

U.S. Fire Administration / National Fire Academy

Coffee Break Training

Topic: Part V: Factory-Built Construction Codes

Learning objective: The student shall be able to identify which building codes are applicable to factory-built buildings.

Factory-built structures—whether “modular” or “manufactured”—must meet construction safety codes. The codes address structural, electrical, fire, plumbing, and mechanical components of factory-built structures.

Today’s Coffee Break Training summarizes some of the sources for construction code information.

Generally:

- **Modular Homes, Panelized Homes, and Precut Homes:** All of these types of homes are required to comply with local building codes and standards. When the building is a one- or two-family dwelling, many jurisdictions have adopted the International Residential Code® or NFPA 5000®, Building Construction and Safety Code®.
- **Modular, Panelized and Precut Buildings other than One- and Two-Family Dwellings:** Where a modular, panelized, or precut building is other than a one- or two-family dwelling, NFPA 5000® or the International Building Code® may apply instead of the Residential Code.
- **Manufactured Buildings:** Prior to 1976, these were generally called **mobile homes**. Since the adoption of construction safety standards by the Federal Department of Housing and Urban Development (HUD), the safety has improved. Manufactured buildings now are being used for dwellings and many other uses. These factory-built buildings are **not** subject to regulation under State or local building codes. The applicable requirements are published in the Code of Federal Regulations, Title 24 (CFR24), Part 3280—Manufactured Home Construction and Safety Standards.

In all instances, you should contact your local or State building code official(s) to verify which code is applicable, what edition of that code is applicable, and any State or local amendments that have been made.

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Modular structures must meet locally adopted construction codes.