

**TOWNSHIP OF NORTH FAYETTE**

**BUILDING DEPARTMENT**

**NEW MODULAR HOME PERMIT GUIDE**

**SUBMIT THE FOLLOWING FOR PERMIT PLAN REVIEW:**

- Completed Application
- Workers Compensation Insurance Certificate for the contractors/installer or Affidavit of Exemption form.
- Current Notice of Approval from PA Department of Community and Economic Development. (See sample letter attached.)
- Property survey with proposed house drawn on by surveyor. Survey must also include all driveways, decks, stairs, porches, carports and sheds.
- Include details or information regarding site grading to prevent water accumulation around the home's foundation.
- Site Installation Inspection Form. Indicates the method of compliance for air sealing and insulation, duct sealing, window fall protection devices and floor or foundation wall insulation.
- Footer, pier and foundation construction details.
- Two (2) complete sets of approved manufacturer's installation instructions.
- Floor plan for the home. Must include location of smoke and carbon monoxide detectors.
- What is being used for access to every exterior door. (Temporary stairs, deck, landings, pre-fabricated stairs, ect.)
- Construction drawings for any decks, stairs or porches (Higher than 30 inches above grade. If less than 30 inches above grade, you will only need to show the location of such decks, stairs and/or porches on the survey and indicate as such.)
- Please check with the building inspector for additional requirements if there will be an integral or attached garage or finished basement.
- Any Modular home installed on a private lot must have a permanent foundation or crawl space.

**REQUIRED INSPECTIONS AND FINAL OCCUPANCY REQUIREMENTS:**

- The following inspections are typically required for modular homes:
  - **Footer**
  - **Foundation**
  - **Storm-water**
  - **Sewer-Tap**
  - **Electrical**
  - **Plumbing**
  - **Final for Occupancy**

**An "Inspections Required Form" will be issued with the permit detailing when the inspections are needed and how to schedule them. A Certificate of Occupancy MUST be issued by North Fayette Township prior to occupying the home.**

- **Typical Final Inspection Requirements:**

- All modular homes must contain a Data Plate. Additional installation requirements may be indicated on the Data plate.
- Final plumbing inspection report must be on-site.
- Electrical inspection sticker must be visible on the service panel or exterior disconnect.
- Minimum of 4 inch address numbers posted on the house.
- Must install proper ventilation to enclosed areas such as crawl spaces under modular homes.
- All exterior doors must have access that meets code requirements (i.e., decks, stairs, landings, pre-fabricated stairs.)
- If included on the building permit for the home, decks, stairs, landings and carports must be completed.
- Site grading must be completed.
- There must be positive structural connections at all required locations.
- Shims at piers shall be properly installed.

\*\*This list is not all inclusive.\*\*

- **Additional Information:**

- Modular Homes must meet all current code requirements.

## NOTICE OF APPROVAL

This notice serves to inform all interested parties that the following manufacturer of industrialized housing or housing components is approved consistent with the Pennsylvania Industrialized Housing Act (the Act). This notice is issued after the manufacturers building system documentation and compliance assurance program has undergone evaluation and continued monitoring by third party evaluation and inspection agencies as provided for in the Act. Having satisfied the requirements provided for in the Act, the following manufacturer may affix the appropriate insignia of certification for homes and/or components produced under this program.

Manufacturer's Name: \_\_\_\_\_  
Address \_\_\_\_\_  
City, State, Zip \_\_\_\_\_

Approval Summary & Limitations: Industrialized housing, 3 stories or less

Evaluation Agency: XXX  
Inspection Agency: XXX

Expiration Date: December 31, 2009

A copy of this notice should accompany all installation instructions, as well as the site installation inspection report form and any other documents submitted as a part of the building permit application process. The approval identified above is limited to the construction that takes place in the factory. Site related work, including installation, is to be inspected by the Construction Code Official, consistent with the submitted installation instructions, where applicable. The presence of the insignia of certification shall be presumptive evidence that the modules or components produced in the factory comply with the provisions of the Pennsylvania Industrialized Housing Act and are deemed to comply with locally enacted building codes, if the code official believes that there is a failure to comply with the building code of reference, information in this regard must be channeled through this office for review and determination.

This notice of approval is NOT applicable to manufactured housing subject to the provisions of the Manufactured Home Construction and Safety Standard Act (please see the exclusion note on the data plate in the home).



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