

# ICC/MBI Standard for Off-Site Construction: Inspection and Regulatory Compliance

## FOREWORD

[The information contained in this foreword is not part of this American National Standard (ANS) and has not been processed in accordance with ANSI's requirements for an ANS. As such, this foreword may contain material that has not been subjected to public review or a consensus process. In addition, it does not contain requirements necessary for conformance to this standard.]

This Standard includes componentized, panelized and modularized elements and will not apply to HUD Manufactured Housing.

### Introduction

In February of 2019 the International Code Council (ICC) and the Modular Building Institute (MBI) initiated a joint project to write standards for the planning, design, fabrication, assembly, inspection and regulatory compliance of off-site and modular construction. A standard development committee was created, and the first meeting of that committee was in July of 2019. The scope of this standard is to provide minimum requirements to safeguard the public health, safety, general welfare and address societal and industry challenges for the inspection and regulatory compliance of off-site and modular construction.

Off-site construction techniques continue to gain favor among contractors as a departure from conventional construction processes. The off-site industry has evolved from a re-locatable modular manufacturing sector into more of a building delivery sector. In the simplest of terms, off-site (or modular) construction entails the planning, design, fabrication and assembly of building elements at a location other than the location where they were fabricated. Large components of a structure can be assembled in a factory-like setting and transported to the building site for final assembly. Subsequently, the finished construction is required to comply with the model building code adopted by the local authority having jurisdiction. This Standard addresses the inspection, approval and regulatory compliance of off-site residential and commercial construction components and their assembly and completion at the final building site such as: permitting; in-plant and on-site final inspections; third party inspections; the role of Industrialized Building Departments, state modular programs and the Authority Having Jurisdiction.

The consensus process of ICC for promulgating standards is accredited by ANSI. The Off-Site and Modular Construction Standard Consensus Committee, identified as IS-OSMC, is a balanced committee formed and operated in accordance with ICC rules and procedures.

### Development

This is the first edition of the International Code Council (ICC) and Modular Building Institute's (MBI) *Standard for Off-Site Construction: Inspection and Regulatory Compliance*. This standard was developed by the ICC/MBI Off-Site and Modular Construction Standard Consensus Committee (IS-OSMC) that

operates under ANSI Approved ICC Consensus Procedures for the Development of ICC Standards. The consensus process of ICC for promulgating standards is accredited by ANSI. The Off-Site and Modular Construction Standard Consensus Committee, identified as IS-OSMC, is a balanced committee formed and operated in accordance with ICC rules and procedures.

The meetings of the ICC/MBI IS-OSMC Consensus Committee were open to the public and interested individuals and organizations from across the country participated. The technical content of currently published documents on off-site and modular construction, including documents of the National Institute of Building Sciences (NIBS) and American Institute of Architects (AIA) was reviewed and considered by the committee. The information from these documents helped form a basis for the regulations installed in this standard, but the exact provisions adopted by the committee were determined based upon the scope and intent of this standard. The requirements of ICC/MBI 1205 are based on the intent to establish provisions consistent with the scope of the ICC family of codes and standards that are written to adequately protect public health, safety, and welfare; provisions that do not necessarily increase construction costs; provisions that do not restrict the use of new materials, products or methods of construction; and provisions that do not give preferential treatment to particular types or classes of materials, products, or methods of construction.

## Adoption

ICC/MBI 1205 *Standard for Off-Site Construction: Inspection and Regulatory Compliance* is available for adoption and use by jurisdictions throughout the United States. Its use within a governmental jurisdiction is intended to be accomplished through adoption by reference in accordance with proceedings establishing the jurisdiction's laws. At the time of adoption, jurisdictions should insert the appropriate information in provisions requiring specific local information, such as the name of the jurisdiction.

## Ordinance

The *I-Codes* are designed and promulgated to be adopted by reference by ordinance. Specific *ICC Standards* may also be adopted by reference by ordinance. Jurisdictions wishing to adopt the 2021 edition of ICC/MBI 1205, *Standard for Off-Site Construction: Inspection and Regulatory Compliance* as an enforceable regulation governing structures and premises should ensure that certain factual information is included in the adopting ordinance at the time adoption is being considered by the appropriate governmental body. The following sample adoption ordinance addresses several key elements of a code adoption ordinance, including the information required for insertion into the code text.

**SAMPLE ORDINANCE FOR ADOPTION OF  
ICC/MBI 1205, STANDARD FOR OFF-SITE CONSTRUCTION:  
INSPECTION AND REGULATORY COMPLIANCE  
ORDINANCE NO. \_\_\_\_\_**

An ordinance of the **[JURISDICTION]** adopting the 2021 edition of ICC/MBI 1205, *Standard for Off-Site Construction: Inspection and Regulatory Compliance*, regulating and governing the conditions and maintenance of off-site construction; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use and the demolition of such structures in the **[JURISDICTION]**; providing for the issuance of permits and collection of fees therefor; repealing Ordinance No. \_\_\_\_\_ of the **[JURISDICTION]** and all other ordinances and parts of the ordinances in conflict therewith.

The **[GOVERNING BODY]** of the **[JURISDICTION]** does ordain as follows:

**Section 1.** That a certain document, three (3) copies of which are on file in the office of the **[TITLE OF JURISDICTION'S KEEPER OF RECORDS]** of **[NAME OF JURISDICTION]**, being marked and designated as 2021 edition of ICC/MBI 1205, *Standard for Off-Site Construction: Inspection and Regulatory Compliance*, including any Appendix Chapters **[FILL IN THE APPENDIX CHAPTERS BEING ADOPTED, IF ANY]**, as published by the International Code Council, be and is hereby adopted as Building Code of the **[JURISDICTION]**, in the State of **[STATE NAME]** for regulating and governing the conditions and maintenance of off-site construction by providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said Building Code on file in the office of the **[JURISDICTION]** are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance.

**Section 3.** That Ordinance No. \_\_\_\_\_ of **[JURISDICTION]** entitled **[FILL IN HERE THE COMPLETE TITLE OF THE ORDINANCE OR ORDINANCES IN EFFECT AT THE PRESENT TIME SO THAT THEY WILL BE REPEALED BY DEFINITE MENTION]** and all other ordinances or parts of ordinances in conflict herewith are hereby repealed.

**Section 4.** That if any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The **[GOVERNINGBODY]** hereby declares that it would have passed this ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

**Section 5.** That nothing in this ordinance or in the standard hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in Section 3 of this ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance.

**Section 6.** That the **[JURISDICTION'S KEEPER OF RECORDS]** is hereby ordered and directed to cause this ordinance to be published. (An additional provision may be required to direct the number of times the ordinance is to be published and to specify that it is to be in a newspaper in general circulation. Posting may also be required.)

**Section 7.** That this ordinance and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force and effect **[TIME PERIOD]** from and after the date of its final passage and adoption.

