

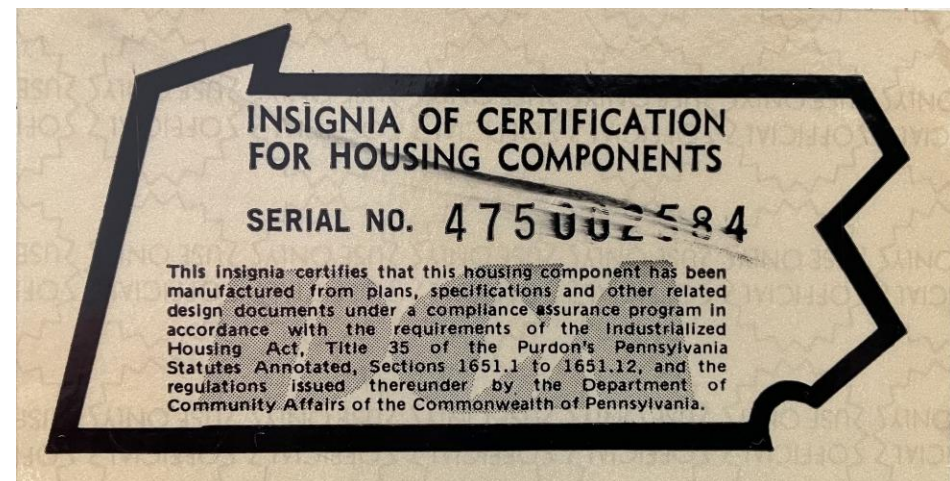
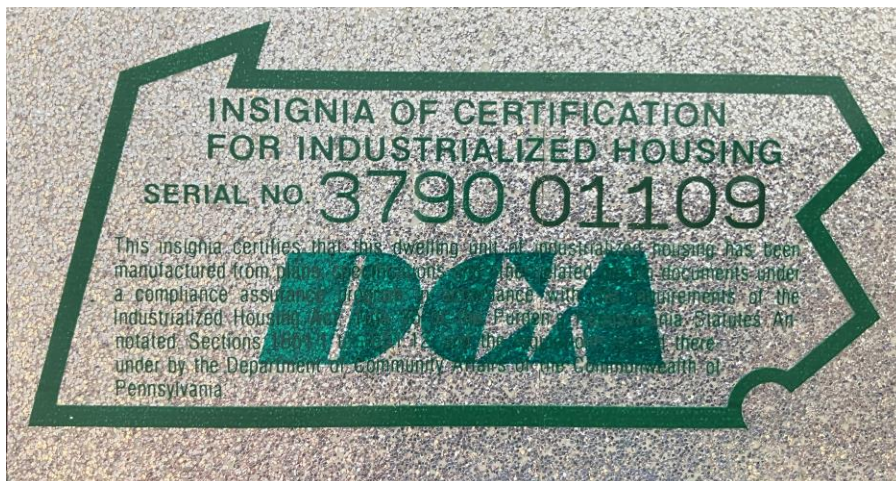
Industrialized Housing & Buildings

Housing & Buildings Standards Division, PA Dept. of
Community and Economic Development, DCED

▶ Dept. of Community Affairs

> ready > set > succeed

DCA was created in 1966. In 1974, under HUD's Minimum Property Standards (MPS) and Technical Suitability of Products (TSP) Program for Category III State Administrators. Through legislation, DCA regulated industrialized (modular) housing, known as the Industrialized Housing Act. (Title 35 P.S. - Chapter 18, Health and Safety - §1651.1 - §1651.12)



Creation of DCED

> ready > set > succeed

Under Pennsylvania Governor Tom Ridge, the Department of Community and Economic Development was created by the Community and Economic Development Enhancement Act (*Act of Jun. 27, 1996, P.L. 403, No. 58*), merging the Departments of Commerce and of Community Affairs.

Industrialized Housing Act now enforced by DCED.

