code.

**NOTE:** The following shall be included in the plans. Kentucky Code Design Criteria and notes including:

- Cover page
- A title block
- Type of Construction
- Use Group
- List all fire protection systems
- List all design loads for the building
- List all design options (No updating options permitted for a model once the model has been approved)
- Earthquake Design Data Details
- Energy calculations worksheet forms (available at [www.energycodes.gov](http://www.energycodes.gov).)
- Drawings shall be dimensioned or scaled.
- Mechanical equipment cut-sheets.

**NOTE:** Details may be shown on more than one drawing

1. Dimensioned building plans showing use of all areas
2. Foundations, floor plans and elevations
3. A cross section showing construction details through one typical wall from footing to including roof framing

4. Structural framing details and notes for all walls brace walls shear walls floors, ceilings, footings foundation piers, columns and blocking locations, anchoring locations and design.
5. Roof details and truss drawings (KY Engineer Required for all truss drawings)
6. Fastening schedule including unit to foundation and specifications for fasteners
7. Door schedule including hardware schedule window and glazing schedule
8. Interior finish schedule with documentation of maximum flame spread ratings
9. Fire rated assemblies and documentation of the required rating
10. All special structures (sky lights, roof, panels, and awnings)
11. All accessibility features
12. Complete information for all special occupancy requirements
13. Dimensioned location of aisles, halls, corridors, storage, systems, industrial equipment etc.
14. Any items that are not to be constructed or installed on in the factory shall be listed on the plans as "*installed on site* or *on site by others*". The preferred listing place is on the cover sheet but not required. Failure to list this on the plans may generate a correction note and result in model approval delays.

**HVAC Details:**

1. Mechanical equipment design, placement, air balance schedules and specifications, outside air provisions, ductwork materials, duct layout and duct specifications shall be required on the plans if installed in the factory. HVAC and Exhaust System designs specified on the plans as “in field by others” are the responsibility of the manufacturer for layout; duct sizing and minimum performance specifications required to meet codes and shall be included in the plans. **All mechanicals including the HVAC system installed on site shall be installed by a KY Licensed Contractor.**

**Other mechanical items to illustrate:**

- Ventilation design and exhaust systems (including clothes dryer, range hood and toilet room exhaust) and terminations.
- Fireplaces, chimneys and vents illustrated on the plans shall have installation/construction specifications, combustion air provisions and methods provided.

**Electrical Details:**

1. Indicating lighting, receptacles, motors and equipment, smoke detectors(including battery backup) and smoke alarms, power ventilation, service entrance locations panel size, location and number of proposed circuits, location of all exits and means of egress lighting. A symbol legend shall be included.

**Plumbing Details:**

1. Indicating piping layout and riser diagrams number,
2. Type and location of hot water heater drain pan and piping for pan to outside
3. Fire stopping and fire blocking details.
4. Access panels shall be included

**NOTE:** *Approvals for Kentucky Plumbing Systems require a separate submittal and approval. Regarding plumbing plans and factory inspections contact the Division of Plumbing at: [www.dhbc.ky.gov/plb](http://www.dhbc.ky.gov/plb) or at 502-573-0397*

**Special System Plans:****Fire Protection Systems details:**

1. When required or illustrated as a provided system on the design plans, one set of shop drawings shall be submitted. A separate application and separate fee shall accompany the drawings for approval. Shop drawings, shall include manufacturers cut sheets and specification Sequence of operations for all Fire Suppression Systems, Fire Alarm Systems and special systems for all fire protection. A Fire Suppression Design Criteria (FSDC) worksheet with tentative system demand shall be submitted with shop drawings.

**NOTE:** Design drawings, Shop drawings for all Fire Protection Systems shall bear the seal of a certificate holder and a suppression contractor licensed in the state of Kentucky.

