



Hardin County

Planning and Development Commission

Building Code Clarification Handout, #2008.013, April 2008(Rev.04-25-08), (Rev. 08-05-08)

Manufactured Homes Installation

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Disclaimer: This is not a listing of all code sections involving installation or utilities which involve this subject, but only the sections most often questioned. Refer to the 815 KAR 25:070; the 815 KAR 25:080; and the 815 KAR 25:090 Section 1(4)(b)(2) for a complete state regulation listing involving this subject. *Note: The Statutes and Regulations are written for minimum compliance, local jurisdictions can pass ordinances more stringent than the state laws.*

A. The following basic information will apply to single wide and double wide manufactured homes, and to modular homes brought into and installed on property in Hardin County, Kentucky:



Single wide
Manufactured Home



Double wide
Manufactured Home



Modular Home

Note: The term used in this guide as “mobile/manufactured home” applies to a mobile home, a manufactured home, and a modular home. Single wide means same as single section, double wide means same as double section.

The information in this handout is taken from the applicable sections of: the 2007 Kentucky Building Code; the 2007 Kentucky Residential Code; the Hardin County, Kentucky Development Guidance System (HCDGS); the Administration and Enforcement of Manufactured Housing Construction Standards (815 KAR 25:050); the Licensing of Manufactured Home Retailers (815 KAR 25:060); the Certification of Manufacturers of Manufactured Homes (815 KAR 25:070); the Requirements for Certifying Manufactured Home Installers (815 KAR 25:080); and the Site Preparation and Installation Minimum Requirements (815 KAR 25:090). For more information on these regulations refer to KRS 227.550 to KRS 227.660, KRS 227.990, and KRS 227.992

A. Commonly asked questions.

Question 1: Can two single wide mobile/manufactured homes be connected to each other to form a one unit double wide mobile/manufactured home?

Answer: No. The two units cannot be connected together because it takes each of them out of compliance with the standards to which they are built. (State Clarification 10/04/07)

Question 2: May an addition (e.g. new room addition, deck, porch, garage, roof over structure, carport, etc.) be built onto a mobile/manufactured home and use any part of the mobile/manufactured home as a structural support for any part of the new addition?

Answer: No. It cannot be attached to any part of the mobile/manufactured home. (Note: The manufacturer has not allowed for any additional weight to be supported in the units design other than its own specific loads.) However, as long as the addition or structure is self-supporting and no portion of it is being supported by the mobile/manufactured home, and the addition or structure is built in compliance with the Kentucky Residential Code (KRC) or the Kentucky Building Code (KBC), it is allowed to be built immediately adjacent to the mobile home or manufactured home, according to the building code. (State Clarification 10/04/07)

Question 3: Can a person with an existing stick built (site-built) home attach a mobile/manufactured home next to the existing home as an addition to the stick built home?

Answer: No. Both are single family residences and the separation distances required either through the Kentucky Building Code (KBC), the Kentucky Residential Code (KRC), or NFPA 501, and any local ordinances could not be met. (State Clarification 10/04/07)

Question 4: Can a person place a mobile/manufactured home in a flood prone area.

Answer: Yes, but only if an application is made and approved through the Hardin County Engineer Office along with a permit received through the State Division of Water, Floodplain Management Section. Read the following information:

Local Floodplain Management Program for Hardin County, (Flood Insurance Rate Map 2007). (R106.1.3.) Any time a project is proposed in or near a flood prone area, an application must be sent to the State Division of Water, Floodplain Management Section, for

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*review. The Hardin County Engineer office currently handles flood plain management enforcement and can handle local questions pertaining to this subject. **Manufactured housing located in flood prone areas shall meet the applicable requirements of 2007 Kentucky Residential Code, Section R324.1.8 Manufactured Housing, and R324.1.9 As-built elevation documentation required.***

Question 5: Can an owner dig and pour their own footings for a mobile/manufactured home?

Answer: Yes. They must first obtain from the manufacturer/dealer of the specific home, a copy of the basic blocking diagram layout showing pier locations and spacing designed for that unit. They must then construct the footings to meet that blocking diagram layout; and, they must obtain a footing inspection from this office prior to pouring the footing.

Question 6: Can an owner move in their mobile/manufactured home and set the home on the footings?

Answer: No. A certified installer is required to set the home. Unless the owner is a certified installer and can show documented proof of certified installer license.

Question 7: If the mobile/manufactured home is located on a farm, is the owner exempt from meeting the requirements for setting and installing the home and obtaining a building permit?

Answer: No. (HCDGS)

Question 8: If the mobile/manufactured home is located in an existing approved mobile home park, is the home exempt from meeting the requirements for setting and installing the home by a certified installer and obtaining a building permit?

Answer: No. Per KRS 227.550 this regulation applies to all mobile/manufactured homes within the state.

Question 9: Can a salvage home be used for human occupancy?

Answer: No. Salvage homes can only be sold as storage and must contain a B2 seal. Form 28 Affidavit of Sale is the proper sale documentation for salvage homes. **No one can occupy a salvage home containing a B2 seal.**

Question 10: What type of seal must be posted on a mobile/manufactured home in order to use the home to live in?

Answer: No used home shall be used as a dwelling unless it has an approved B1 seal. July 13, 2004 is the date the state of Kentucky adopted a B1 seal requirement for all manufactured homes to be used as a dwelling unit.

Question 11: Are you still allowed to "ground set" a single section manufactured home or mobile home in the Commonwealth of Kentucky?