### **Interpretations**

Requests for Formal Interpretations on the provisions of ICC 1205-202x should be addressed to: ICC, Central Regional Office, 4051 West Flossmoor Road, Country Club Hills, IL 60478.

### **Maintenance – Submittal of Proposals**

All ICC standards are periodically updated as required by ANSI. Proposals for revising this edition are welcome. Please visit the ICC website at [www.iccsafe.org](http://www.iccsafe.org) for the official "Call for Proposals" announcement. A proposal form and instructions can also be downloaded from [www.iccsafe.org](http://www.iccsafe.org).

ICC, its members and those participating in the development of ICC 1205-202x do not accept any liability resulting from compliance or noncompliance with the provisions of 1205-202x. ICC does not have the power

or authority to police or enforce compliance with the contents of this standard. Only the governmental body that enacts this standard into law has such authority.

### **International Code Council / Modular Building Institute Off-Site and Modular Construction Standard Consensus Committee (IS-OSMC)**

Consensus Committee Scope: The ICC/MBI Off-Site and Modular Construction Standard Consensus Committee (IS-OSMC) shall have primary responsibility for minimum requirements to safeguard the public health, safety and general welfare through requirements for off-site and modular construction.

This standard was processed and approved for submittal to ANSI by the ICC/MBI Off-Site and Modular Construction Standard Consensus Committee (IS-OSMC). Committee approval of the standard does not necessarily imply that all committee members voted for its approval.

Representatives on the Consensus Committee are classified in one of nine voting interest categories. The committee has been formed to achieve consensus as required by ANSI Essential Requirements. At the time it approved this standard, the IS-OSMC Consensus Committee consisted of the following members:

Manufacturer (a) - Builder (b) - Standards Promulgator/Testing Laboratory (c) - User (d) - Utility (e) - Consumer (f) - Public Segment (g) - Government Regulator (h) - Insurance (I)

**John Barrot, P.E., LEED AP [d]**, Arup, New York, NY

**Kenneth Bland, P.E. [c]**, American Wood Council, Leesburg, VA

**Jeffrey M. Brown, MCP [h]**, Virginia Dept of Housing and Community Development, Richmond, VA

**Vaughan Buckley [b]**, Vaughan Buckley Construction, Philadelphia, PA

**Jay K. Daniels [a]**, Sunbelt Modular, Phoenix, AZ

**Tom Hardiman, CAE [d]**, Modular Building Institute, Charlottesville, VA

**Christopher Jensen [c]**, Underwriters Laboratories LLC, Logan, UT

**Kelly Kelly [h]**, TX Department of Licensing and Regulation, Austin, TX

**Ryan McIntosh [a]**, Silver Creek Industries, Perris, CA

**Nick Mosley [a]**, California Tiny House, Inc., Fresno, CA

**Jonathon Paradine [h]**, State of Michigan/Bureau of Construction Codes, Lansing, MI

**Dennis C. Pilarczyk, Jr., P.E., CWI [a]**, Nucor Corporation, Charlotte, NC

**Ralph Tavares, P.E. [d]**, R&S Tavares Associates, Inc., San Diego, CA

**David R. Tompos, P.E. [c]**, NTA Inc., Nappanee, IN

**Norman C. Wang, R.A. [h]**, Maryland Department of Labor, Baltimore, MD

Committee Secretary, **Karl Aittaniemi, P.E.**, Director of Standards, Codes and Standards Development, International Code Council, Country Club Hills, IL

### Voting Membership in Each Category

Category	Number
Manufacturer (a)	4
Builder (b)	1
Standards Promulgator / Testing Laboratory (c)	3
User (d)	3
Utility (e)	
Consumer (f)	
Public Segment (g)	
Government Regulator (h)	4
Insurance (I)	
<b>TOTAL</b>	15

### Interest Categories

**Manufacturer:** Individuals assigned to the Manufacturer Interest category are those who represent the interests of an entity, including an association of such entities that produces an assembly or system subject to the provisions within the committee scope.

**Builder:** Individuals assigned to the Builder Interest category are those who represent the interests of an entity, including an association of such entities that builds, installs or maintains an assembly or system subject to the provisions within the committee scope.

**Standards Promulgator/Testing Laboratory:** Individuals assigned to the Standards Promulgator/Testing Laboratory Interest category are those who represent the interests of an entity, including an association of such entities that provides independent standards promulgation or laboratory testing of an assembly or system subject to the provisions within the committee scope.

**User:** Individuals assigned to the User Interest category are those who represent the interests of an entity, including an association of such entities, which is subject to the provisions or voluntarily utilize the provisions within the committee scope, including designers, architects, consultants and building owners.

**Utility:** Individuals assigned to the Utility category are those who represent the interests of an entity, including an association of such entities, which supplies power or water or accepts wastewater from an assembly or system subject to the provisions within the committee scope.

**Consumer:** Individuals assigned to the Consumer Interest category are those who represent the interests of an entity, including an association of such entities that represent the ultimate purchaser of the assembly or system subject to the provisions within the committee scope.

**Public Segment:** Individuals assigned to the Public Segment Interest category are those who represent the interests of an entity, including an association of such entities that represent a particular group of the public that benefits from the assembly or system subject to the provisions within the committee scope.

**Government Regulator:** Individuals assigned to the Government Regulator Interest category are those who represent the interests of an entity, including an association of such entities, representing the entities that promulgate or enforce the provisions within the committee scope.

**Insurance:** Individuals assigned to the Insurance Interest category are those who represent the interests of an entity, including an association of such entities, that insure subject to the provisions or voluntarily utilize the provisions within the committee scope, including insurance related

inspection agencies.

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**CHAPTER 1**

**APPLICATION AND ADMINISTRATION**

**SECTION 101**

**ADMINISTRATIVE PROVISIONS**

**101.1 Purpose.** The purpose of this standard is to provide minimum requirements to safeguard public health, safety, general welfare and to address societal and industry challenges for the inspection and regulatory compliance of off-site construction. This standard is intended for adoption by government agencies and organizations for use in conjunction with model codes to achieve uniformity in the inspection and regulatory compliance of off-site construction.

**101.2 Scope.** The scope of this standard is to provide minimum requirements to safeguard the public health, safety, general welfare and address societal and industry challenges for the inspection and regulatory compliance of off-site and modular construction.

**101.3 Provisions for compliance.** Where requirements are not provided by this standard, the applicable provisions of the construction codes adopted by the authority having jurisdiction shall apply to the off-site construction. Where these provisions are not applicable, methods and practices in accordance with the appropriate sections of the International Building Code, the International Residential Code or the applicable adopted codes as identified in the construction documents as applicable for the intended use of the structure shall be used.

**101.4 Compliance alternative.** Nothing in this standard is intended to prevent the use of designs, technologies or products including listed and labeled modular components as alternatives to any prescriptions in this standard, provided equivalence is demonstrated and approved by the authority having jurisdiction. Listed and labeled modular components shall be installed in accordance with its listing, the manufacturer's installation instructions, and the applicable requirements of the construction codes adopted by the authority having jurisdiction.