Program Background

> ready > set > succeed

- **1972** – PA Industrialized Housing Act – PA Department of Community Affairs (DCA)
- 1976 – Manufactured Housing Construction and Safety Standards
- **1982** – PA Manufactured Housing Authorization Act
- 1999 – Uniform Construction Code enacted
- 2006 – PA Manufactured Home Improvement Act
- 2012 – PA Manufactured Home Improvement Act amended to address Relocated Manufactured Homes
- 2020 – Transitioned to HUD Installation Program
- 2024 – Commercial Modular Buildings (fully implemented)

Programs managed by DCED / Hsg. & Bldgs. Standards Division.

Terminology

> ready > set > succeed

- **Industrialized** Housing & Buildings
 - Commonly referred to as “modular”

PA Programs funded through label and insignia fees collected, no tax dollar support.

Benefits

> ready > set > succeed

Industry focuses on:

- ✓ Faster construction times.
 - ✓ Lower costs
 - ✓ Greater sustainability
 - ✓ less waste, more efficient
 - ✓ Improved working conditions
 - ✓ Design flexibility
 - ✓ Reduced environmental impact
-
- ✓ Enhanced quality through regulation!

Exemption

> ready > set > succeed

Manufactured & Industrialized Housing Exemptions S901(a)

- Certified (new) **manufactured** or **industrialized** (modular) housing shipped from the factory

Exemption

> ready > set > succeed

Manufactured & Industrialized Housing R403.1(b)(5) S901(a)

- The Uniform Construction Code does not apply to **manufactured** or **industrialized** housing shipped from the factory under section 901...as provided for §403.25

> The Act

> ready > set > succeed

Pennsylvania Statutes Title 35 P.S. Health and Safety § 1651.5.

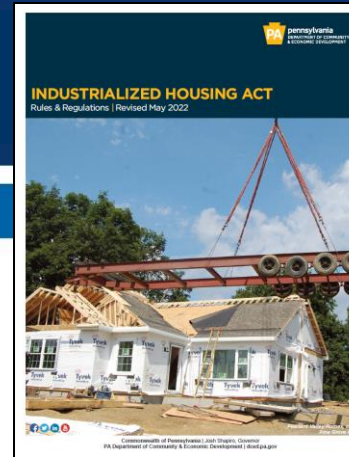
This chapter interprets and makes specific the provisions of the act, as provided in section 5 of the act (35 P.S. § 1651.5).

This chapter establishes administrative procedures for the implementation of the act which will facilitate the use of industrialized housing, buildings, and housing or building components in this Commonwealth consistent with safeguarding the health, safety and welfare of citizens of this Commonwealth and will carry out the purposes set forth in the legislative findings in section 2 of the act (35 P.S. § 1651.2). More specifically, this chapter is intended primarily to achieve the following objectives:

(1) Establish uniform standards affecting health, safety and welfare for the design, use of materials and methods of construction for industrialized housing, buildings, and housing or building components intended for sale, lease or installation for use in this Commonwealth.

The provisions of this § 145.2 adopted July 12, 1974, effective July 13, 1974, 14 Pa.B. 1403; **amended November 4, 2016**, effective **November 6, 2017**, 46 Pa.B. 6976.

From the IH Act



> ready > set > succeed

§ 145.2. Purpose.

This chapter interprets and makes specific the provisions of the act, as provided in section 5 of the act (35 P.S. § 1651.5). This chapter establishes administrative procedures for the implementation of the act which will facilitate the use of industrialized housing, buildings, and housing or building components in this Commonwealth consistent with safeguarding the health, safety, and welfare of citizens of this Commonwealth and will carry out the purposes set forth in the legislative findings in section 2 of the act (35 P.S. §1651.2). More specifically, this chapter is intended primarily to achieve the following objectives:

§ 145.3. Scope.

Except to the extent otherwise stated in the act and the provisions of this chapter and in other applicable laws of the Commonwealth which are not inconsistent with or superseded by the act and this chapter, this chapter governs the design, manufacture, storage, transportation and installation of industrialized housing, buildings, and housing or building components which are sold, leased, or installed, or are intended for sale, lease, or installation, for use on a site in this Commonwealth. Industrialized buildings manufactured before November 6, 2017, may continue to be utilized in this Commonwealth subject to approval of the local code official.