**The following special systems require separate plan submittals, fees and approvals:**

- (a) Fire Alarm System (Smoke alarms shall be shown on the electrical plan)
- (b) Fire Suppression System (Sprinkler, Foam, Clean Agent, CO2, Halon, etc.)
- (c) Range Hood/Exhaust System Shop drawings to Building Code Enforcement
- (d) Range Hood Extinguishing Systems

*For Applications and fee information contact:*

Department of Housing Buildings and Construction  
Division of Building Code Enforcement  
500 Mero Street, Floor 1  
Frankfort, Kentucky 40601  
Phone # 502-573-0373 Fax # 502-573 1059

- (e) Gasoline, LP, Fuel Oil Tanks and Fuel Installation within the modular shall be submitted to Division of Fire Prevention, Hazardous Materials Section:

*For Applications and fee information contact:*

Department of Housing Buildings and Construction  
Division of Fire Prevention, Hazardous Materials  
Section  
500 Mero Street, Floor 1  
Frankfort, Kentucky 40601  
Phone # 502-573-0373 Fax # 502-573 1059

- (f) Boilers within the modular shall be submitted to Division of Plumbing, Boiler Section:

*For Applications and fee information contact:*

Department of Housing Buildings and Construction  
Division of Plumbing  
500 Mero Street, Floor 1  
Frankfort, Kentucky 40601  
Phone # 502-573-1708 - Boiler Bureau

**NOTE:** The installation of these systems in the factory shall be installed and tested by a competent installing contractor and inspected by the 3<sup>rd</sup> party inspection agency. The final hook up and onsite inspection shall be conducted by:

## Procedures for submitting corrected architectural and system plans:

All plans that need correction and resubmitting for re-review must be corrected. Red line drawings are not permitted. One complete set of corrected drawings will be submitted along with a cover letter with a "Resubmittal" listed on it. The cover letter will list the KIBS number, Model Name, Model Number and Manufacturer of the model being resubmitted. Itemizing and identifying on the cover letter the location of the corrections in the plans will help to speed the re-review process.

The corrected plans will be reviewed and approved or disapproved accordingly, stamped "Released for Construction" signed and dated by the plans examiner along with the corrected plans and returned to the manufacturer. The original disapproved plans shall be shredded.

### Site Placement Criteria

Be advised that all Previous Model Plan Approvals that were approved under older codes are "Expired" and shall not be installed without a new model approval under the current building code.

#### *Single Family Dwellings*

**NOTE:** The Department of Housing, Buildings & Construction has no authority for site placement of single family dwellings or over a local jurisdiction for single family dwelling site placement.

All approved Type "A" modular units or Single Family Dwelling Model to be shipped into the Commonwealth of Kentucky shall have a Notification of Shipment Form (attached) filled out and sent to this office a minimum of 2 weeks prior to shipment. Upon receipt of the above information the Manufactured Housing Section will notify the Local Building Official that an approved Modular Single Family Dwelling will be shipped to their jurisdiction. It is the responsibility of the owner or the builder/dealer acting as the responsible agent for the owner to obtain all required local permits prior to the beginning of any site work in preparation for the delivery of the modular home.

**"Notification of Shipment" for Model Plan Approved using any Previous Model Codes will not be accepted.**

#### *All Other Occupancies*

**NOTE: TYPE "B" Units:** It is the responsibility of the owner or the builder/dealer acting as the responsible agent for the owner to submit to this office a KIBS Site Application and obtain all State Site Approvals and local permits prior to the beginning of any site work in preparation for the delivery of the Modular Building. All work requiring on-site inspections shall remain accessible and exposed for inspection purposes.

**Any unit shipped without a Kentucky "M" Seal will be the manufacturer's responsibility.**

**Kentucky Seals and Inspection Forms** will **only** be sold to Accepted Third Party Inspection Agencies.

Accepted Third Party Inspection Agency's Inspectors (Employee) shall inspect, be responsible for verification of the construction as being installed per the Kentucky Building Code requirements and for attaching the Kentucky "M" Seals to Each New Unit for shipment into the Commonwealth of Kentucky.

The Original Copy of the Inspection Forms (a statement of inspections) shall be signed and dated by the Accepted Third Party Inspection Agency's Inspector and forwarded to the Division of Building Code Enforcement on the last day of each month.