**101.5 Referenced standards.** The specific year, date and editions of the standards referenced by this standard are listed in Chapter 8.

**SECTION 102**



## GENERAL REQUIREMENTS

**102.1 General.** Off-site construction shall comply with the general requirements of this chapter.

**102.2 Planning Considerations.** Projects which include off-site construction shall identify and consider the following:

1. Entities of the AHJ at the manufacturing facility and the project's location.
2. The AHJ's specific requirements on review and approval of construction documents of off-site components.
3. The AHJ's specific requirements on inspections of off-site components.
4. Potential restrictions on a project due to manufacturing process of off-site components.
5. Restrictions due to transportation limitations of off-site components.
6. Impacts of sequencing of installation of off-site components at project site.
7. Restrictions at site on the use of cranes.
8. Responsibilities of entities involved, including registered design professionals, manufacturers, installers of off-site components, and general contractors.

**102.3 Specific Requirements of Authorities Having Jurisdiction over off-site construction.** The project shall comply with the requirements of the AHJ.

**102.3.1 Duties and responsibilities of building officials.** Duties and responsibilities of building officials in the installation or erection of a modular building or building component shall be responsible to conduct the following:

1. Verify through inspection that the modular building or component displays the required certification label and the label of the third-party inspection agency or comply with the labeling requirements of the AHJ.
2. Verify through inspection that the modular building or component has not been damaged in transit to a degree that would render it unsafe. If the building or component has been damaged, the building official is authorized to require remedies deemed necessary. If the modular building or component has been structurally damaged, the building official is authorized to require evaluation by a registered design professional or test on structural elements for strength.

3. Verify that all off site components are installed on site in accordance with the approved plans.

4. Prevent the use or occupancy of a modular building that in the opinion of the building official contains a serious defect or imminent safety hazard and notify the AHJ immediately.

5. Notify the state program administrator, if applicable, of any violations of this standard.

**102.4 Responsible Parties.** The authority having jurisdiction shall request identification of the responsible parties for the following:

1. Registered design professionals for onsite and off-site elements.
2. Manufacturer of off-site construction.
3. Onsite assembly of off-site elements, including volumetric modular units and panelized constructions.
4. Construction of site-built elements, including any items shipped loose to the site by the off-site manufacturer.

**102.5 Qualifications.** References to each chapter and section that has qualification requirements shall pertain to designers and constructors.

## **SECTION 103 SUBMITTAL DOCUMENTS**

**103.1 General requirements.** The submittal documents shall be in accordance with IBC Section 107 - Submittal Documents or IRC Sections R105.3 and R106 where applicable, and the construction documents shall meet the following requirements:

1. The construction documents shall comply with the requirements of the AHJ regarding off-site components. The AHJ responsible for approval of submittal documents shall determine where separation of off-site components from site-built components in a set of construction documents is required.
2. Appropriate delineation of off-site and site-built components shall be achieved. Graphical representations on drawing sheets shall clearly distinguish the off-site components from the site-built components.
3. Where required by the AHJ for projects having multiple off-site volumetric units and/or panels, a Key Plan for off-site components shall be provided, and all such off-site components delivered to the site shall be identified with unique numbers.
4. Where required, mate lines shall be identified.

5. Specifications for off-site components shall be provided.

**103.2 Additional requirements for non-site-specific buildings.** A non-site-specific building shall be identified as not having an available address on construction documents. The construction documents for non-site-specific buildings shall meet with the requirements of the AHJ.

**103.3 Additional requirements for construction documents for panelized systems.** The construction documents for panel systems shall include:

1. Systems and components requiring special inspections.
2. Statement on the sequence of construction.
3. Details of connections for panels to the building structure.
4. Details of connections for panel-to-panel attachments.

## **SECTION 104 INSPECTIONS**

**104.1 General.** Inspections shall include in-plant inspections and on-site inspections. Inspections shall be in accordance with the applicable building code.

**104.2 In-plant Inspections.** In-plant inspections shall verify that constructions are in compliant with the approved construction documents.

**104.3 On-site Inspections.** On-site inspections of off-site components shall verify installation is compliant with approved manufacturer's installation instructions and connections performed on site are compliant with approved construction documents. When on-site inspections are conducted by AHJ, inspection procedures prescribed by the AHJ shall be followed. When on-site inspections are conducted by other than AHJ, scope of such inspections shall be consistent with section 102.4 Responsible Parties.

On-site connections which require inspections shall include:

1. Inter-connections between off-site components installed at site.
2. Connections between off-site components and adjoining site-built components, including the building structure.
3. Other connections involving off-site components which require inspections by the AHJ.
4. Connections of "shipped loose off-site items" installed at site.

## CHAPTER 2 DEFINITIONS

### SECTION 201 GENERAL

**201.1 General.** For the purposes of this standard, the terms listed in Section 202 shall have the indicated meaning.

**201.2 Undefined terms.** The terms not specifically defined in this standard or in standards referenced herein shall have ordinarily accepted meanings such as the context implies.

### SECTION 202 DEFINITIONS

**Abbreviations.** The following abbreviations, when used in this standard, shall have the following meanings, unless the context clearly indicates otherwise.

- (1) IBC – International Building Code.
- (2) ICC--International Code Council, Inc.
- (3) IRC – International Residential Code.
- (4) POCA – Plan of corrective action.

**100 PERCENT INSPECTION.** Inspection of each module, modular component or panelized system at every stage of construction including the framing, mechanical, plumbing, electrical, energy compliance systems, and system testing.

**ALTERATION.** Any construction, other than ordinary repairs of the house or building, to an existing modular building, modular component or panelized system after the manufacturer has attached the certification label. Industrialized housing or buildings that have not been maintained shall be considered altered.

**APPLICABLE BUILDING CODE.** The versions of the building code that have been adopted by the state or jurisdiction in which an industrialized house or building is to be constructed.

**ASSEMBLY.** A collection of modular components assembled into a whole or partial module or modular building.

**AUTHORITY HAVING JURISDICTION (AHJ).** Organization, political subdivision, office or individual charged with the responsibility of administering and enforcing the provisions of the applicable building code. The authority having jurisdiction shall include a state agency or local building department.

**BUILDING SHELL.** The structural framework, exterior walls and cladding that make up the building envelope, excluding the electrical, mechanical or plumbing systems.

**BUILDING THERMAL ENVELOPE.** The basement walls, exterior walls, floor, roof and any other building elements that enclose conditioned space or provide a boundary between conditioned space and exempt or unconditioned space.

**CERTIFICATION LABEL.** A decal, insignia, or alteration decal.

**COMPLIANCE ASSURANCE PROGRAM.** Procedures that state the guiding principles and define the framework for ensuring that construction documents approved by a design review agency, or that modular buildings inspected by a third-party inspection agency, comply with the applicable building codes.

