

Jim Long  
Commissioner of Insurance  
State Fire Marshal



MANUFACTURED BUILDING DIVISION

## MEMORANDUM

**DATE:** April 16, 2003 (replaces January 11, 2002 memo)

**TO:** Local Building Inspectors and Other Interested Parties

**FROM:** Alan D. Greene, P.E.  
Chief Building Code Consultant  
Manufactured Building Division

**RE:** Manufactured Homes to be used Exclusively as Single Family Dwellings

The question sometimes arises as to where it is explicitly forbidden to use manufactured homes for other than single family dwellings, such as for storage, business offices, etc. The key is the fact that manufactured housing is governed by a Federal standard, promulgated by the Dept. of Housing and Urban Development. This standard is *Part 3280, Manufactured Home Construction and Safety Standards*. Section 3280.1, defining the scope of the standard, states in part:

This standard covers all equipment and installations in the design, construction, transportation, fire safety, plumbing, heat-producing and electrical systems of manufactured homes *which are designed to be used as dwelling units*. ( italics added )

Section 3280.2 defines *Dwelling unit* as "one or more habitable rooms which are designed to be occupied by one family...". Thus the only legal use for a manufactured home built to HUD standards is as a single family dwelling. The only exception to this, short of a costly upgrade to meet applicable Volumes of the NC State Building Code, and certified for a particular occupancy by a registered professional, would be the use of a manufactured home as a "farm building" as defined in Section 104.2 of the NC Administration and Enforcement Requirements Code, 2002 Edition. Such buildings, except when used for sleeping purposes, are exempt from the technical codes (except for electrical wiring).

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