Exemption

> ready > set > succeed

Manufactured & Industrialized Housing R403.25 S901(a)

(a) Manufactured housing is governed by the following under section 901(a) of the act (35 P.S. § 7210.901(a)):

(1) Except as provided in paragraph (2), the Uniform Construction Code does not apply to new manufactured housing assembled by and shipped from the manufacturer and which bears a label which certifies that it conforms to Federal construction and safety standards adopted under the Housing and Community Development Act of 1974 (42 U.S.C.A. § § 5401—5426) and installation of new manufactured housing in conformity with the manufacturer's approved design applicable to the particular home.

(2) Construction activities or processes including utility connections and grading not addressed by the manufacturer's approved design must comply with the Uniform Construction Code.

(3) The Uniform Construction Code applies to the following:

(i) Alteration or repair to the unit that does not fall within 24 CFR 3280.1 —3280.904 (relating to manufactured home construction and safety standards) and the manufacturer's installation instructions after assembly and shipment by the manufacturer.

(ii) Additions to the unit after delivery to the site.

(iii) Construction, alteration, repair or change of occupancy if the manufactured housing is resold to a subsequent purchaser.

(iv) Construction, alteration, repair or change of occupancy if the original purchaser relocates the manufactured housing.

Exemption

> ready > set > succeed

Manufactured & Industrialized Housing R403.25 S901(a)

(b) Industrialized housing is governed by the following under section 901(a) of the act:

- (1) Except as provided in subsection (b)(2), the Uniform Construction Code does not apply to industrialized housing assembled by and shipped from the manufacturer.
- (2) The Uniform Construction Code applies to all of the following:
 - (i) Site preparation.
 - (ii) Foundation construction.
 - (iii) Utilities connection.
 - (iv) Construction, alteration or repair to the industrialized housing unit after installation.
 - (v) Construction, alteration, repair or occupancy if industrialized housing is resold to a subsequent purchaser.
 - (vi) Construction, alteration, repair or occupancy if industrialized housing is relocated.

(c) The Department of Community and Economic Development may enforce and take action under the Industrialized Housing Act (35 P.S. §§ 1651.1—1651.12) and the Manufactured Housing Construction and Safety Standards Authorization Act (35 P.S. §§ 1656.1—1656.9).

Exemption

> ready > set > succeed

Manufactured & Industrialized Housing R403.25(c) S901(a)

(c) The Department of Community and Economic may enforce and take action under the **Industrialized Housing Act (35 P.S. § 1651.1—1651.12)** and the Manufactured Housing Construction and Safety Standards Authorization Act (35 P.S. §§ 1656.1—1656.9).

PA L&I Advisory

> ready > set > succeed



Advisory on Industrialized Buildings and Building Components

Section 901 of the Pennsylvania Construction Code Act (PCCA) ([35 P.S. § 7210.901](#)) exempts new manufactured and industrialized housing and housing components as defined by the Industrialized Housing Act ([35 P.S. § 1651.5](#)). The PCCA does not, however, specifically address "industrialized buildings and building components."

Recently, the Department of Community and Economic Development (DCED), under authority of section 5 of the Industrialized Housing Act amended regulations ([Chapter 145](#)) to monitor production and certification of industrialized commercial buildings and building components for placement in the Commonwealth of Pennsylvania.

The PCCA does not address "industrialized buildings and building components" and since they are permitted under the Industrialized Housing Act, the PCCA and Uniform Construction Code does not prohibit them. The Department of Labor & Industry does not enforce the Industrialized Housing Act, but certification of industrialized buildings and building components by DCED mirrors the current DCED program that certifies industrialized housing and housing components.