**CONSTRUCTION DOCUMENTS.** Designs, plans, and specifications, including written, graphic, and pictorial documents, prepared or assembled for describing the design, location and physical characteristics of the off-site construction necessary to show compliance with the applicable building codes.

**DATA PLATE.** A plate attached by the manufacturer or installer, to a modular building, or modular component that contains identifying information allowing code officials or end users to determine if the structure is suitable for installation in their jurisdiction, location, or project.

**DECAL.** The approved form of certification issued by the authority having jurisdiction, to be permanently attached to the modular building, modular component or panelized system indicating that it has been constructed to meet or exceed the applicable building code requirements.

**DESIGN PACKAGE.** The aggregate of all construction documents, including on-site documentation, and the compliance control program, to be submitted by the manufacturer to the design review agency, or required by the design review agency for compliance review. A design package shall include model- or project-specific plans and calculations, typical system packages and calculations, or any combination thereof. Unique on-site construction details and site-specific foundation drawings prepared for specific projects are not a part of the design package.

**THIRD-PARTY REVIEW AGENCY.** An organization, private or public, determined by the authority having jurisdiction to be qualified by reason of facilities, personnel, experience, and demonstrated reliability to review the design package and certify compliance to the applicable building codes.

**INDUSTRIALIZED BUILDING.** A commercial structure that is constructed in one or more modules, or constructed using one or more modular components, built at a location other than the commercial site and is designed to be used as a commercial building when the module or modular component is transported to the commercial site and erected or installed.

**INDUSTRIALIZED HOUSING.** A residential structure that is designed for the occupancy of one or more families, is constructed in one or more modules, or constructed using one or more modular components, built at a location other than the permanent site and is designed to be used as a permanent residential structure when the module or modular component is transported to the permanent site and erected or installed on a permanent foundation system.

**INDUSTRIALIZED INSTALLER.** An entity who:

(1) is engaged in or responsible for the assembly, connection, on-site construction and erection of modular buildings or modular components at the building site;

(2) who is engaged in, or responsible for, the alteration or recertification of modular buildings.

**INDUSTRIALIZED RETAILER.** An entity who sells, leases, or offers to sell or lease to the public modular buildings, panelized systems or modular components.

**INSIGNIA.** The approved form of certification issued by the authority having jurisdiction to the manufacturer to be attached to the modular building, modular component or panelized system indicating that it has been constructed to meet or exceed the applicable building code requirements.

**INSTALLATION.** The assembly of a modular building, modular component or panelized system on site and the process of affixing the modular building, modular component or panelized system to land, a foundation, footings or an existing building

**KEY PLAN.** A building perimeter of the project, which shows the layout of the off-site volumetric units or panels with a unique identifier assigned to each of such units or panels.

**MANUFACTURER.** The entity responsible for the manufacturing of assemblies, panelized systems, modular buildings, or modular components.

**MANUFACTURING PLANT.** The location other than the building site, at which modular buildings, modular components or modules are assembled or manufactured prior to transport to the final construction site.

**MANUFACTURING PLANT, PRIMARY.** A facility that completes the construction or fabrication of a modular building, modular component, or module which was begun in the subsidiary manufacturing plant.

**MANUFACTURING PLANT, SUBSIDIARY.** A facility that constructs or fabricates portions of a modular building, modular component or module before it is moved to the primary manufacturing plant for completion.

**MODULAR BUILDING.** Industrialized housing and buildings.

**MODULAR COMPONENT.** A sub-assembly, subsystem, or combination of elements, including panelized systems, building shells or bathroom pods, for use as a part of a modular building that is not structurally

independent, but is a part of structural, plumbing, mechanical, electrical, fire protection, or other systems affecting life safety.

**MODULE.** A three-dimensional, volumetric section of a modular building designed and approved to be transported as a single section independent of other sections, to a site for on-site construction.

**NON-SITE-SPECIFIC BUILDING.** A building for which the permanent site location is unknown at the time of construction.

**OFF-SITE CONSTRUCTION.** A modular building, modular component or panelized system which is designed and constructed in compliance with this standard 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.

**ON-SITE CONSTRUCTION.** Preparation of the site, foundation construction, construction of the supporting structure, assembly, connection of off-site or open construction and completion of site-related construction in accordance with the construction documents and details.

**OPEN CONSTRUCTION.** A modular building, modular component or panelized system manufactured in such a manner that all portions can be readily inspected at the building site without disassembly, damage or destruction thereof.

**ORDINARY REPAIRS.** The removal and replacement of existing materials, elements, equipment, or fixtures using like or the same new materials, elements, equipment, or fixtures that serve the same purpose.

**PANEL.** A distinct, sectional element in a panelized system.

**PANELIZED SYSTEM.** Wall, roof or floor components that are constructed at a location other than the building site in a manner that prevents the construction from being inspected at the building site without disassembly, damage or destruction thereof.

**PERMANENT FOUNDATION SYSTEM.** A foundation system for modular buildings designed to meet the applicable building code. In a permanent foundation system, anchorage of the building to the foundation is provided to resist the uplift and sliding forces that result from the application of the prescribed loads. The use of ground anchors or earth augers to resist uplift or sliding forces is not considered a permanent foundation.

**PERSON.** An individual, partnership, company, corporation, association, or any other legal entity, however organized.

**PUBLIC.** The people of the state, including individuals, companies, corporations, associations or other groups, however organized, and governmental agencies.

**QUALITY CONTROL.** Controls and inspections implemented by the manufacturer, as applicable, to ensure the material provided and work performed meet the requirements of the approved construction documents and applicable building codes.

**REGISTERED DESIGN PROFESSIONAL.** An individual who is registered or licensed to practice their design profession as defined by the statutory requirements of the professional registration laws of the state or jurisdiction in which the project is to be constructed.

**REGISTRANT.** A person who is registered in accordance with this standard or the applicable states statutory requirements as a manufacturer, an industrialized installer, industrialized retailer, a design review agency, a third-party inspection agency, a third-party inspector, or a third-party site inspector.

**STATION.** A defined area within a manufacturing plant in which one or more work activities and inspections has been assigned to take place.

**THIRD-PARTY INSPECTION AGENCY.** An approved person or entity determined by this standard or applicable states statutory requirements to be qualified by reason of facilities, personnel, experience, demonstrated reliability, and independence of judgment to inspect industrialized housing, buildings, and portions thereof for compliance with the construction documents, compliance control program, and applicable codes.

**THIRD-PARTY INSPECTOR.** An approved person determined by applicable statutory requirements to be qualified by reason of experience, demonstrated reliability, and independence of judgment to inspect modular buildings, and portions thereof, for compliance with the construction documents, compliance control program, and applicable building code. A third-party inspector works under the direction of a third-party inspection agency.

**THIRD-PARTY SITE INSPECTOR.** An approved person determined by applicable statutory requirements to be qualified by reason of experience, demonstrated reliability, and independence of judgment to inspect construction of the foundation and installation of modular buildings, and portions thereof, for compliance with the construction documents and the applicable code.

