

Modular (Industrialized) Buildings Information Sheet

Overview

An industrialized building consists of a structure which is wholly or in substantial part made, constructed, fabricated, formed or assembled in manufacturing facilities for installation on the building site so that concealed parts or processes of manufacture cannot be inspected at the site without disassembly, damage or destruction.

The PA Industrialized Act (12 PA Code Chapter 145) establishes uniform State standards and procedures for the identification, inspection and surveillance of the manufacture, assembly, installation, and overall quality process required for certification of industrialized buildings and components for use in communities in this Commonwealth.

Buildings or components within the scope of the Act must be manufactured from plans, specifications, and related design documents under a compliance assurance program in accordance with the requirements of the PA Industrialized Act and the regulations issued thereunder by the PA Department of Community and Economic Development (PA DCED).

Applicability

The PA Industrialized Act applies to factory-built components. Site-built components, site-dependent components, and alterations must comply with the Philadelphia Building Construction and Occupancy Code (PBCOC).

The Act was originally established to address components for residential use only and was later amended to include commercial construction. [Regulations governing non-residential buildings](#) and components were published by PA DCED in February 2023.

All permit applications that include non-residential construction submitted on or after January 1, 2024, must comply fully with the program requirements established by [PA DCED](#). Permit applications that include non-residential construction submitted prior to January 1, 2024, may elect to install those sections in accordance with PA DCED commercial modular building program requirements OR in accordance with the PBCOC requirements as outlined in [Appendix A](#).

Industrialized Building does not include a structure or building classified as an institutional building or manufactured (mobile) home, as defined by the National Manufactured Housing Construction and Safety Standards Act of 1974.

All construction must comply with the Philadelphia Zoning Code.

What is Reviewed by the Department of Licenses and Inspections (L&I)?

L&I reviews and enforces PBCOC regulations relating to the following:

- Excavations. If excavation is more than 5' below grade, a separate [excavation permit](#) shall be required.
- Site preparation.
- Foundation construction.
- Mechanical, electrical, plumbing, and fire suppression installations performed on-site, including utility connections.
- Site location, including required fire separation distance, exterior wall ratings, and exterior wall openings.
- Site and building accessibility.
- Construction, alteration or repair to the industrialized unit after installation.

- Change of occupancy classification.
- Any component added to or installed on site that was not manufactured prior to delivery on site (i.e. foundation, garages, decks, roof / wall covering, exterior stairs, distribution pipe, etc.).
- [Impacts on adjacent property.](#)

Application Requirements

The following documents and approvals are required to be submitted with the application:

- Application information as required by Section 301.5 of the Philadelphia Administrative Code.
- Licensed Contractor information.
- Pre-requisite approvals required by Section 305 of the Philadelphia Administrative Code.
- Zoning Permit and associated site plan.
- Plans approved by third party evaluation agency certified by the PA DCED shall be provided.
 - Each page must be stamped and signed by a member of the evaluation agency and must include the date that it was reviewed.
- Soils Investigation Report.
- Plans depicting details for excavation, foundation, site-built elements, non-residential spaces, and flood protection, as required by the PBCOC.
- Manufacturer's Notice of Approval document from the PA DCED.
- A "Site Installation Inspection Report" shall be provided from the approved manufacturer.
- Electrical services, water service, and sewer connections.
- If a sprinkler system is included, hydraulic calculations with supply / demand graph sealed by a PA Professional Engineer and a completed [Water Available – Flow Test Data](#) form shall be provided.
- [Statement of Special Inspections](#) and [Special Inspection Duties and Responsibilities](#) forms, as required for excavations, foundations, site-built components, and any non-residential modular units.
- Required [Flood Protection](#) forms, if located in a Special Flood Hazard Area.
- [Structural Design Criteria](#) form, where the building includes site-built or non-residential components.
- [Energy Conservation](#) forms, where the building includes site-built or non-residential components.
- [Excavation Permit](#), if excavation is more than 5' below adjacent grade.
- Pre-Construction Survey, Monitoring Plan, and Adjacent Owner's Acknowledgement, where there are [impacts on adjacent property](#).
- Any additional documentation demonstrating compliance with requirements of Chapter 33 of the PBCOC, Safeguards During Construction.
- Any additional documentation demonstrating compliance with the Philadelphia Fire Code, including Fire Service features and Fire Watch.

Filing Methods

You can submit your permit application [online using eCLIPSE](#) or [make an appointment to visit the License and Permit Center](#) located at the Municipal Services Building to submit in-person.