A manufacturer of industrialized buildings and building components must provide documentation to the Code Official that the building components were constructed following the code in effect in Pennsylvania at the time of construction. The Code Official is then required to perform inspections similar to those related to industrialized housing and housing components. Such inspections must include, but are not limited to, the following:

- Site conditions
- Utility connections
- Mechanical connections within the structure
- Accessibility and means of egress

Inspections should be performed in a non-destructive manner, but the Code Official has the authority to perform any inspections on the building components that they feel are necessary for the life safety component of the building and for its occupants.

Department of Labor & Industry | BOIS Director's Office | 651 Boas Street, Room 1613 | Harrisburg, PA 17121
717.783.6304 | Fax 717.787.8363
www.dli.state.pa.us

*Auxiliary aids and services are available upon request to individuals with disabilities.
Equal Opportunity Employer/Program*

PA L&I's Position

> ready > set > succeed

UCC Sections **not enforced** by construction code officials under
Industrialized Housing Act

§ 401.3. Certification required.

- (a) A person may not perform a plan review of construction documents, inspect construction or equipment, or administer enforce the Uniform Construction Code without being currently certified or registered by the Department in the category applicable to the work that is to be performed.
- (b) A person may not approve plans or perform inspections relating to accessibility requirements without being certified by the Department as an accessibility inspector/plans examiner. DCED also requires this certification (ICC).

▶ PA L&I's Position

> ready > set > succeed

All plan reviews and inspections with respect to the ***building*** as constructed ***offsite*** are conducted by ICC certified third party agencies, plans examiners, and inspectors under DCED's authority!

▶ PA L&I's Position

> ready > set > succeed

- Since DCED is not requiring UCC certifications (do require ICC) for **any** plans examiner or inspector of the building offsite, the code administrator is also not enforcing UCC Section 401.6 or Section 401.7 with respect to certification categories or category specification.

*This applies **only** to the building while offsite and not for plan review or inspection onsite for those portions that are completed on-site.

▶ PA L&I's Position

> ready > set > succeed

§ 401.13. List of code administrators.

The Department will maintain a list of code administrators indicating their categories of certifications on its Internet website (www.dli.state.pa.us). The Department will also make the list available to municipalities and, upon request, the public.

The Department will continue to maintain the list as required by UCC 401.13 but ***will not*** have information on anyone not registered with the Department, such as the ICC certified plans examiners and inspectors approved by DCED and not Commonwealth registration.

▶ PA L&I's Position

> ready > set > succeed

UCC Sections **partially not enforced** by
construction code officials under Industrialized
Housing Act

PA L&I's Position

> ready > set > succeed

§ 403.42a. Permit application.

(c) A licensed architect or licensed professional engineer shall prepare the construction documents under the Architects Licensure Law (63 P. S. § § 34.1—34.22), or the Engineer, Land Surveyor and Geologist Registration Law (63 P. S. § § 148—158.2). An unlicensed person may prepare design documents for the remodeling or alteration of a building if there is no compensation and the remodeling or alteration does not relate to additions to the building or changes to the building's structure or means of egress.

DCED ensures that design and preparation of construction documents for construction of **offsite buildings** will be in compliance with regulations and the applicable (local) codes. It will remain the code official's responsibility to ensure compliance with this section for all onsite requirements and construction. All alterations and modifications that occur prior to the completion of the sale, the home or building manufacturer **MUST** provide approval.