**UNIQUE ON-SITE CONSTRUCTION DETAILS.** Construction details that are not part of, or that differ from, the manufacturer's approved on-site construction details. Unique on-site construction details include additions that affect the code compliance of the house or building such as car ports, garages, porches, decks, and stairs.



## **CHAPTER 3 PLAN APPROVALS AND INSPECTION PROCEDURES**

### **SECTION 301 GENERAL**

**301.1 Scope.** Provisions of this chapter shall apply to off-site construction and shall include any on-site connection details and instructions for items installed on site. In order to obtain plan approval, the manufacturer shall be required to provide documentation to the AHJ. Documents shall consist of plans, specifications, calculations, test results, product evaluation reports and critical manufacturer's instruction, and other documentation which describe in detail the product and manufacturing processes employed to produce off-site buildings or components. The documents shall also include plans and details for site completed portions of the project which require direct interface with the modular completed portions.

**301.2 Remote Virtual Inspections.** The AHJ shall have the option to conduct remote virtual inspections (RVI). Except for Unmanned Aerial Vehicles (drone), the camera shall be operated by the permit holder at the direction of the inspector. The inspector shall have the ability to communicate directly with the camera operator to perform a thorough inspection of the project. The response of the camera operator to the directions of the inspector shall be verified by live video feed. State and local requirements shall be followed as if in-person inspections are being conducted.

### **SECTION 302**

## GENERAL REQUIREMENTS FOR PLAN APPROVAL

**302.1 Plans, specifications, calculations, and other documentation.** Where required by the AHJ, construction documents and other documentation shall bear the signature and seal of a Registered Design Professional. If the registered design professional is the same firm as the third-party inspection or design agency, that relationship must be disclosed to the AHJ.

**302.2 Structural calculations cover page.** The structural calculations cover page shall be dated, identified with the project information, and shall include an index and signed by a Registered Design Professional.

**302.3 Name and location.** Documents shall indicate the name and location of the manufacturer, registered design professional, or other entity submitting the plans.

**302.4 Drawing cover sheet.** The following shall be included on the drawings cover sheet:

1. List of design firms and professionals used for the project including the business address and phone number with the listing.
2. An index for the drawing set.
3. The use and occupancy classification.
4. The applicable codes.

**302.5 Insignia of approval.** Drawings shall indicate the location of the insignia of approval.

**302.6 Details, lists, or tables.** Drawings shall provide details, lists, or tables delineating the aspects of the project that are constructed and installed in the factory and in the field, with a clear delineation of scope on the AHJ inspection responsibilities.

**302.7 Note of revisions.** Drawings shall provide a note that any revisions made to the certified unit on site shall be submitted to and inspected by the AHJ to assure code compliance.

**302.8 Space for stamp of approval.** Each sheet shall include a blank space in the lower right corner for the stamp of approval. The blank space shall not be less than 3" wide by 3" high, except it may be a minimum of 3" x 3" for building component and building system plans.

**302.9 Modular building layout and sequencing plan.** Construction documents shall include a layout plan of modular building and a sequencing plan. Location of cranes shall also be identified.

## SECTION 303 GENERAL BUILDING AND ARCHITECTURAL

**303.1 Table, schedule or schematic identifier.** A combination of one or more table, schedule or schematic shall be provided to identify the following requirements:

1. Use and occupancy classifications.
2. Type of construction.
3. Building area, number of occupants.
4. Building height in feet and stories.
5. Methods used to determine height and area increases.
6. Fire-rating requirements for the building elements and any minimum separation distance requirements.
7. Structural Design Loads:
  - 1.1 Roof live and dead load.
  - 1.2 Floor live and dead load.
  - 1.3 Design wind speed and exposure.
  - 1.4 Seismic design criteria and risk category.
  - 1.5 Ground and roof snow load.
  - 1.6 Climatic design zones.

**303.2 Floor plan and elevation.** Floor plans and typical elevations shall be provided with dimensions and notations showing compliance with space requirements including room areas, horizontal dimensions, location of space relative to finished grade level, ceiling height and overall building height.

**303.3 Cross sections.** Cross sections and interior elevations shall be provided to identify major building components.

**303.4 Details of all finished materials.** Details of finished materials shall be provided. For example, flashing material and gauge to be used such as at openings and at penetrations through roofs.

**303.5 Attic access and attic ventilation.** Attic access and attic ventilation shall be provided. Where attic access is provided, attic floor loading criteria shall be indicated.

**303.6 Exterior envelope.** Information on exterior envelope including water-resistive barriers and required fire-resistance rated assemblies shall be provided in accordance with the applicable building code.

**303.7 Interior wall.** Information on interior wall and floor/ceiling material including any required fire resistance rated assemblies shall be provided.

**303.8 Door and window schedule.** A door and window schedule shall be provided which identifies the following:

1. Dimensions. Example: emergency escape and rescue requirements. Required and provided light and ventilation where applicable.
2. Data satisfying the applicable energy conservation construction code. Required and provided design pressure where applicable.

## **SECTION 304 BUILDING ACCESSIBILITY**

**304.1 General.** If accessibility provisions are not a requirement for the project a statement identifying the code qualifying exception shall be provided.

**304.2 Detail sheets.** Typical detail sheets for required accessible features and facilities for the modular portions of the project shall be provided.

**304.3 Scaled clearances.** Typical scaled clearances visible on plans, in the areas where accessibility is required applicable building code shall be provided.

## **SECTION 305 FIRE SAFETY**

**305.1 Fire and smoke protection features.** The construction documents shall provide the:

1. Type of construction.
2. Fire-resistance rating of building elements.
3. Fire-resistance rated assemblies.
4. Fire-resistant joint systems.
5. Through-penetration firestop systems.
6. Methods of determining fire-resistance such as listed assemblies, test reports and engineering analysis.
7. Information on how to meet the requirements for the concealed spaces created between off-site components.

**305.2 Fire-resistance rated assemblies.** A separate sheet that shows detail for fire-resistance rated assemblies including reference to listing, test report, engineering analysis or methodology used to determine the fire-resistance rating shall be provided and shall include the following:

1. Applicable rated assemblies detailed including separation from unit to unit, unit to common spaces, shafts, plumbing, HVAC, stair and elevator.
2. Plans shall identify applicable fire-resistance rated locations.

**305.3 Life safety plan.** Where required by the AHJ, a life safety plan to describe the means of egress including details that describe aisles, exits, corridors, passageways, travel distance, and stairway enclosures shall be provided.

**305.4 Flame spread and smoke developed classifications.** Flame spread and smoke developed classifications for interior finish materials shall be provided.

**305.5 Draft stops and fire blocking.** Locations of required draft stops and fire blocking including the identification of how provisions are satisfied shall be provided.