- You must apply for a New Construction permit for a Residential Building for one-and-two family dwellings and a Commercial Building for all other occupancies.
 - Residential New Construction for one-and-two family dwellings must be submitted as a [combo permit](#).
- Indicate that the building is “modular” during the application process.
- You are required to enter information on electrical, water, and sewer connections and any additional detail on site installed utilities.

Permit Fees and Review Times

- Refer to the [L&I permit fee schedule](#) for applicable fees.
- Additional permit fees: \$4.50 State surcharge; \$3 City surcharge; \$4.00 scanning / plan submitted on paper
- [Standard permit fees](#) apply to utility connections, site work, non-residential occupancies, and constructed areas

An application must include a filing fee of \$25 for one- and two-family dwellings and \$100 for all other occupancies. Balance of permit fee shall be due upon application approval.

Standard review times apply.

Inspection Requirements

Installers must comply with all regulations established under the PA Industrialized Housing Act and by the PA DCED.

The L&I inspector shall verify or inspect the following:

- Confirmation that components bear the Pennsylvania Insignia of Certification and the insignia of the inspection agency that evaluates and approves the designs, facilities, construction techniques, materials and quality assurance program used in each facility.
- Collection of completed “Site Installation Inspection Report”.
- Visual inspections for damages - no destructive testing or inspection is allowed. The L&I Inspector shall notify PA DCED if any damages are noted.
- Inspection of building location, site-dependent conditions, and site-built components to confirm compliance with approved permit documents and PBCOC.
- Electrical service shall be inspected by a licensed third-party electrical inspection agency, as identified on the electrical permit.
- Collection and review of certifications and reports. Review the full list of [certifications](#) that may apply, including Special Inspections, Flood Protection, and Fire Watch certification requirements.

APPENDIX A- Modular Buildings

Overview

This information sheet applies to applications for non-residential modular buildings and components submitted prior to January 1, 2024

Industrialized housing consists of a structure designed primarily for residential occupancy which is wholly or in substantial part made, constructed, fabricated, formed or assembled in manufacturing facilities for installation on the building site so that concealed parts or processes of manufacture cannot be inspected at the site without disassembly, damage or destruction.

The PA Industrialized Act (12 PA Code Chapter 145) establishes uniform State standards and procedures for the identification, inspection and surveillance of the manufacture, assembly, installation and overall quality process required for certification of industrialized housing and components for use in communities in this Commonwealth.

Buildings or components within the scope of the Act must be manufactured from plans, specifications, and related design documents under a compliance assurance program in accordance with the requirements of the PA Industrialized Housing Act and the regulations issued thereunder by the PA Department of Community and Economic Development (PA DCED).

Applicability

The PA Industrialized Housing Act applies to factory-built components used for residential (Group R) occupancy. Site-built components, site-dependent components, and alterations must comply with the Philadelphia Building Construction and Occupancy Code (PBCOC).

Non-residential buildings and components are not regulated by the PA DCED and must comply with the Philadelphia Building Construction and Occupancy Code (PBCOC). While the PA Industrialized Act was amended to include commercial construction, it shall continue to be enforced under the PBCOC until such time PA DCED establishes regulations.

If the non-residential sections are built within or on the residential sections (ex. amenity spaces on an upper floor), the Department of Licenses and Inspections must review and approve the entire project. However, residential sections that fall under the PA Industrialized Housing Program will be accepted if they are built in accordance with the edition of the International Building Code adopted by the City of Philadelphia.

Should no other use groups be constructed on or within the residential sections, these sections shall be constructed to the standards of PA DCED. This includes podium style construction where commercial sections are built on-site, factory built residential sections are placed on top and no other use groups are applied.

If a building contains both residential and non-residential occupancies, the residential components shall comply with the PA Industrialized Housing Act and PA DCED regulations and the non-residential components shall comply with the PBCOC.

Industrialized Housing does not include a structure or building classified as an institutional building or manufactured (mobile) home, as defined by the National Manufactured Housing Construction and Safety Standards Act of 1974.

All construction must comply with the Philadelphia Zoning Code.

What is Reviewed by the Department of Licenses and Inspections (L&I)?

L&I reviews and enforces PBCOC regulations relating to the following:

- Excavations. If excavation is more than 5' below grade, a separate [excavation permit](#) shall be required.
- Site preparation.