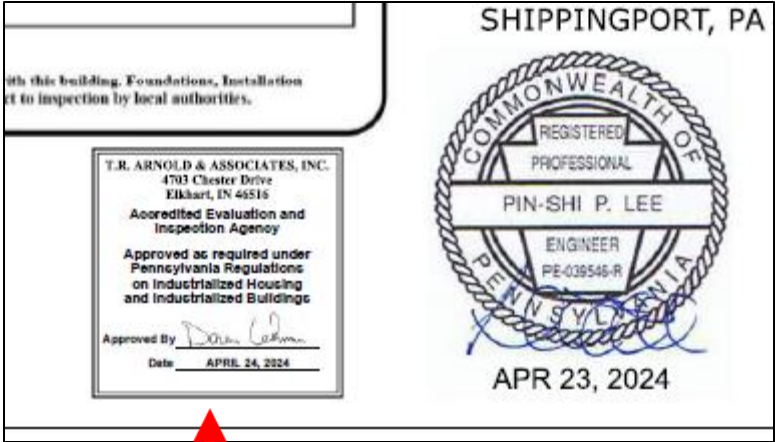
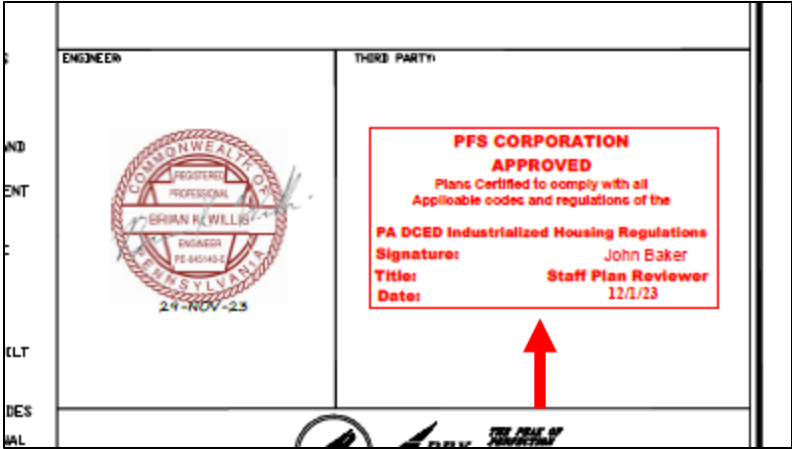
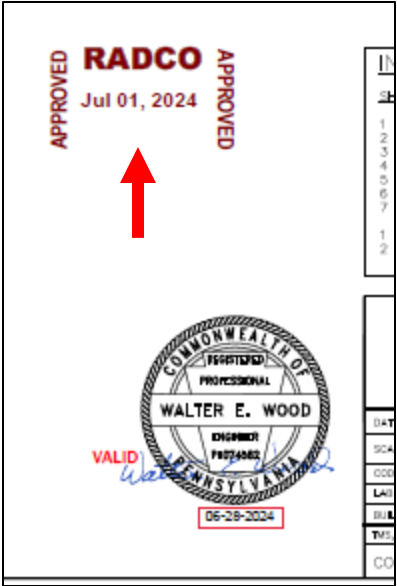
Should any remodeling or alterations occur after the sale, the local official has the authority as it occurred on-site and without manufacturers oversight.

> ready > set > succeed

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DCED / TPA Approvals

> ready > set > succeed



▶ If a problem is found.....

> ready > set > succeed



".....and there's an issue with the ADA toilets in the restrooms, that was done at the factory."

▶ PA L&I's Position

> ready > set > succeed

§ 403.45. Inspections.

(c) The permit holder or an authorized agent shall notify the construction code official when work is ready for inspection and provide access for the inspection. The work shall remain accessible and exposed for inspection. A construction code official may inspect the construction and equipment only during normal hours at the construction site unless the permit holder or agent requests or agrees to another time. Inspections may be conducted under § 403.86 (relating to right of entry to inspect).

Accessible and exposed for inspection is not applicable to **offsite** construction, but only to onsite construction and connections.

PA L&I's Position

> ready > set > succeed

§ 403.85. Release, retention and sharing of commercial construction records.

(a) A building code official shall keep records of all applications received, permits issued, reviewed building plans and specifications, certificates issued, fees collected, reports of inspections, notices and orders issued for all commercial buildings and structures under the Uniform Construction Code. A building code official shall retain these records as long as the related building, structure or equipment remains in existence.

DCED is the repository of the building plans and specifications for review, construction, and inspection of anything occurring ***offsite***. The code official ***shall*** retain all other records including applications, review, and inspection reports for this building at a particular location for as long as it remains in existence. There is no change to the retention of records requirement, just that DCED will retain records that are related to the “**industrialized**” portions.

