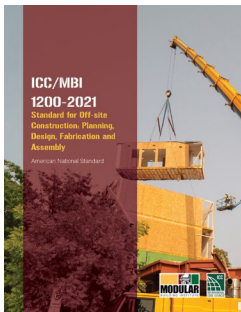




SAMPLE CODE LANGUAGE FOR THE INCORPORATION OF OFF-SITE CONSTRUCTION STANDARDS INTO BUILDING AND RESIDENTIAL CODES

The use of off-site construction is growing as communities look to address challenges in the availability and affordability of housing and the building industry attempts to address challenges in the availability of skilled workers, project quality, sustainability, and job site safety.

While all off-site construction (with the exception of some aspects of manufactured housing which are regulated in the U.S. under the U.S. Department of Housing and Urban Development Manufactured Home Construction and Safety Standards) is required to meet the building code requirements in the jurisdiction of final siting, the factory-based construction process requires a specific regulatory process to verify compliance.



Recognizing the specific approaches needed for off-site construction and the desire to support consistency from jurisdiction to jurisdiction, the International Code Council and Modular Building Institute developed two standards intended to be incorporated into building codes and regulations:

- [ICC/MBI Standard 1200-2021: Standard for Off-Site Construction: Planning, Design, Fabrication, and Assembly](#)
- [ICC/MBI Standard 1205-2021: Standard for Off-Site Construction: Inspection and Regulatory Compliance](#)

While these two standards may be incorporated into future editions of the model International Building Code® and International Residential Code®, jurisdictions may be interested in incorporating these standards into their current code or as part of an update process to an earlier edition of the code. The following legislation/code language provides a template for jurisdictions. Where an off-site construction regulatory program has not previously been established in a jurisdiction such a program will need to be authorized and a responsible agency designated. The Code Council can assist in establishing such a program.

Add the following definition to the law covering the adoption of building codes:

OFF-SITE CONSTRUCTION. A modular building, modular component, or panelized system which is designed and constructed in compliance with [the International Building Code® and International Residential Code®] of this code and is wholly or in substantial part fabricated or assembled in manufacturing plants for installation - or assembly and installation - on a separate building site and has been manufactured in such a manner that all parts or processes cannot be inspected at the installation site without disassembly, damage to, or destruction thereof.

Add the following section to the relevant law covering the regulation of off-site/industrial/pre-fabricated/factory-built/modular construction:

SECTION () OFF-SITE CONSTRUCTION

General. This section applies to off-site construction and shall govern the requirements for planning, design, fabrication, assembly, inspection and regulatory compliance. This section does not apply to manufactured housing regulated by the U.S. Department of Housing and Urban Development.

Construction. In addition to other applicable requirements in this code, off-site construction shall be constructed in accordance with ICC/MBI Standard 1200.

Regulatory Compliance. In addition to other applicable requirements in this code, off-site construction shall be inspected and regulated in accordance with ICC/MBI Standard 1205.

Visit iccsafe.org/offsite for more information