



Manufactured Building

Wayne Goodwin, Commissioner of Insurance
Rick McIntyre, Assistant State Fire Marshal

MEMORANDUM

DATE: July 17, 2015

TO: Manufacturers, Retailers, Set-Up Contractors, Building Inspectors and Other Interested Parties

FROM: J. H. Sadler, Jr., P.E.
Deputy Director
Manufactured Building Division

RE: Permanent Foundation Requirements for Manufactured Homes in North Carolina

Recently, questions on exactly what is considered to be a permanent foundation for manufactured (HUD) homes. It has always been the interpretation of this Department that manufactured homes set-up in accordance with the Manufacturer's Installation Manual for new homes, or the North Carolina Regulations, currently the 2004 State of North Carolina Regulations for Manufactured Homes are considered to be on a permanent foundation.

Manufactured homes are not required by regulations to have a curtain wall unless it is required by the manufacturer's installation instructions as part of the set-up of the home. Local zoning and appearance ordinances may require a masonry or alternate designed curtain wall for all dwellings including site-built and modular homes.

There are instances where the lender, usually FHA or VA, will require manufactured home be set-up on a permanent foundation in accordance with certain HUD manuals or require a design by a professional engineer, but this is the lender's requirement for loan acceptance, and is not a Code requirement by the State of North Carolina for a properly set home suitable for habitation and issuance of a certificate of occupancy by the local jurisdiction.

Modular homes or buildings must be set in accordance with the manufacturer's installation instructions, the manufacturer's approved plans and the current North Carolina Residential or Building Codes in effect at the time of installation.