▶ DCED's Role

> ready > set > succeed

- ✓ Enable the industry to design and construct to a uniform standard
- ✓ Provide assurance that off site construction follows an approved quality assurance program (production facilities)
 - ✓ Including plan review and inspection
 - ✓ With mechanisms to address problem
- ✓ Consumers and public protected through continual monitoring
- ✓ Provides for monitoring of QA program on behalf of the local code officials!
- ✓ Provides for continuity and cooperation with other Commonwealth agencies.

➤ Cooperation!

> ready > set > succeed

- ✓ UCC relies on DCED's programs to assure compliance off-site.
- ✓ DCED relies on the UCC to assure compliance on-site.



▶ Appropriate Use

> ready > set > succeed

Industrialized housing is One & Two Family Dwellings, Townhouses and other construction under Use Group R

Industrialized buildings used for other than Group R.

Industrialized Housing and Buildings

DCED establishes building code

- The current IRC and / or IBC
 - Generally consistent with UCC (different timeframe)
 - Local amendments may be recognized per §145.45 (buildings included)
- Provides mechanisms for building plan review and inspections
 - Through independent third-party agencies
 - DCED provides oversight
- Dialogue with local municipalities

▶ Limitations of the Programs

> ready > set > succeed

- Limited to CERTIFIED/NEW INDUSTRIALIZED HOMES and BUILDINGS to first purchaser.
- Limited to initial location of the home.
- In all cases, rely on cooperation with local code enforcement.
- No special consideration for land lease communities.
- Any aspect not addressed in these programs, must follow UCC.

➤ No Regulatory Program for...

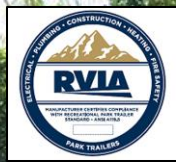
> ready > set > succeed

- Relocated commercial modular buildings
- Seasonal recreational park models
- Tiny Homes
- “Shed Homes”
- Shipping Container Units

**NOT
EXEMPT
FROM
UCC**

➤ No Regulatory Program for...

> ready > set > succeed



**Tiny Homes –
Constructed to ?**

**Park Models –
Constructed to ANSI 119.5**



Shipping Containers

> ready > set > succeed



Shipping Containers

> ready > set > succeed

Although the 2021 IRC and IBC address the use of Intermodal Shipping Containers, the shipping container is “repurposed”, therefore DCED will NOT approve the use of repurposed shipping containers.

These sections provide local officials additional information.

> ready > set > succeed



> ready > set > succeed



> ready > set > succeed









▶ Uniform Construction Code

> ready > set > succeed

UCC Regulations §403.25

Industrialized Housing – The UCC applies to:

- Site preparation
- Foundation construction
- Utility connection
- Construction, alteration, repair after delivery
- Construction, alteration, repair or change of occupancy if resold or relocated

▶ Uniform Construction Code

> ready > set > succeed

For example, regarding Industrialized Housing the UCC applies to:

- Soil issues
 - Frost heave protection, bearing capacity, site grading...
- Basement/Masonry crawl space design/construction
- Connection to utilities
- After market alterations

Industrialized Housing Adopted Standards/Codes

> ready > set > succeed

- DCED has full authority and responsibility to establish the standard
 - Current version of the International Codes (2018)
 - Generally, the same as UCC
 - Local amendments per §145.45
 - Local enforcement agency to propose to DCED to adopt municipal amendments
 - Disputes (regarding building code) channeled through DCED per §145.36

Industrialized Housing Adopted Standards/Codes

> ready > set > succeed

PA UCC anticipates to “go live” with the 2021 I-Codes on January 1, 2026.

DCED anticipates to enforce the 2021 I-Codes in all new construction beginning June 1, 2026.

▶ Permitting

> ready > set > succeed

- Required documents specific to the **Industrialized** home:
 - Current “Notice of Approval”
 - Blank “Site Installation Inspection Form”
 - Approved manufacturer installation instructions/design
- Permits should identify the home as **INDUSTRIALIZED**.