Answer: Yes. In Hardin County it is permissible in only zones R-2 and R-3. "The site preparation must be consistent with the manufacturer's installation instructions, if available, or American National Standards Institute (ANSI) A225.1. The ability to ground set (without concrete support footers) can be found in 815 KAR 25:090 Section 1(4)(b)(2). The Statutes and Regulations are written for minimum compliance, so a local jurisdiction could possibly pass ordinances more stringent than the state laws." (Letter from Dan Chapman, Chief Deputy State Fire Marshal, Manufactured/Modular Housing, dated 09-08-07). If a ground set is used for a single section home then both manufacturer's instructions and ANSI 4.2.2.3 require frost free protection; (which means underskirting is a mandatory part of the installation) [per 815 KAR 25:090].

Question 12: Are you allowed to "ground set" a single section manufactured home or mobile home in the Hardin County Urban Residential District (R-1)?

Answer: No. All manufactured homes in the Urban Residential District (R-1) must be installed on a permanent foundation. This would require concrete support footers installed to meet the requirements of a "permanent foundation", or be granted a Conditional Use Permit from the Hardin County Board of Adjustment. (HCDGS)

Question 13: Are you allowed to "ground set" a double section manufactured home or mobile home in the Hardin County Urban Residential District (R-1) or in the Rural Residential District (R-2) or in the Residential Est. District (R-3)?

Answer: No. All double section mobile/manufactured homes must be installed on a permanent foundation. This would require concrete support footers installed to meet the requirements of a "permanent foundation". (HCDGS) *Double section mobile/manufactured homes are required to include a 6" thick minimum concrete block masonry perimeter foundation wall that sets on a permanent concrete footing, with the bottom of footing located 24" below finished grade, and the continuous perimeter footing being at least 12" wide by 8" thick, and constructed of 3000 psi concrete.*

Question 14: Is soil testing required for footers under mobile/manufactured homes?

Answer. Under manufacturer's instructions and ANSI, if soil testing is not done by the Retailer/ Installer, footers shall be constructed which meet the following: The dimensions of the footer shall be at least 24" by 24"; and, The concrete shall be poured at a minimum of **3000 psi** and a minimum thickness of 8 inches.; and, Perimeter footings at 24" deep after final grading; 12 inches deep under the I-beam. [per 815 KAR 25:080].

Question 15: Is a floating slab approved for installation under mobile/manufactured homes?

Answer. Yes. If not prohibited by manufacturer's instructions; floating slabs are approved by ANSI 4.2.2.2; only if a Kentucky licensed professional engineer certifies the design. (Note: The state office has a copy of an approved design). [per 815 KAR 25:080]. Furnish a copy of the approved engineered design to the permit clerk when applying for the building permit.

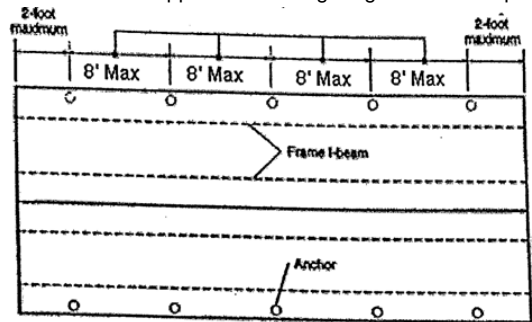
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B. When are inspections required? Call in for the inspection at least 24 hours before scheduling concrete or pouring.

1. **Post Hole footings** for decks, porches, landings & ramps, pole barn utility buildings, garages, (pier footings and/or strip footings for mobile/manufactured homes), etc. – Call for the footing inspection after post or pier holes or strip footings are excavated, **and** before the posts or piers are installed, **and** before dirt or concrete backfilling is done, **and** before pouring concrete. **Installation shall be in compliance with the requirements in “2. Footings” below.**
2. **Footings. Call for the footing inspection before pouring concrete and when the following are completed and ready for inspection:**

- A. The building permit issued by this office has been posted on site and is visible from the street. *In R-1 Zones only, a conditional use permit is required in addition to the building permit. (HCDGS)*
- B. When you have determined the soil has a minimum bearing load capacity of at least 1500 psf. by Soil Testing. Use a pocket penetrometer or other methods acceptable to the local authority. *(NCSBCS/ANSI A225.1; Section 3.2.3)*
- C. The temporary construction entrance and road tile and any required silt fencing and temporary drainage ditches have been installed and maintained in compliance with *Storm Water Runoff Ordinances*.
- D. The home has been located in compliance with the encroachments and setback distances from the property lines and from the public street/s, as indicated on the permit application and as approved on the building permit. *(HCDGS)* The home has been located away from other structures so as not to conflict with building code fire separation distances. *(NCSBCS/ANSI A225.1; Section 3.1.4)*
- E. Topsoil has been completely removed and the continuous footing, strip footing or pier footing, is located in virgin soil (not disturbed by previous digging, not over dug, and not located on backfill). All vegetation has been removed from under the mobile/manufactured home. Remove or trim shrubs and low hanging tree branches away from the immediate vicinity of the home (roof and walls) to prevent windstorm damage. *(NCSBCS/ANSI A225.1; Section 3.3)*

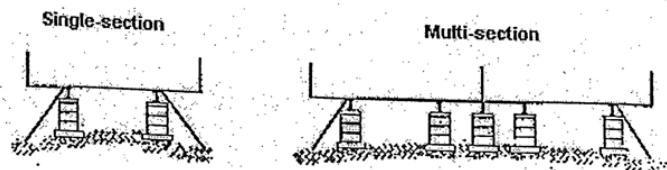
- F. **Pier spacing:** *Obtain the blocking diagram from the dealer.* The manufacturer supplies a blocking diagram or description with the home indicating how often to space piers. In general, locate piers no more than 2 feet from both ends, and not more than 8 feet center-to-center under the main rails. *(NCSBCS/ANSI A225.1; Section 4.1.5)*