**Note: New IBC Labels will not be accepted in the Commonwealth of Kentucky.**

We realize that the procedures described herein will not be suitable for every project. If a problem occurs, this office is available to assist you. Please contact the Plans Examiner at:

Department of Housing Buildings and Construction  
Division of Building Code Enforcement  
500 Mero Street, Floor 1  
Frankfort, Kentucky 40601  
Phone # 502-573-0373 Fax # 502-573 1059  
[www.dhbc.ky.gov](http://www.dhbc.ky.gov)





DHBC #40-01  
ORG. 3/08

DEPARTMENT OF HOUSING, BUILDINGS AND CONSTRUCTION  
DIVISION OF BUILDING CODE ENFORCEMENT  
500 Mero STREET FLOOR 1,  
FRANKFORT, KENTUCKY 40601  
PHONE (502) 573-0373 FAX (502) 573-1059

**Application for  
Manufacturer of Kentucky Industrialized Building Systems (KIBS)**

**The undersigned hereby makes application for Qualification as a Manufacturer of Kentucky Industrialized Buildings.**

NAME: \_\_\_\_\_ Title: \_\_\_\_\_ Signature: \_\_\_\_\_

COMPANY NAME\*: \_\_\_\_\_ PHONE NUMBER: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ P.O. BOX: \_\_\_\_\_

CITY STATE ZIP: \_\_\_\_\_ E-MAIL: \_\_\_\_\_

**Kentucky Registered Design Professional (contact information):**

NAME: \_\_\_\_\_ PHONE NUMBER: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ P.O. BOX: \_\_\_\_\_

CITY STATE ZIP: \_\_\_\_\_ E-MAIL: \_\_\_\_\_

**Kentucky Approved Third Party Inspection Agency:**

AGENCY NAME: \_\_\_\_\_ PHONE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ P.O. BOX: \_\_\_\_\_

CITY STATE ZIP: \_\_\_\_\_ E-MAIL: \_\_\_\_\_

**NOTE:** Approvals for Plumbing Systems require a separate submittal and an inspection by a Kentucky Plumbing Inspector. For information for the submission of plumbing plans and factory inspections contact the Division of Plumbing at 502-573-0397 or [www.dhbc.ky.gov/plb](http://www.dhbc.ky.gov/plb).

*\*For information on how to register a business entity with the Commonwealth of Kentucky, please contact the Economic Development Business Clearinghouse at 1-800-626-2250 or search [www.ky.gov](http://www.ky.gov).*



**DEPARTMENT OF HOUSING, BUILDINGS AND CONSTRUCTION  
DIVISION OF BUILDING CODE ENFORCEMENT  
500 MERO STREET, FLOOR 1  
FRANKFORT, KENTUCKY 40601  
PHONE (502) 573-0373 FAX (502) 573-1059**

**KIBS MODEL APPLICATION FORM**

This form to be completed by Manufacturer's Representative. Please CHECK ONE:

- Residential Modular Homes (One or Two-Family Dwellings other than HUD Manufactured Home)
- Commercial Modular Units (All Use Groups other than 1 or 2 family dwellings.)

USE: \_\_\_\_\_

**MANUFACTURER INFORMATION**

NOTE: Complete the following information for the manufacturer or indicate your Kentucky assigned KIBS factory number,

(a 3 digit number with A or B suffix assigned by the Office during first model submittal) here: \_\_\_\_\_

MANUFACTURER'S NAME: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_

CITY/STATE/ZIP: \_\_\_\_\_

FACTORY LOCATION: \_\_\_\_\_

NAME OF FACTORY REPRESENTATIVE: \_\_\_\_\_ PHONE NUMBER: \_\_\_\_\_

**MODULAR BUILDING INFORMATION**

PROPOSED MODEL NAME: \_\_\_\_\_ MODEL #: \_\_\_\_\_

OVERALL BUILDING SIZE: \_\_\_\_\_ WIDTH \_\_\_\_\_ LENGTH \_\_\_\_\_

AREA PER FLOOR: \_\_\_\_\_ NUMBER OF FLOOR LEVELS: \_\_\_\_\_

TOTAL AREA IN BUILDING: \_\_\_\_\_

TOTAL NUMBER OF BLDG. MODULES OR UNITS: \_\_\_\_\_ SIZE OF UNITS: \_\_\_\_\_ W x \_\_\_\_\_ L

**MODEL PLAN SUBMISSION CHECKLIST**

**Note:** Please check each item included with your Model Plan  
**All of this information is required with the Model Plan Submission.**