**KEEP IN MIND – INDUSTRIALIZED MODULAR
HOMES ARE REAL ESTATE!**

Notice of Approval

- Annually issued to approved manufacturers.
- IH Regulations require this notice to be provided to BCO at permit application time [§145.82(a)].

20XX - 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 manufacturer's building systems 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: Manufacturer, Inc
1234 Main Street
Anytown, PA 12345

Approval Summary & Limitations: One & Two Family Dwellings and Townhouses (IRC),
Residential Group R, (IBC)

Evaluation Agency: PFS
Inspection Agency: PFS

Expiration Date: December 31, 20XX

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 Housing Construction and Safety Standards Act (please see the exclusion note on the data plate in the home).

Housing Standards Division
400 North St., 4th Floor | Commonwealth Keystone Bldg. | Harrisburg, PA 17120
717.720.7416 | hmod@a@pa.gov | dced.pa.gov/mh

▶ Permitting

> ready > set > succeed

Site Installation Inspection Form

- A tool for builders and code officials to identify important on-site construction requirements.
- Key issues: air leakage test, window sill height/guards, floor insulation, fire sprinklers, etc.

BUILDER		SITE INSTALLATION INSPECTION REPORT		Form Replaces: 2/28/2014	
CUSTOMER		Set Over Name		Address	
BERGL, INC.		City, State, Zip		City, State, Zip	
This site installation inspection report is required by the Commonwealth of Pennsylvania to be completed by, not the installer, but the inspector. It is NOT intended to replace the installer's report.					
DATE	TIME	INSPECTOR	DATE	TIME	INSPECTOR
01/11/14	10:00	JOHN J. BERGL	01/11/14	10:00	JOHN J. BERGL
Foundation to properly align, square and level. Set into to properly secure to foundation. Support columns or walls are located per foundation drawings. Support columns/walls are installed so that center beam bears on support column pads. Center floor beams is secured to support columns as required. First floor center beams are installed together per installation instructions. Pre-installed completed on-gaps greater than 1/8" at floor and ceiling levels. Modules are secured to foundation around the perimeter per installation instructions. Insulation installed between modules. Modules secured at intervals on exterior. Interior openings have been secured together per installation instructions. Second story modules are fastened in accordance with installation instructions. Ceiling clear spans have been secured together per installation instructions. Roof Overwall has been sealed properly and is straps installed per installation instructions. Roof peak ribs have been secured together and straps installed across peak as required. Roof ribs have been sealed properly at racking overlap per installation instructions. After floor decking and ceiling ribs installed per installation instructions (usage & storage not only). Valley and Eave have been sealed properly to provide resistance to flow. No drainage or storm water catchment per instructions if flow. Exhaust vented by (s) have been vented to the exterior. Exhaust door has been sealed to the exterior. Plumbing Supply and Drain to be connected on-site per the approved installation manual. Electrical connections completed and tested. All windows with openings which open 2" or greater are 1/2" above finish grade or surface below and the framed part of the door opening is less than 24" above finished floor are provided with their installed window seal protection device per 2013 IRC R202.5. Floor or Basement Vent insulation installed as required by the FireCheck Energy Analysis provided. State Labels and Data Plate to be found in Kitchen Sink Cabinet, if there are no grooves, use the floor plate for specific room locations. As Barrier & Insulation Checklist completed & sent to Manufacturer. (Checklist partially completed in factory, provided to EPA upon house delivery to site.) Final Lightness test performed per section M1102.4.2 of the 2013 IRC if all ductwork is not contained within conditioned space. Final Lightness test was not performed in the factory. If a Fire Separation System was installed, was it completed per Model-Specific Details provided? If Fire Separation System is designed & installed on-site or others, file is N/A to this form. Is the Water Resistant Insulation placed under floor completed (if applicable) and sealed per IRC Section M2101 requirements? The underside of the 1st floor framing system has been protected per Best Manual section "1st Floor Protection" per PA and 2013-2018 IRC.					
Air Leakage Test conducted in accordance with N1102.4.1.2 and a written report of the results was signed by the approved third party conducting the test and provided to the code official. Test PASS or FAIL?					
By Signature: _____					

> ready > set > succeed

APPROVED BY



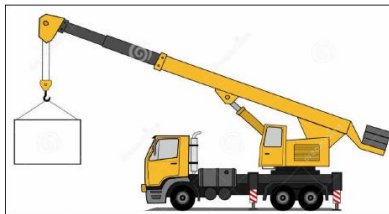
2/20/2024

Approval of this document does not authorize or approve any deviation or deviations from the requirements of applicable State Laws.