- G. **Required perimeter support:** Place piers on both sides of entry doors and at any other openings greater than 4 feet in width, such as patio or atrium doors, under porch posts, fireplaces, and wood stoves, etc. *(NCSBCS/ANSI A225.1 ;)*
- H. **Footings Requirements.** The bottom of the footing is 24" below final grade of ground, and the footing extends at least 12" into undisturbed ground.
 - When adding backfill above footing base to achieve 24" depth, the footing must be at least 12" into undisturbed (virgin soil) ground, and the remaining 12" can be backfill.
 - **Exception: When a footing under a mobile/manufactured home is located 24" or further inside away from the exterior perimeter of the unit it is considered to be an interior footing and can be placed where the bottom of the footing is at a minimal depth of 12" below final grade and is setting on virgin soil (see Item 2.c above).**
 - A foundation footing shall be considered frost-free if its depth is twelve (12) inches from grade-level under the I-beam.
 - A perimeter footing shall be considered frost free if its depth is twenty-four (24) inches from the final grade. *(KRC, R403.1.4, Table 403.1.4)*
 - The dimensions of the footer shall be at least 24" wide by 24" long; and, The concrete shall be poured at a minimum of **3000 psi** and a minimum thickness of 8 inches.; and, Perimeter footings at 24" deep after final grading; 12 inches deep under the I-beam. [per 815 KAR 25:080].

- I. **Footing slope.** The footing is dug in such a manner that the top surface of all footings will be level, and the bottom slope of the footing is no greater than 1:10. When greater than 1:10 slope, the footing must be stepped vertically correctly. *(KRC R403.1.5 Slope)*

- J. **Proper drainage** has been considered to prevent water from standing under the home. Crown and grade the site to permit water to drain away from the home. The grade shall fall a minimum of 6 inches within the first 10 feet. There is no standing water in the footing area. *(NCSBCS/ANSI A225.1; Section 3.4)*



- K. There are no debris, and no grass, roots, twigs, or wood scraps located in the footing area. *(NCSBCS/ANSI A225.1; Section 3.3)*

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- L. The rebar reinforcing (if used) in the footing has been installed and sets on steel high chairs (rod chairs). *(No bricks, blocks or stones allowed).* (KBC)
 - M. All rocks and boulders have been removed from within the footing area.
 - N. When ordering concrete for mobile/manufactured housing footings, the minimum psi concrete strength approvable is 3000 PSI at 28 days.
 - O. Double section mobile/manufactured homes are required to include a 6" thick minimum concrete block masonry perimeter foundation wall that sets on a permanent concrete footing, with the bottom of footing located 24" below finished grade, and the continuous perimeter footing being at least 12" wide by 8" thick, and constructed of 3000 psi concrete.(HCDGS).
3. **Final Inspection.** Call for the final inspection before the mobile/manufactured home is occupied for any reason and when the following are completed and ready for inspection:
- A. The certified installer has set the home and has completed all his contracted work and all exterior finishes, painting (if any), and trims have been completed.
 - B. Final inspections of plumbing, gas, septic system or sewer systems, and electrical systems have been completed and their approved sticker is on-site or other written verification of the inspection agency is on-site.
 - C. The designated street number has been installed on the front of the structure or clearly on the mailbox, using 3" high numbers, and the numbers are contrasting in color of the background. Structures not visible from the roadway, and without mailboxes, require a sign or number post be erected near the roadway entrance and to clearly display the 3" high street numbers. (HCDGS)
 - D. **All exterior stairways, decks, porches and entries are complete and guards and handrails have been installed to meet the minimum requirements of the 2007 Kentucky Residential Code.** After framing is completed, decking is installed; stairs, guardrails and handrails are installed. *If the deck or porch is covered with a roof, or enclosed, a framing inspection is required prior to installing any ceiling or interior wall finishes.*
 - 1. Wood used for exterior structures must be of pressure preservative treated wood, suitable for ground contact use. This includes: joists, girders, decking, steps, treads, risers, guardrails, handrails, stringers, posts, poles, and columns, horizontal and vertical members. (KRC R319.1.2) Fasteners for pressure preservative treated wood shall be of hot-dipped zinc-coated galvanized steel, stainless steel, silicon bronze or copper and/or as approved by the treated product manufacturer's requirements. The coating weights for zinc-coated fasteners shall be in accordance with ASTM A 153. (KRC R319.3 Amendments)

LANDINGS

- 2. Landings must be installed at each required egress door. A mobile/manufactured home has two (2) exits minimum. (815 KAR 25:050). The minimum size landing is 36" wide by 36" long. There shall be a floor or landing on each side of each exterior door. The floor or landing at the exterior door shall not be more than 1.5 inches lower than the top of the threshold. The landing shall be permitted to have a slope not to exceed 0.25 units vertical in 12 units horizontal. (KRC R311.4.3 Amendments).
- 3. The exterior landing at an exterior doorway shall not be more than 8 ¼ inches below the top of the threshold, provided the door, other than an exterior screen or storm door does not swing over the landing. There shall be a floor or landing at the top and bottom of each stairway. If top of landing floor is over 30" above final grade, a 36" high guardrail is required. Spacing of spindles (or rails) in guardrail shall not exceed 4 inches clear between each. (KRC R311.4.3 Amendments).
- 4. Other than the required exit door, where the vertical elevation measured between the interior finish floor and the exterior finish grade, patio or deck does not exceed 30 inches, a landing is not required for the exterior side of the door provided the door, other than an exterior storm or screen door does not swing over the stairway. *(This applies to any exterior door that is not a required exit door.)* (KRC R311.4.3 Amendments).