- Foundation construction.
- Mechanical, electrical, plumbing, and fire suppression installations performed on-site, including utility connections.
- Site location, including required fire separation distance, exterior wall ratings, and exterior wall openings.
- Site and building accessibility.
- Construction, alteration or repair to the industrialized housing unit after installation.
- Change of occupancy classification.
- Any component added to or installed on site that was not manufactured prior to delivery on site (i.e. foundation, garages, decks, roof / wall covering, exterior stairs, distribution pipe, etc.).
- Any non-residential units or spaces.
- [Impacts on adjacent property.](#)

Application Requirements

The following documents and approvals are required to be submitted with the application:

- Application information as required by Section 301.5 of the Philadelphia Administrative Code.
- Licensed Contractor information.
- Pre-requisite approvals required by Section 305 of the Philadelphia Administrative Code.
- Zoning Permit and associated site plan.
- Plans approved by third party evaluation agency certified by the PA DCED shall be provided.
 - Each page must be stamped and signed by a member of the evaluation agency and must include the date that it was reviewed.
- Soils Investigation Report.
- Plans depicting details for excavation, foundation, site-built elements, non-residential spaces, and flood protection, as required by the PBCOC.
- Manufacturer's Notice of Approval document from the PA DCED.
- A "Site Installation Inspection Report" shall be provided from the approved manufacturer.
- Electrical services, water service, and sewer connections.
- If a sprinkler system is included, hydraulic calculations with supply / demand graph sealed by a PA Professional Engineer and a completed [Water Available – Flow Test Data](#) form shall be provided.
- [Statement of Special Inspections](#) and [Special Inspection Duties and Responsibilities](#) forms, as required for excavations, foundations, site-built components, and any non-residential modular units.
- Required [Flood Protection](#) forms, if located in a Special Flood Hazard Area.
- [Structural Design Criteria](#) form, where the building includes site-built or non-residential components.
- [Energy Conservation](#) forms, where the building includes site-built or non-residential components.
- [Excavation Permit](#), if excavation is more than 5' below adjacent grade.

- Pre-Construction Survey, Monitoring Plan, and Adjacent Owner's Acknowledgement, where there are [impacts on adjacent property](#).
- Any additional documentation demonstrating compliance with requirements of Chapter 33 of the PBCOC, Safeguards During Construction.
- Any additional documentation demonstrating compliance with the Philadelphia Fire Code, including Fire Service features and Fire Watch.

Filing Methods

You can submit your permit application [online using eCLIPSE](#) or [make an appointment to visit the License and Permit Center](#) located at the Municipal Services Building to submit in-person.

- You must apply for a New Construction permit for a Residential Building for one-and-two family dwellings and a Commercial Building for all other occupancies.
 - Residential New Construction for one-and-two family dwellings must be submitted as a [combo permit](#).
- Indicate that the building is “modular” during the application process if the building is for residential use.
 - Do **NOT** select this option if the building is for commercial and mixed-use. The provisions outlined in this information sheet still apply to the residential portions of mixed-use buildings.
- You are required to enter information on electrical, water, and sewer connections and any additional detail on site installed utilities.

Permit Fees and Review Times

- Refer to the [L&I permit fee schedule](#) for applicable fees.
- Additional permit fees: \$4.50 State surcharge; \$3 City surcharge; \$4.00 scanning / plan submitted on paper
- [Standard permit fees](#) apply to utility connections, site work, non-residential occupancies, and constructed areas

An application must include a filing fee of \$25 for one- and two-family dwellings and \$100 for all other occupancies. Balance of permit fee shall be due upon application approval.

Standard review times apply.

Inspection Requirements

Installers must comply with all regulations established under the PA Industrialized Housing Act and by the PA DCED.

The L&I inspector shall verify or inspect the following:

- Confirmation that components bear the Pennsylvania Insignia of Certification and the insignia of the inspection agency that evaluates and approves the designs, facilities, construction techniques, materials and quality assurance program used in each facility.
- Collection of completed “Site Installation Inspection Report”.
- Visual inspections for damages - no destructive testing or inspection is allowed. The L&I Inspector shall notify PA DCED if any damages are noted.
- Inspection of building location, site-dependent conditions, and site-built components to confirm compliance with approved permit documents and PBCOC.
- Electrical service shall be inspected by a licensed third-party electrical inspection agency, as identified on the electrical permit.

- Collection and review of certifications and reports. Review the full list of [certifications](#) that may apply to mixed-use buildings or site-built areas. At a minimum, criteria surrounding Special Inspections, Flood Protection, and Fire Watch certification shall apply.