

Modular & Manufactured Housing:

WHAT IS MANUFACTURED HOUSING?

- Homes built in a factory to the Federal Manufactured Home Construction & Safety Standards "HUD Code".
- The HUD Code is the only federally regulated building code.
- Manufactured homes are built on a steel frame and may be single or multi-section.
- They are substantially complete from the factory.
- The modules are transported to the site and installed.
- The federal standards regulate manufactured housing design and construction, strength and durability.
- Manufactured homes can only be single-family dwellings.

WHAT IS MODULAR HOUSING?

- Homes built in a factory to International, state or local building codes.
- Constructed of standard building materials built off-site in a factory setting.
- Typical modular home consists of two or more "modules."
- Modules are transported to the site and craned onto permanent foundations.
- Once the modules are set, the builder/dealer completes any remaining finish and exterior work prior to occupancy.

As seen by the above descriptions, the main difference is in what codes were used for the construction of the unit. Therefore, only those units constructed by the following codes will be allowed in any zoned district as single-family residences.

- 2006 edition of the International Residential Code.
- 2005 edition of the National Electrical Code.
- 2000 edition of the Louisiana State Plumbing Code.
- 2006 edition of the International Mechanical Code.

Units that have been constructed or built to the above codes will have a sticker attached listing the codes used. East Baton Rouge Parish will also require a Modular Home Inspection Statement certifying that the unit was inspected and passed the above listed codes before any utilities will be connected to the unit.

PERMIT AND INSPECTIONS REQUIRED:

A plan review and permit are required for modular homes:

- Provide a plot plan of site to be located showing setbacks from all property lines and all structures that are located on that property.
- Provide a Proposed Certificate of Elevation from a surveyor.
- Provide a complete set of plans for the unit being "factory" built. These plans should be provided for review before the unit goes into production, as there are major differences in some of the state codes.
- Provide a certificate of inspection from a Louisiana Engineer, Architect, or Professional showing that the unit was inspected and built per the state and local codes.

Once a permit has been issued, your licensed contractors can obtain plumbing, electrical and mechanical permits.