STAIRS, HANDRAILS, GUARDS

- 5. Stairs shall be 36" minimum in width, risers height shall not exceed 8 ¼ inches, treads shall be no less than 9" in depth. All stairs in a run of steps shall be equal in height, width, and depth. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than 3/8 inch. (KRC R311.5.3.1 and KRC R311.5.3.2 Amendments)
- 6. Handrails for stairways shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above the lowest riser of the flight. Handrail ends shall be returned or shall terminate in newel posts or safety terminals. Handrails adjacent to a wall shall have a space of not less than 1 ½ inches between the wall and the handrails. (KRC R311.5.6.2 Amendments)
- 7. Four or more steps in a run of steps are required to have an approved graspable handrail on one side. Handrail required to have returned ends. Handrail height shall be no less than 34 inches and no greater than 38 inches, measured vertically from the sloped plane adjoining the tread nosing (KRC R311.5.6 and R311.5.6.1)
- 8. Open sides of stairs with a total rise of more than 30 inches in height are required to have a 34" minimum height guardrail installed on each side of stairs, measured vertically from the nosing of the treads. (KRC R312.1)
- 9. Required guards on open sides of stairways, balconies, ramps or raised floor surfaces located more than 30 inches above the floor or grade below shall have guards not less than 36 inches in height. (KRC R312.1) Required guards on open sides of stairways, raised floor surfaces, balconies and porches shall have intermediate rails or ornamental closures which do not allow passage of a sphere 4 inches or more in diameter. Exceptions: (1) The triangular opening formed by the riser, tread and bottom rail of a guard at the open side of a stairway are permitted to be of such a size that a sphere 6 inches cannot pass through. (2) Openings for required guards on the sides of stair treads shall not allow a sphere 4 3/8" to pass through. (KRC R312.1)

RAMPS, HANDRAILS

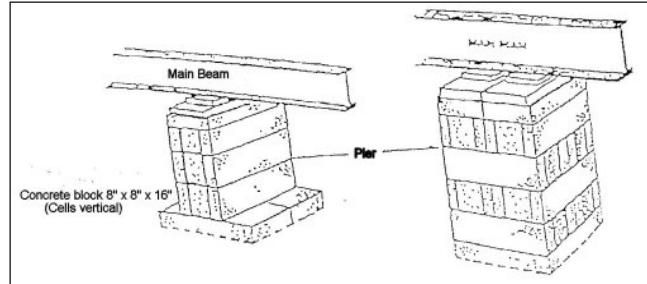
- 10. Ramps must be built in compliance with R311.6. Maximum slope 1:12, with 3'x3' landing required at the top and bottom of ramps; where doors open onto ramps; and where ramps change direction. Handrails required on one side of

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ramps exceeding 1:12 slope, with handrail height between 34" and not more than 38" above the surface of the ramp. Handrails complying with R311.6.3.2 on grip size and with R311.6.3.3. Handrails for ramps shall be continuous for the full length of the ramp. Handrail ends shall be returned or shall terminate in newel posts or safety terminals. Handrails adjacent to a wall shall have a space of not less than 1 ½ inches between the wall and the handrails. (KRC R311.5.6.2 Amendments)

- E. The required **B1 Seal (fit for human habitation)** or **B2 Seal (unfit for human habitation, storage or utility use only)** sticker has been approved and issued and is attached by the Certified Installer to the exterior trim board adjacent to the front main entrance door of the home. "The seal shall be securely affixed on the outside siding of the home near the door on the handle side at approximately handle height." "Other seals, stamps, covers or other markings shall not be placed within two inches of the seal." **Sticker required to be clearly visible on the exterior of the home.** (815 KAR 25:050, Sec 11)
- F. **Pier Blocking.** (NCSBCS/ANSI A225.1) The blocking support piers have been installed at the locations specified on the blocking diagram furnished from the manufacturer and meet the following minimum requirements:

1. Pier blocking is centered under the I-beam frame and centered on the footing.
2. Gap between top of pier and main frame may be a wood plate (not exceeding 2" in thickness) and shims (not exceeding 1" in thickness). Shims shall be at least 4" wide and 6" long filled and driven tight between wood plate and pier or main frame. 2" or 4-inch solid concrete block may fill remainder of gap.
3. Cap – Solid concrete block or equivalent 4" by 16" by 16".
4. Double concrete blocks with any block cells filled with concrete, laid in concrete mortar, with 3/8" diameter steel reinforcing rods placed in the block cells in the pier corners, four per pier. [Exception: blocking for piers shorter than 81 inches in height do not require steel reinforcing rods inserted in concrete blocks filled with concrete grouting.]
5. The block piers are single stack, not mortared with open cells facing up. When block height exceeds 3 blocks high it must be double blocked. Single blocks maximum height of 36". Concrete block 8" by 8" by 16". Block in piers with cells facing horizontally is not allowed.
6. Use double stacked interlocked block piers, with open cells facing up, on each end of I-beam for stability when blocks are not mortared. Blocks must have the 16" side perpendicular to I-beam. Double interlocked blocks, (over 36 inch up to maximum height of 80 inches). These can be installed no further away than 2 feet from ends of home Block in piers with cells facing horizontally is not allowed.
7. The block piers are setting on 24" wide x 24" long x 6" thick solid concrete or other product approved for the purpose or on other shaped previously approved footings.

