



**Boulder
County**

**Boulder County
Land Use Department
Publications**

Factory Built & Manufactured Building Plan Approval

Land Use Department
Courthouse Annex Building
2045 13th Street
PO Box 471
Boulder, CO 80302

**Building Safety &
Inspection Services:**
Phone: 303-441-3926

Email: building_official@bouldercounty.org
Website: www.bouldercounty.org/lu

Office Hours:

8 a.m.-4:30 p.m. Mon., Wed., Thurs., Fri.
10 a.m.-4:30 p.m. Tuesday

Building Permits can be applied for
and issued until 4 p.m.

Factory Built & Manufactured Building

Per the 2015 International Residential Code.

Categories, Definitions, and Regulations

Buildings that are constructed in a factory and moved to a site fall into two categories, **Manufactured Home and Factory-Built Structure:**

Manufactured Home: A structure that is transportable in one or more sections, built on a permanent chassis, designed for use with or without a permanent foundation, when attached to the required utilities, and constructed to the Federal Mobile Home Construction and Safety Standards and rules and regulations promulgated by the U.S. Department of Housing and Urban Development.

- Trailer Homes: pre-1950
- Mobile Homes: 1950-1976
- HUD Homes: 1976-current
- "RV" Camp trailer, campers, motorhome are not included.

Factory-Built Structure: Includes both HUD- Manufactured Home and Factory-built "Modular" Homes constructed and certified to the IRC International Residential Code or UBC Uniform Building Code.

Note: Factory Built Non-Residential (FBNR) structures are not dwellings, and are regulated by the Colorado Department of Local Affairs (DOLA) and subject to IBC and other construction codes.

The following information is required to be included with application for an installation permit:

1. **Site plan:** Provide either a dimensioned site plan of your land parcel , or a copy of the manufactured home community (or "manufactured home park") site plan indicating the location of your designated space, site or lot. Identify the site/space number or approved address on plan.
 - a. On the site plan show location of the home and accessory structures with setback dimensions from site separation line. Include overall dimensions of all structures. Include all awnings, patio cover, carport, landing, deck and stairs, storage structures.
 - b. List site/space number or approved individual address of the site on plan.
2. For **new manufactured home**, provide a copy of the State of Colorado Department of Local Affairs, Division of Housing approval of factory-built plan review (approved-stamped plans). Verify Boulder County wind speed and snow load for your site and note that an automatic residential fire sprinkler system is required to be included.
3. For **other than new manufactured home**, provide documentation of HUD-approved unit with wind speed and snow load design criteria. A label or permanently attached insignia is attached to each section. Specify which type of structure (from the list above) your home is classified as.
4. Permanent foundation plans require a design sealed by a Colorado-licensed Engineer.
5. Basement plans require a design sealed by a Colorado-licensed Engineer.
6. Heated or conditioned basements or basements containing appliances or equipment serving the dwelling are subject to the requirements of the Boulder County BuildSmart Code and the IRC.

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7. Basements designed for use as garage are required to comply with the IRC for fire separation from the dwelling, and BuildSmart Code for the building insulation envelope separation.
8. Provide construction details on plans for all awnings, patio cover, carport, landing, deck and stairs, storage structures. Include complete structural framing and connections, support, and exterior elevation drawing with height dimension.
Note: Site built structures attached to or bearing upon manufactured or factory-built homes require a design sealed by a Colorado-licensed Engineer.
9. Structures intended for installation in Wildfire Zone 1 are required to comply with Boulder County Ignition Resistant Materials requirements as well as Defensible Space and Wildfire Mitigation requirements.
10. If the site is within a designated floodplain, a separate Floodplain Development Permit (FDP) is also required. Provide a copy of your FDP with the building permit application materials.