**305.6 Opening protectives in fire resistance rated systems and assemblies.** Details for opening protectives in fire-resistance rated systems and assemblies including reference to listings for required doors, windows, frames and hardware to complete the opening protective requirements shall be provided.

**305.7 Fire protection systems.** Drawings for fire protection systems including sprinkler systems, standpipes, fire alarms, and detection systems where required in modular portions of the project shall be provided.

## **SECTION 306 MECHANICAL SYSTEMS**

**306.1 Equipment location, size, and material specifications.** The location, size, and material specifications for equipment and components provided by the manufacturer as part of the factory-installed portion of the project shall be provided including electric heating systems; hydronic heating systems, heating, ventilating and air-conditioning systems, water reclamation systems and appliances.

**306.2 Heat loss calculation.** Where required by the applicable building code, a heat loss calculation shall be provided.

**306.3 Ratings and manufacturer's listings.** Input/output ratings and manufacturer's listing requirements shall be provided for equipment and appliances provided by the manufacturer as part of the factory installed portion of the project.

**306.4 Method to supply combustion air.** The method to supply combustion air shall be provided where applicable.

**306.5 Ventilation air.** The method for providing ventilation air shall be provided.

**306.6 Make-up air.** The method for providing make-up air shall be provided where applicable.

**306.7 Flues, vents, and chimneys.** The location of flues, vents and chimneys shall be provided including the clearances from air intakes, combustible materials, and other vents and flues, where applicable.

**306.8 Manufacturers data.** Manufacturers data, instructions and listing information for the installation of fuel burning equipment shall be provided including specific details on the drawings, where applicable.

## **SECTION 307 PLUMBING AND GAS SYSTEMS**

**307.1 Drawings of the plumbing system.** Drawings of the plumbing system, DWV and water lines shall be provided including the size of piping, fitting locations, traps, vents, cleanouts and valves.

**307.2 Site installed plumbing.** All plumbing on drawings to be site installed shall be identified.

**307.3 Plumbing materials.** Plumbing materials shall be identified.

**307.4 Locations of all equipment.** Locations of all equipment, appliances, and safety controls to be installed shall be shown.

**307.5 Gas line sizing.** Gas line sizing information including developed length and pressure rating shall be shown.

## **SECTION 308 ELECTRICAL SYSTEM**

**308.1 General.** Equipment manufacturer's instructions shall be provided as part of the factory-installed components of the project.

**308.2 Load calculations for service and feeders.** Load calculations for service and feeders shall be provided.

**308.3 Main disconnect and over current protective devices.** The size, rating, and location of the main disconnect and over current protective devices shall be shown and identified.

**308.4 Locations of outlets, junction boxes, fixtures and appliances.** The locations of outlets, junction boxes, fixtures, and appliances including required locations of GFCI protection shall be shown and identified.

**308.5 Lighting plan.** A lighting plan shall be provided. Exterior and interior lighting locations shall be shown. Required smoke detecting alarm device locations and circuitry shall be identified.

**308.6 Wire type and size.** The wire type and size shall be provided.

## **SECTION 309 ENERGY CONSERVATION SYSTEM**

**309.1 Compliance with mandatory energy code requirements.** Details and calculations to show compliance with mandatory energy code requirements shall be provided.

**309.2 Building thermal envelope.** Drawings and details of materials and assemblies which describe the building envelope shall be provided.

## **SECTION 310 STRUCTURE**

**310.1 Load listings.** Construction Documents shall include the information required by Section 1603 of the International Building Code.

1. Dead loads.
2. Live loads.
3. Ground snow load and roof snow load.
4. Seismic design category and assumed soil site classification.
5. Risk category.
6. Wind speed and exposure category.

**310.2 Engineering analysis.** An engineering analysis for design loads to support the selection of all structural members and connections in compliance with applicable codes shall be provided.

**310.3 Design calculations.** Design calculations shall:

1. Identify reference standards and/or code tables, present design methodology in a step-by-step reviewable format.
2. Include applicable design loads and load paths.
3. Demonstrate compliance with the loads required by the building code adopted by the AHJ.
4. If the design is using a prescriptive method of design clearly identify the source utilized.

**310.4 Specifications of materials.** Materials shall comply with the material requirements of the IBC, IRC, or adopted codes as applicable, and shall provide information to enable determination of design strengths.

**310.5 Details of structural elements and subsystems.** Details of structural elements and subsystems, including framing details, spacing, size, connections and fasteners shall be provided. This includes:

1. Engineered roof details.
2. Truss specifications data sheet.
3. Truss or rafter uplift connections.
4. Attachment of roof coverings.
5. Braced wall lines identified on the drawings.
6. Specifications for shear walls and diaphragms.
7. Structural adequacy of shear walls and diaphragms confirmed.
8. Locations and specs for hold down devices.
9. Column and post schedule.
10. Header and beam schedule.
11. Continuity of uplift resistance confirmed.
12. Details of module interconnection.
13. Wind-borne debris protection, as applicable.
14. Floor details.
15. Connections of all framing members.



**310.6 Blocking plan and foundation loads imposed by modules.** The resulting uniform and concentrated load vectors for magnitude and direction imposed by the modules on suggested foundations plan shall be provided. All loads, both gravity and lateral loads due to wind and seismic, shall be identified.

**310.7 Foundation plans.** Where required by the AHJ, foundation plans and details of connections of modules to foundations shall be provided by a registered design professional. This information includes:

1. Allowable soil bearing pressure.
2. Minimum concrete strength required for specified anchoring devices.
3. Locations and specifications for anchoring devices.
4. The actual gravity, lateral and uplift loads.

## **SECTION 311 CONNECTIONS**

**311.1 On-site connections.** On-site connections including interconnection details and instructions and connections from site-built elements to modules or panels shall be provided.

**311.2 Information of on-site connections.** Construction documents shall include details of the following types of connections:

1. Inter-connections between off-site components at site.
2. Connections and attachments between off-site components and site-built building assemblies.
3. Connections and attachments between off-site components and site-built building assemblies.
4. Connections between all construction components connected and completed at the site, including fire rated architectural elements such as walls, floors, ceiling, roofs, and structural/non-structural, mechanical, plumbing, electrical, communications, fire protection, technology, HVAC systems and assemblies.

**311.3 Manufacturer's instructions.** On-site connections shall follow approved manufacturer's instructions.

## **SECTION 312 INSPECTION PROCEDURES**

**312.1 General.** Typical inspections for projects with off-site components include in-plant and on-site.

**312.2 In-Plant inspections.** In-plant inspections that are conducted by employees of a Third-Party Inspection Agency shall verify that constructions are in compliance with the approved construction documents. The Third-Party Inspection Agency shall inspect each modular or panelized unit in a phase of construction or inspect modular components to verify that construction is in compliance with the approved construction documents and the approved quality documents.