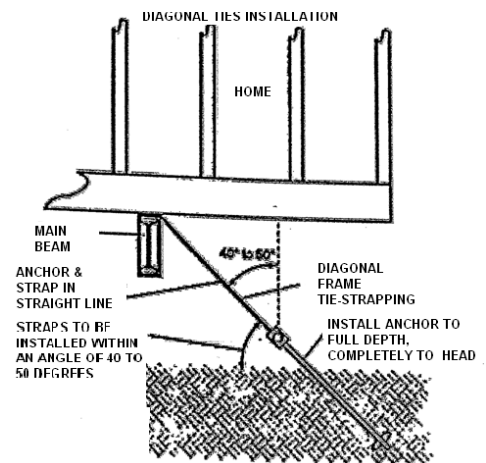


- G. **Clearance under homes required.** A minimum clearance of 12 inches shall be maintained beneath the lowest member of the main frame (I-beam or channel beam) in the area of utility connections. No more than 25% of the lowest member of the main frame of the home shall be less than 12 inches above grade. (NCSBCS/ANSI A225.1; Section 5.2)

- H. The **ground anchor's** auger must be installed below the frost line. During periods of frost heave, be prepared to lessen tension on the straps. (NCSBCS/ANSI A225.1; Section 5.5.3.1) Auger type screw-in ground anchors are required devices for holding down the home and resisting wind forces. *Exception: Anchor augers installed in the concrete slab when a floating slab is used.*

- I. **Install the anchoring system** (ties, strapping, anchors, anchoring equipment) in compliance with manufacturers instructions at the locations selected from the home manufacturers installation instructions. All anchoring parts must be certified to a 4,725-pound-capacity. (American National Standard, Manufactured Home Installation) (NCSBCS/ANSI A225.1).

In the absence of manufacturers instructions: Ties and/or strapping, ground anchors and anchoring equipment shall be evenly spaced on each side of the length of the home with a maximum separation of 12 feet and with the end ties within 2 feet of each end. Line-up ground anchors with the built-in strap locations of the mobile/manufactured home. Install the strapping at an angle of 40 degrees to 50 degrees.

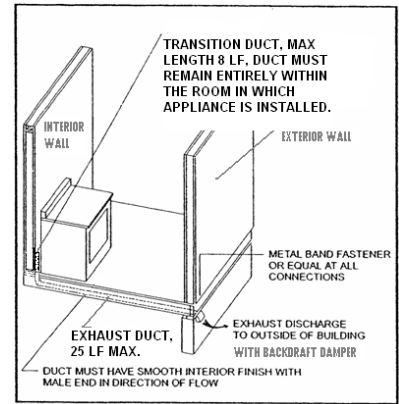


- J. The **6 mil polyethylene sheeting** has been installed to full coverings on top of the ground under the mobile/manufactured home. **Exception:** (1) The home has a complete and in approved good condition vapor barrier attached directly under the floor of the unit. (2) The home is setting on a continuous full depth and width concrete slab. (NCSBCS/ANSI A225.1; Section 3.5.2)

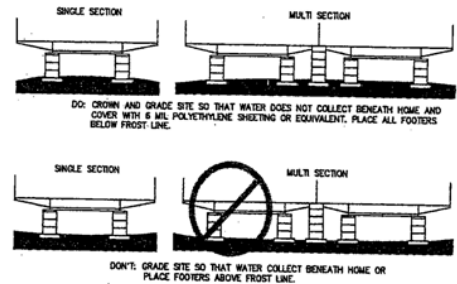
- K. The **dryer vent** has been installed to meet the manufacturer's specifications and is exhausted to the exterior of the structure and to the exterior of the underskirting; using 4" diameter solid metal aluminum pipe; properly supported; and does not exceed 25 feet in length; and is fitted with an approved backdraft damper. [NCSBCS/ANSI A225.1; Section 6.8], *Once the*

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dryer vent piping passes out of the room containing the dryer, flexible vent piping is not approved. (2006 International Mechanical Code) (See illustration).



- L. **All on-site and off-site development of the structure has been completed** and the structure is ready for occupancy or its intended use. *(Applies to a commercial use unit (e.g. business office)). (HCDGS)*
- 5. **The first final inspection must be approved before the “Temporary Certificate of Occupancy” can be issued and before the mobile/manufactured home or structure can be occupied or used.**
- 6. **When commercial construction is involved, all required items on the Development Plan must be completed before applying for the final inspection and prior to occupying the structure or site for any approved use. (HCDGS)**
- 7. **UNDERSKIRTING REQUIRED TO BE INSTALLED WITHIN 90 DAYS. RECHECK INSPECTION REQUIRED**
 - A. The underskirting has been installed completely around the perimeter and an access opening 18”high by 24” wide (3 square feet) minimum size has been installed, and is not locked. *Note: Underskirting which has been nailed or screwed to a frame is not “accessible” for inspection. An access opening is required for final inspection purposes and for routine maintenance under the home. (NCSBCS/ANSI A225.1; Section 6.8)*
 - B. If non-ventilated underskirting was installed, additional vent openings have been installed to provide a minimum of 1 sf of venting per 150 sf of floor area; and with at least one vent opening installed within 3 feet of each corner of home. Openings shall be located to provide cross-ventilation on at least two opposite sides. *(NCSBCS/ANSI A225.1; Section 6.8)*. Where a 6 mil poly vapor barrier has been properly installed on the ground below the home, the required ventilation openings may be decreased to one sf. of vent opening per 1,500 sf. of home floor area.
 - C. Exterior finish backfilling and final grading has been completed and all bare areas of lot have been sewn in grass seed and strawed for protection and to prevent runoff. *(Stormwater Runoff Ordinances)*. Final grade when completed slopes all dirt 1” in 10 lf away from the mobile/manufactured home. All grading should result in the draining of moisture away from the home, and no accumulation of water under the home. Otherwise, the moisture will likely result in serious deterioration of the home and present health hazards, over time.
- 7. **The Recheck Final inspection must be approved before the “Certificate of Occupancy” can be issued and before the mobile/manufactured home or structure can be permanently occupied or used.**