Cover Letter or Letter of Transmittal  
Plans drawn to minimum scale of 1/8" = 1'-0"  
Title Sheet  
Foundation Plan or Blocking Points Plan  
Floor Plan(s)  
4 Exterior Elevation Views  
Design Loads, Seismic, Wind, Snow, Live & Dead Loads  
Traverse or Cross-section detail Door,  
Window & Hardware Schedules  
Interior Finish Schedules

Framing Plans & Construction Details  
Specifications  
Mechanical (HVAC) Plans & Details  
Electrical Plan(s)  
Energy Calculations  
Plan Review / Inspection Fee (Calculated Per Table 122.3.1 of the 2013 Kentucky Building Code or a Minimum of **\$285.00 whichever fee is greater**) Make check payable to the Kentucky State Treasurer.

Manufacturers Systems Manuals shall not be considered as substitution for the information required on the plan Submittal.

The minimum distance between any commercial Kentucky Industrialized Building and any other building shall be Twenty feet, one inch (20' 1"). Any reduction in this distance shall be approved prior to shipment of the unit.

Please be advised all previous model plan reviews are invalid if the model has not been resubmitted for our review and approval under the new codes.

REDUCTION OF 11/2 INCH PLATE THICKNESS FOR ANCHOR BOLTS IS NOT ACCEPTABLE IN KENTUCKY. USE THICKER PLATE OR ALTERNATE ANCHORING SYSTEM.

Replace with  
**MANUFACTURER'S**



The "Manufacturer" shall notify the Division of Building Code Enforcement within not less than two- (2) week of the scheduled shipment. After the Division of Building Code Enforcement has issued a model plan approval, the manufacturer may ship an unlimited number of the units to Kentucky provided an approved 3<sup>rd</sup> Party Inspection Agency has made a factory inspection, issued a Kentucky label and certified that each unit is in substantial compliance with the current codes adopted by Kentucky and in effect at the time of construction.

## LETTERHEAD OR LOGO HERE

### "Notification of Shipment"

Date: \_\_\_\_\_

Submitters Name: \_\_\_\_\_ Phone Number: \_\_\_\_\_

KIBS Number: \_\_\_\_\_ Owner/Buyer's Name: \_\_\_\_\_

Model Name: \_\_\_\_\_ Current Mailing Address: \_\_\_\_\_

Model Number: \_\_\_\_\_ City/ State/ Zip: \_\_\_\_\_

Model Serial Number; \_\_\_\_\_ Phone Number: \_\_\_\_\_

Kentucky "M" Seal Number: \_\_\_\_\_ Site Address: \_\_\_\_\_

3rd Party Inspection Agency: \_\_\_\_\_ City: \_\_\_\_\_

Dealer Name: \_\_\_\_\_ County: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Lot No.: \_\_\_\_\_

Dealer Mailing Address: \_\_\_\_\_ Name of Local Building Code Official: \_\_\_\_\_

City/ State/ Zip: \_\_\_\_\_ \_\_\_\_\_

Scheduled Delivery Date: \_\_\_\_\_

**NOTE: TYPE "A" Units:** Upon receipt of the above information the Division of Building Code Enforcement will notify the Local Building Official that an approved Modular Single Family Dwelling will be shipped to their jurisdiction. It is the responsibility of the owner or the builder/dealer acting as the responsible agent for the owner to obtain all required local permits prior to the beginning of any site work in preparation for the delivery of the modular home.

**NOTE: TYPE "B" Units:** It is the responsibility of the owner or the builder/dealer acting as the responsible agent for the owner to submit to this office a KIBS Site Application and obtain all State Site Approvals and local permits prior to the beginning of any site work in preparation for the delivery of the Modular Building.