**312.2.1 Remote Virtual Inspections.** The AHJ shall have the option to conduct remote virtual inspections (RVI).

## **CHAPTER 4 THIRD-PARTY REVIEW AND INSPECTION AGENCIES SECTION 401 GENERAL**

**401.1 Third-Party Review and Inspection agency.** Third-party agencies, other than the state, that perform in-plant inspections, evaluate quality control procedures, approve engineering manuals, and approve plans, shall be approved by the AHJ. Approval requests shall contain the following requirements as applicable:

1. Name and address of the entity making application.
2. Disciplines for which the third-party agency seeks approval.
3. A list of key personnel indicating their primary functions or duties.
4. The number of years the entity has actively engaged in the business for which it seeks approval.
5. A statement by the evaluation agency that it shall adhere to the requirements of the regulations of the AHJ.

6. A copy of the accreditation certificate, issued by an ISO/IEC 17011-compliant accreditation body, that establishes the ability to provide services in accordance with the ISO/IEC 17065 standard for product evaluation or the ISO/IEC 17020 standard for inspection service, as appropriate.

7. A copy of the registered design professional certification for any employee that shall be responsible for plan review and approval work.

8. A copy of the professional license or plan review certification for all employees that shall be performing plan review. The plan reviewer must only review plan and specific disciplines in the area in which they are certified or licensed.

**Exception:** Unlicensed plan reviewers shall be permitted to review plans provided they work directly under the supervision of a Professional Engineer, Architect or certified plan reviewer.

9. A copy of the professional license or certifications for personnel that shall be performing in-plant inspections. The inspector shall only inspect in areas in which they are licensed or certified.

10. A statement that the third-party agency is independent and does not have any actual or potential conflict of interest and is not affiliated with, influenced by, or controlled by any present or potential client manufacturer in any manner that might affect its capacity to render service or reports of findings objectively and without bias.

11. A statement that the third-party agency shall review each design as required for plan approval and identify deficiencies on a corrective action report item by item with citations to the standards. The third-party agency shall verify that deficiencies have been corrected prior to issuing acceptance. The third-party agency shall signify approval of a design by placing its stamp of approval or authorized signature on each page and submit a copy to the AHJ and manufacturer.

12. A statement that the third-party agency shall perform an initial plant certification and document a written certification report to the manufacturer and the AHJ. The initial plant certification shall require 100 percent inspection of the aspects of construction on not less than one module or modular component and verify that the manufacturer has a functioning quality assurance process. This inspection shall be made by one or more qualified engineers who have reviewed the approved design and by a qualified inspector. If the initial module or modular component fails to conform with the design or standard, additional modules or modular components shall be inspected until the third-party agency is satisfied that the manufacturer complies to the approved design, the standards, and the quality assurance manual.

13. A statement that for on-going inspections the third-party agency shall inspect each module in a phase of construction to verify that the quality assurance process is in compliance with the initial manufacturing plant certification. If the third-party agency finds deficiencies, additional action shall be taken to assure the quality assurance process is in compliance with the initial manufacturing plant certification.

14. A statement that for on-going inspections the third-party agency shall determine the frequency of inspection of a modular component or panelized system as necessary to assure the quality assurance process is functioning in compliance with the initial manufacturing plant certification. If the third-party agency finds deficiencies, additional action shall be taken to assure the quality assurance process is in

compliance with the initial manufacturing plant certification.

15. The third-party agency shall provide to the manufacturer, a written or electronic inspection report after each inspection identifying each deficiency to the standard or approved designs. The third-party agency shall only issue labels after all deficiencies have been corrected.

16. A procedure for maintaining records to control the agency's labels.

17. A procedure to identify all module or modular components produced and inspections performed.

18. The third-party agency shall have insurance to cover liabilities arising from possible errors and omissions from its operations.

19. The request for approval shall contain the signature of a responsible officer, owner, or partner of the submitting third party agency.

**401.2 Unlicensed inspector.** An unlicensed inspector shall be considered an inspector in training and must receive a professional license or certification within two years of the date of employment. The third-party inspection agency shall have an inspector training procedure that is to be monitored by the state or the accreditation agency. The training shall be done by a licensed professional or a certified inspector.

## **SECTION 402 PERFORMANCE EVALUATION OF EVALUATION AGENCIES**

**402.1 General.** The state or accreditation agency shall monitor the reliability of each evaluation agency at any reasonable time, with or without prior announcement. Each examination shall investigate the application of evaluation procedures, including construction documents, test results, and analysis of compliance assurance programs. Copies of each report shall be sent to the evaluation agency. Evaluation agencies shall be notified of any deficiencies and of the manner in and time by which such deficiencies must be corrected. The evaluation agency shall provide a plan of corrective action (POCA) not more than 20 days to the state or accreditation agency outlining the steps to be taken to eliminate the deficiency. The state or accreditation agency shall evaluate the POCA, through monitoring, and determine if the POCA corrected the deficiency or if further action shall be necessary.

## **SECTION 403 QUALITY ASSURANCE PERSONNEL**

**403.1 Quality assurance administrator.** The quality assurance administrator shall be a Registered Design Professional with not less than two years of actual or supervisory experience in modular or component products, and not less than two years of experience in the quality assurance function.

**403.2 Quality assurance supervisor.** The quality assurance supervisor shall have not less than two years

of experience as an inspector in the modular or component industry.

## **CHAPTER 5 REQUIREMENTS FOR COMPLIANCE ASSURANCE PROGRAM**

### **SECTION 501 GENERAL**

**501.1 General.** The Quality Assurance manual shall be submitted to the AHJ on 8-1/2" x 11" paper bound into an indexed booklet or electronic equivalent. The cover shall have the words "Compliance Assurance Program" and identify of the manufacturer, inspection and evaluation agencies.

**501.2 Revision to the manual.** A procedure for revision to the manual shall be outlined.

**501.3 Permission for inspection.** The manufacturer shall provide the state or third-party inspection agency with a signed document that allows the state or third-party inspection agency to inspect the manufacturing plants, products and building sites at a reasonable time without prior announcement.

**501.4 Organizational chart and key personnel.** A graphic organizational chart of the company indicating the various departments, including management and production shall be provided including a list of key personnel by title in charge of the Compliance Assurance Program and management personnel by title and job description.

**501.5 Manufacturing plant layout.** A schematic plan of the manufacturing operation showing location and testing stations for mandatory inspections shall be provided.

**501.6 Station by station description.** A detailed list of work performed at each station shall be provided.

**501.7 Inspection procedure.** An outline of inspection and test procedures, including accept/reject criteria and mandatory inspection characteristics shall be provided. The procedure shall identify the frequency of inspection and how nonconformances are remedied.

**501.8 Inspection checklist.** A detailed list of inspections performed at each station and sign-offs shall be provided.

**501.9 Training.** A procedure for training the management individuals involved in quality control and employees shall be provided. The procedure should include training to the approved documents.

**501.10 Internal auditing.** A procedure on auditing the quality assurance process and how non-conformances are evaluated and remedied, and a plan of corrective action (POCA) procedure shall be provided.