When calling to request a mobile/manufactured home inspection:

- Inspections are scheduled Monday thru Friday by contacting the Hardin County Planning and Development Commission at (270) 769-5479 before 4:00 pm on the previous day before the inspection is needed. The homeowner and certified installer are each responsible for calling to request the inspection. (R109.3). It is the duty of the person requesting any inspection required by this code to provide access to and means for inspection of such work.
- Provide the name the permit was issued in, the street location of the project, the nearest existing street number if a permanent street number has yet to be assigned to this site; and the phone number of a contact person when calling for inspections.
- If the inspector needs to return to the jobsite in follow-up for the same inspection, a \$30 Reinspection fee is required to be paid at the office prior to the inspection being rescheduled. No Reinspection on the same phase of construction shall be done in the same 24-Hour time period.
- **Expiration. (R105.5)** Every building permit issued shall become invalid unless the work is started within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. *When the permit expires a new permit must be obtained in order to finish up the work and prior to occupying the mobile/manufactured home or structure.*
- **Placement of Permit. (R105.7)** The building permit or copy shall be posted on site of the work until the completion of the project. *(The permit shall be posted where it can be seen visible from the street).*

KRS 227.550 Definitions for KRS 227.550 to KRS 227.660, KRS 227.990, and KRS 227.992

- (1). **“Board”** means the Manufactured Home Certification and Licensure Board.
- (2). **“Seal”** means the United States Department of Housing and Urban Development seal for manufactured homes.
- (3). **“Class B1 Seal”** and **“Class B2 Seal”** mean seals issued pursuant to subsection (1) of KRS 227.600.
- (4). **“Retailer”** means any person, firm, or corporation, who sells or offers for sale two (2) or more manufactured homes, mobile homes, or recreational vehicles in any consecutive twelve (12) month period. The term “retailer” shall not include:
 - (a) A manufacturer, as defined in this section;

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- (b) Any bank, trust company, or lending institution that is subject to state or federal regulation, with regard to the disposition of its own repossessed manufactured housing; or
 - (c) A licensed real estate agent who acts as a negotiator between an owner and a prospective purchaser and does not acquire ownership or possession of manufactured homes for resale purposes.
- (5). **“Established place of business”** means a fixed and permanent place of business in this state, including an office building and hard surface lot of suitable character and adequate facilities and qualified personnel, for the purpose of performing the functional business and duties of a retailer, which shall include the books, records, files, and equipment necessary to properly conduct such business, or a building having sufficient space therein in which the functional duties of a retailer may be performed. The place of business shall not consist of a residence, tent, temporary stand, or open lot. It shall display a suitable sign identifying the retailer and his business.
- (6). **“Federal Act”** means the National Manufactured Housing Construction and Safety Standards Act of 1974, 42 USC Section 5401, et Seq., as amended, and rules and regulations issued thereunder. (KRS 227.550)
- (7). **“Manufactured Home”** means a single-family residential dwelling **constructed after June 15, 1976**, in accordance with the National Manufactured Housing Construction and Safety Standards Act of 1974, 42 USC Section 5401, et Seq., as amended, and designed to be used as a single-family residential dwelling with or without permanent foundation when connected to the required utilities, and which includes the plumbing, heating, air conditioning, and electrical systems contained therein. The manufactured home may also be used as a place of business, profession, or trade by the owner, the lessee, or the assigns of the owner or lessee and may comprise an integral unit or condominium structure. Buildings the construction of which is not preempted by the federal act are subject to building code requirements of KRS Chapter 198B. The provisions of this standard are intended to apply to manufactured homes (single-section, multisection, or expandable types) for use as single family dwellings. (KRS 227.550)
- (8). **“Factory Built Housing”** means manufactured homes, mobile homes, or mobile office units. (KRS 227.550)
- (9). **“Manufacturer”** means any person who manufactures manufactured homes and sells to Kentucky retailers.
- (10). **“Mobile Home”** means a factory-built structure **manufactured prior to June 15, 1976**, which was not required to be constructed in accordance with the federal act. (KRS 227.550). *“Mobile Home” is a home meeting the description of Mobile Home Class A, Mobile Home Class B, and Mobile Home Class C as defined in the Hardin County Development Guidance System, Ordinance No. 126, and Series 1996.*
- (11). **“Office”**. The state office in charge of enforcement of regulations dealing with manufactured housing is: State Fire Marshal’s Office (502-573-0382), and the Department of Housing, Building and Construction, Manufactured Housing, 101 Sea Hero Road, Suite 100, Frankfort, Kentucky 40601. Phone: (502) 573-1795; Fax: (502)573-1004. (KRS 227.550) Report all new or used homes not in compliance to this office. ***For local inspections and permits within Hardin County the “Office” is the Hardin County Planning & Development Commission.***
- (12). **“Recreational Vehicle”** means a vehicular type unit primarily designed as temporary living quarters for recreational, camping, or travel use, which either has its own motive power or is mounted on or drawn by another vehicle not requiring a special permit for movement on Kentucky highways. The basic entities are: travel trailer, camping trailer, truck camper, motor home, and park vehicle.
- (a) **Travel trailer:** A vehicular unit, mounted on wheels, designed to provide temporary living quarters for recreational, camping, or travel use, and of such size or weight as not to require special highway movement permits when drawn by a motorized vehicle, and with a living area of less than two hundred twenty (220) square feet, excluding built in equipment (such as wardrobes, closets, cabinets, kitchen units, or fixtures) and bath and toilet rooms.
 - (b) **Camping trailer:** A vehicular portable unit mounted on wheels and constructed with collapsible partial side walls which fold for towing by another vehicle and unfold at the camp site to provide temporary living quarters for recreational, camping, or travel use.
 - (c) **Truck Campers:** A portable unit constructed to provide temporary living quarters for recreational, travel, or camping use, consisting of a roof, floor, and sides, designed to be loaded onto and unloaded from the bed of a pickup truck.
 - (d) **Park vehicle:** A vehicle which:
 - 1. Is built on a single chassis mounted on wheels;
 - 2. Is primarily designed as temporary living quarters for seasonal or destination camping and which may be connected to utilities necessary for operation of installed fixtures and appliances.
 - 3. Has a gross trailer area not exceeding four hundred (400) square feet in the set-up mode.;
 - 4. Has a gross trailer area not less than two hundred forty (240) square feet and is certified by the manufacturer as complying with ANSI A119.5, Park Vehicles.
 - (e) **Motor home:** A vehicular unit designed to provide temporary living quarters for recreational, camping, or travel use built on or permanently attached to a self-propelled motor vehicle chassis or on a chassis cab or van which is an integral part of the completed vehicle.
- (13). **“Secretary”** means the Secretary of the Federal Department of Housing and Urban Development.

