



Manufactured Building

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

TECHNICAL BULLETIN

DATE: November 7, 2013 (Revised from April 6, 2001 Bulletin)
TO: Building Inspectors, Manufacturers, Retailers, and Other Interested Parties
FROM: Joseph H. Sadler, Jr., P.E. -- Deputy Director
Manufactured Building Division
SUBJECT: Field Inspection of Manufactured Housing and Modular Construction

Manufactured (HUD) Homes

All manufactured homes constructed since June 15, 1976 are required to comply with **Part 3280, Manufactured Home Construction and Safety Standards**. This is a Federal standard developed and published by the U.S. Department of Housing and Urban Development (HUD), and is the “Building Code” for manufactured homes. The NC Department of Insurance, Manufactured Building Division, acts as a State Administrative Agency (S.A.A.) on behalf of HUD, and as such regulates the installation of manufactured homes in accordance with standards adopted by the Commissioner of Insurance. The current edition of these installation standards is the **State of North Carolina Regulations for Manufactured Homes, 2004 Edition**. Local inspection departments are to insure that the foundation system, utility connections, interconnections between units, and anchoring systems for manufactured homes are in accordance with these regulations. While these **Regulations** are not intended to circumvent any local ordinances concerning zoning, land use, etc., *the technical provisions of the Regulations shall not be made more stringent by any local jurisdiction without the written consent of the Commissioner of Insurance or his designee.*

Modular Buildings

In accordance with NC General Statute 143-139.1, the presence of a State of North Carolina Modular Construction Validating Stamp in a modular building preempts further inspection except that provided for in Section 105.3 of Volume VIII -- Modular Construction Regulations. The Modular Stamp insures that all systems -- building, plumbing, mechanical, and electrical -- have been verified in the plant by a certified third party agency as being in compliance with the NC State Building Code, and relieves the local inspection jurisdiction of responsibility or liability for any non-compliances in the home, except as provided for in Section 105.4 of Volume VIII. It should be noted that all Code violations that occur as a result of or during work done at the site are under the jurisdiction of the local inspection department. *The technical provisions of the NC State Building Code shall not be made more stringent with regard to modular construction by any local jurisdiction without specific approval by the NC Building Code Council.*

LOCAL INSPECTORS NOT ADHERING TO THE PROVISIONS OF THIS DOCUMENT WILL BE SUBJECT TO DISCIPLINARY ACTION BY THE NORTH CAROLINA CODE OFFICIALS QUALIFICATION BOARD.

cc: Chris Noles, P.E. -- Deputy Commissioner, Engineering Division
Rick McIntyre -- Senior Deputy Commissioner
Samantha Ewens, P.E. -- Director, NC Code Officials Qualifications Board