**501.11 Construction documents.** A procedure on how documents including revisions are approved shall be provided. A procedure to assure that all construction documents conform to the approved building system shall be provided.

**501.12 Manufacturing records.** A method of keeping manufacturing records, site operations, storage preservation and access to these records shall be outlined identifying length of time records are kept.

**501.13 Serial numbering.** A system to serial-number the modules and modular components shall be outlined.

**501.14 Testing and inspection equipment.** Procedures for testing and use of inspection equipment shall be provided. This shall include the schedule of maintenance inspection and calibration of the equipment.

**501.15 Storage of module.** A procedure for storage of modules, both at manufacturing plant, other storage points and after delivery to site shall be provided.

**501.16 Packing for shipping.** Procedures for packing, packaging, storage, and transportation and related inspections shall be provided.

**501.17 Forms.** Forms to be used as part of the Quality Assurance Program and a written procedure on how the forms are used shall be provided.

## **SECTION 502 MATERIALS CONTROL**

**502.1 Inspection of materials.** The procedure for the inspection of materials at point of receipt and at the point of use on the production line shall be provided.

**502.2 Protection of materials.** An explanation of how materials are stored for protection from damage and deterioration shall be provided. Materials shall be stored in accordance with the manufacturer's instructions.

**502.3 Rejected materials.** A procedure for the segregation and disposal of rejected materials shall be outlined.

## **SECTION 503 CERTIFICATION LABEL**

**503.1 General.** A procedure for certification label control and month end reporting shall be provided. The manufacturer shall purchase and apply the certification label in accordance with the requirements of the AHJ.

**503.2 Final inspection and labeling.** Procedures for final inspection, identification, and labeling shall be provided.

## **CHAPTER 6 AUTHORITIES HAVING JURISDICTION**

### **SECTION 601 GENERAL**

**601.1 Registration of manufacturers.** Manufacturers shall not engage in business activity relating to the construction of modular buildings without being approved by the Authority Having Jurisdiction

**601.2 Requirements for manufacturers.** Requirements for manufacturers are as follows:

1. The approval of a manufacturer shall be in compliance with the AHJ.
2. Each separate manufacturing facility shall be approved. A manufacturing facility is separate if it is not on property that is contiguous to a registered manufacturing facility.
3. An approved manufacturer shall notify the AHJ in writing if:
  - 1.1 The corporate or firm name is changed.
  - 1.2 The main address of the registrant is changed.

1.3 There is a change in not less than 25 percent of the ownership interest of the company in not more than a 12-month period. A change in ownership shall require a new registration if the new owners do not accept responsibility for units constructed under the previous owners.

1.4 A new manufacturing facility is established.

1.5 There are changes in principal officers of the firm.

1.6 An application for original registration or renewal shall be rejected if any information contained on, or submitted with, the application is incorrect or incomplete. The certificate of registration shall be subject to revocation or suspension by the AHJ for violations of this standard.

**601.3 Inspection and enforcement.** The AHJ is designated as the representative for the enforcement of this standard.

**601.4 List of approved third-party inspection agencies.** The AHJ shall maintain a list of approved third-party inspection agencies. Each manufacturer shall contract with one or more inspection agencies for evaluation, monitoring and inspection services. The contract shall delineate the services to be provided by the inspection agency. The inspection agency shall notify the AHJ not more than 30 days of signing a new contract or terminating an existing contract with any manufacturer.

**601.5 Right of entry and examination by AHJ.** The AHJ shall have access, during reasonable hours, to enter a manufacturing facility and the building sites upon permission of any person who has authority or shares the use, access, or control over the building, or upon request from local officials having jurisdiction, for examination as to compliance with this standard.



**CHAPTER 7**  
**THIRD-PARTY INSIGNIA, IDENTIFICATION AND DATA PLATES**

**SECTION 701**  
**GENERAL**

**701.1 Third-Party Agency Certification insignia and identification.** Modular components or modules of an approved modular building shall be marked with an insignia or other identification supplied by the third-party inspection agency that includes the name and address of the third-party inspection agency and the certification label number.

**701.2 Mounting of insignia.** The insignia or identification shall be affixed so that it cannot be removed without destroying it. The insignia shall be affixed or applied in the vicinity of the electrical distribution panel or in another location that is readily accessible for inspection. Where a building is comprised of more than one modular component or module, the required insignia shall have the option of being furnished as a single label for the entire building provided each module is marked by the third-party inspection agency in a clearly identifiable manner provided with or on the insignia.

**701.3 Insignia control.** The insignia shall be under direct control of the third-party inspection agency until applied by the manufacturer to the modules or modular components that comply with this chapter. The manufacturer shall not acquire insignia from other sources. Each inspection agency shall

keep a list of the serial numbers of insignia issued to each manufacturer's plant such that a copy of the record can be submitted to the administrator upon request.

**701.4 Manufacturer's data plate.** A manufacturer's data plate shall be provided for each dwelling unit or building. The following information shall be placed on a permanent manufacturer's data plate as identified on the cover sheet of the plans and in a location that is readily accessible for inspection. The compliance assurance agency shall approve the form and location of the data plate and shall insure that the data plate is complete with the following information:

1. Manufacturer's name and address.
2. Compliance assurance agency certification number.
3. Serial number of each module of the building.
4. Serial number of the state registration seal.
5. Date of manufacture of the building.
6. List of codes and standards under which the building was evaluated and constructed and the type of construction and occupancy classification under those codes and standards.
7. Design live roof load, design floor live load, design wind speed, and design ground snow load, seismic design, and risk category.
8. Thermal resistance ("R") values.
9. Special conditions or limitations concerning the use of the building under the codes and standards applicable to the building. A list of such conditions or limitations that are furnished separately with the building shall comply with this requirement.
10. Special instructions for handling, installation and erection of the building. A list of such instructions that are furnished separately with the building shall comply with this requirement.
11. Designation of electrical service ratings, directions for water and drain connections and, where applicable, identification of permissible type of gas for appliances.

**701.5 Records retention.** The manufacturer shall maintain copies of the data plate and reports of inspection, tests and any corrective action taken for not less than a period of 10 years from the date of manufacture of the building.

## **CHAPTER 8 REFERENCED STANDARDS**

This chapter lists the standards that are referenced in various sections of this document. The standards are listed herein by the promulgating agency of the standard, the standard identification, the effective date and title, and the section or sections of this document that reference the standard.

Promulgating Agency And Standard Reference Number	Title	Referenced in code section number
IBC - 2021	International Building Code	101.3, 202, 310.1
IRC - 2021	International Residential Code	101.3, 202
ISO/IEC 17011	Conformity assessment — General requirements for accreditation bodies accrediting conformity assessment bodies	401.1
ISO/IEC 17065	Conformity assessment — Requirements for bodies certifying products, processes and services	401.1

ISO/IEC 17020	Conformity assessment — Requirements for the operation of various types of bodies performing inspection	401.1