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(14). “ANSI” means the American National Standards Institute. (Effective July 12, 2006)

Definitions for 815 KAR 25:080, and 815 KAR 25:090

(15). “**Certified Installer**” means the individual certified, in accordance with 815 KAR 25:080, to install manufactured homes. *Note: A Certified Installer license from the state must be shown and the building permit for the manufactured housing unit can only be issued to the Certified Installer. The home owner is not approvable as a building permit applicant. The certified installer license must be current with the Department of Housing Buildings and Construction, Manufactured Housing Division. A certified installer must install each manufactured home in accordance with KRS 227:570(3).*

(16). “**Installation**” means the work performed on-site and the operations involved in the delivery, permanent securing and placement of a manufactured home for the purpose of human occupancy. Includes the following:

- Permanent foundation
- Placement of 6 mil polyvinyl covering on the ground, if applicable
- The placement and connection of utilities performed by appropriately licensed contractors
- Anchoring/tying down
- Any accessories and appurtenances specified in the sales contract.
- If a ground set is used for a single section home then both manufacturer's instructions and ANSI 4.2.2.3 require frost free protection; (which means underskirting is a mandatory part of the installation) [per 815 KAR 25:090].

Excludes the following:

- “Site Preparation”

(17). “**Site Preparation**” means work done on the land in preparation for installation of the home.

Including: Clearing and initial grading; water drainage; and vegetation control.

Excluding: Any final grading necessary after the home is set.

(18) **Soil Testing For Footers.** Under manufacturer's instructions and ANSI, if soil testing is not done by the Retailer/ Installer, footers shall be constructed which meet the following: The dimensions of the footer shall be at least 24” by 24”; and, The concrete shall be poured at a minimum of **3000 psi** and a minimum thickness of 8 inches.; and, Perimeter footings at 24” deep after final grading; 12 inches deep under the I-beam. [per 815 KAR 25:080].

(19). “**Floating Slabs**” If not prohibited by manufacturer's instructions; floating slabs are approved by ANSI 4.2.2.2; only if a Kentucky licensed professional engineer certifies the design. (Note: The state office has a copy of an approved design). [per 815 KAR 25:080]. *Furnish a copy of the approved engineered design to the permit clerk when applying for the building permit.*

KRS 227.600 Seal of approval required on manufactured homes offered for sale – Seal for manufactured homes purchased in another state.

- (1). Any retailer who has acquired a previously owned manufactured home, mobile home, or recreational vehicle without a seal shall apply to the office for the appropriate seal by submitting an affidavit that the unit has been brought up to or meets reasonable standards established by the board for previously owned manufactured home, mobile home, or recreational vehicles. Those manufactured homes or mobile homes taken in trade must be reinspected and certified. A numbered Class B1 Seal shall be affixed by the retailer to the unit prior to sale. A seal will not be required if such retailer submits an affidavit that the unit will not be resold for use as such by the public. **A retailer shall not transport or install a manufactured home or mobile home which is to be used for residential purposes which does not have a Class B1 Seal.**
- (2) The owner of any manufactured home or mobile home which is not covered by the federal act and which was purchased in another state and not bearing a seal of approval shall purchase a seal from the office. Application to purchase a seal of approval shall be made to the office or other person or agency authorized by the state fire marshal.
- (3) The office shall make available suitable forms for application for seals of approval for previously owned manufactured homes or mobile homes which are not covered by the federal act and for previously owned recreational vehicles.
- (4) The clerk of the county in which a manufactured home, mobile home, or previously owned recreational vehicle is sought to be registered after June 1, 1976, which was purchased out of Kentucky, shall require production of proof of purchase of a seal of approval as provided in subsection (2) of this section before registering or issuing a license for manufactured home, mobile home, or previously owned recreational vehicle. (Effective July 12, 2006).

KRS 227.605. Class B1 Seal required prior to sale or use as a dwelling of previously owned manufactured or mobile home transported into Commonwealth – Homes installed before July 13, 2004, are exempted.

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1. **No person shall transport into the Commonwealth of Kentucky any previously owned manufactured or mobile home for the purpose of resale or use as a dwelling in the Commonwealth of Kentucky unless the previously owned manufactured or mobile home has a B1 Seal attached to it prior to resale or use as a dwelling.** The application and certification procedures for the attachment of the B1 Seal prior to the resale or occupancy of the manufactured or mobile home shall be set out by the office through the promulgation of administrative regulations in accordance with the provisions of KRS Chapter 13A. Nothing in this section shall require a person who owns a manufactured home or mobile home in another state and who transports that manufactured home or mobile home into the Commonwealth of Kentucky to use as that person's dwelling to obtain a Class B seal.
2. **Except for manufactured or mobile homes installed within the Commonwealth of Kentucky before July 13, 2004, no person shall sell, lease, rent, or furnish for use as a dwelling in the Commonwealth of Kentucky any previously owned manufactured or mobile home that does not bear a B1 Seal and which is not installed in compliance with the manufacturer's instructions, if available, or ANSI 225.1, Manufactured Home Installations. (Effective July 13, 2004).**

KRS 100.348 Compatibility standards for manufactured homes – Definitions – Adoption of standards by local governments.

1. **The Kentucky General Assembly hereby recognizes and affirms that the protection of property values is a legitimate issue to local governments and the enactment of regulations designed to protect property values is a proper exercise of local government legislative power.**
2. **As used in this section, unless the context requires otherwise:**
 - a. **"Compatibility standards"** means standards that have been enacted by a local government under the authority of this section for the purpose of protecting and preserving the monetary value of real property located within the local government's jurisdiction.
 - b. **"Local Government"** means a city, county, urban-county government, charter county government, or consolidated local government that is engaged in planning and zoning under KRS Chapter 100.
 - c. **"Manufactured Home"** means a single-family residential dwelling constructed after June 15, 1976, in accordance with the National Manufactured Housing Construction and Safety Standards Act of 1974, 42 USC Section 5401, et Seq., as amended, and designed to be used as a single-family residential dwelling with or without permanent foundation when connected to the required utilities, and which includes the plumbing, heating, air conditioning, and electrical systems contained therein.
 - d. **"Qualified Manufactured Home"** means a manufactured home that meets all of the following criteria:
 - Is manufactured on or after July 15, 2002;
 - Is affixed to a permanent foundation and is connected to the appropriate facilities and installed in compliance with KRS 227.570;
 - Has a width of at least twenty (20) feet at its smallest width measurement or is two (2) stories in height and oriented on the lot or parcel so that its main entrance door faces the street;
 - Has a minimum total living area of nine-hundred (900) square feet; and
 - Is not located in a manufactured home land-lease community; and
 - e. **"Permanent Foundation"** means a system of supports that is:
 1. Capable of transferring, without failure, into soil or bedrock, the maximum design load imposed by or upon the structure; and
 2. Constructed of concrete; and
 3. Placed at a depth below grade adequate to prevent frost damage.
3. **Any local government may adopt and enforce, as part of its zoning regulations, compatibility standards governing the placement of qualified manufactured homes in residential zones within the local government's jurisdiction.** Compatibility standards shall be adopted, amended, and enforced in the same manner as other zoning regulations and shall be in addition to any zoning regulations that are generally applicable to single-family residences. The compatibility standards shall be designed to ensure that when a qualified manufactured home is placed in a residential zone it is compatible, in terms of assessed value, with existing housing located within a one-eighth (1/8) mile or less radius from the proposed location of the qualified manufactured home. The compatibility standards adopted by a local government shall relate to architectural features that have a significant impact on the overall assessed value of the structure, including for example, but not limited to features such as: (a) roof pitch; (b) square footage of livable space; (c) Type and quality of exterior finishing materials; (d) Foundation skirting; and (e) existence and type of attached structures.
4. **Nothing in this section shall be construed to affect, modify, or abolish restrictions contained in recorded deeds, covenants, or developers' subdivision restrictions.**
5. **Nothing in this section shall be construed as limiting in any way the authority of local governments to adopt regulations designed to protect historic properties or historic districts.** (Effective: July 1, 2003).

Manufactured Homes Installation

Building Code Clarification Handouts Available Listing, 03-25-08

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|---|---|
| 2008.001, Crawlspace & Basement Requirements | 2008.008, Egress Windows and Window Wells |
| 2008.002, Energy Efficiency Requirements | 2008.009, 2007 Top Residential Code Requirements (Booklet) |
| 2008.003, Accessory Structure on Residential Lots | 2008.010, Inspection Checklist |
| 2008.004, Dryer Vent Requirements | 2008.011, Ramps, Landings, etc. for the Physically Challenged |
| 2008.005, Footing Inspection Checklist | 2008.012, Swimming Pools |
| 2008.006, Deck and Stair Guide | 2008.013, Manufactured Homes Installation |
| 2008.007, Windows & Doors- Safety Glazing | 2008.014, Flood plain Requirements |