Keyser Valley Industrial Park-1 Simplex Drive- Scranton, PA 18504
Phone (570) 346-5113-Fax (570) 346-3732-Toll Free (800) 233-4233

Site Installation Manual



1-20

NOTE: BOLTS OR LAG SCREWS MUST BE INSTALLED AS NOTED BELOW. FAILURE TO DO SO MAY CAUSE STRUCTURAL PROBLEMS WITH THE HOUSE. LAG SCREWS ARE TYPICALLY SHIPPED LOOSE WITH EACH HOUSE. ALTERNATE FASTENING IS THREADED RODS W/ WASHERS & NUTS.

APPROVED BY
NTA

Approval of this document does not authorize or approve any deviation or deviations from the requirements of applicable State Laws.

42

2/20/2024

2'-8" 2'-8" 2'-8" 2'-8" ON CENTER

MIN. 3/8" DIA. X 8" L LAG SCREWS INSTALLED AT 32" O.C. STAGGERED AS SHOWN ENTIRE LENGTH OF HOUSE

STANDARD LAG SCREW
CENTER FLOOR &

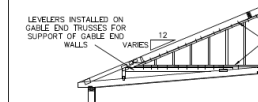
NOTE: ALTERNATE FASTENING REQUIREMENTS SHOWN ON THESE TYPICAL DETAILS, FOR INDIVIDUAL HOUSE. REFER TO THE APPLICABLE SET MANUALS PROVIDED WITH THE FASTENING REQUIREMENTS.

4'-0"	4'-0"	4'-0" ON CENTER
1/2" DIA. X 10' TYPICAL ROD W/ WASHERS & NUTS PROVIDED BY SEMPLIX INC. AND INSTALLED BY THE SET CREW ON SITE	TYPICAL SPACING OF BOLTS AT FLOOR AND CEILING WATER WALL GRIDDERS	NOTE: DRILL A 3/4" DIA. HOLE ONCE MODULATORS ARE SE PLACE. (TYP. AT BOLT LOCATIONS)

FLOOR JOISTS OR
CEILING JOISTS AT 16"
OR 24" ON-CENTER

ALTERNATE THREADED ROD

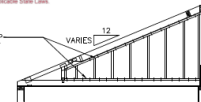
APPROVED BY
NTA 2/20/2024
Approval of this document does not authorize
approval or disapproval or deviations from the
requirements of applicable State Laws.



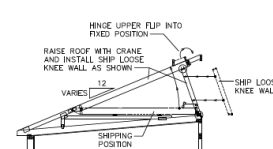
GABLE END WALL
(CATHEDRAL CEILINGS)

SET CREW: FASTEN TOP
AND BOTTOM PLATE OF
GABLE END WALL TO
TOP AND BOTTOM OF
TRUSS WITH (2) #BX3"
WOOD SCREWS EACH
BAY

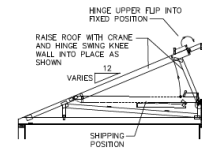
NOTE: GABLE END WALLS ARE
FACTORY BUILT AND SHEATHED
AND SHIPPED ON THE CARRIERS.



GABLE END WALL
(FLAT CEILINGS)



ROOF RAISING SEQUENCE (CATHEDRAL CEILINGS)



ROOF RAISING SEQUENCE (FLAT CEILINGS)

NOTE: THE INTENT OF THIS FIGURE IS TO ILLUSTRATE WHERE TRUSS FIELD CONNECTIONS ARE TYPICALLY REQUIRED TO COMPLETE THE TRUSS DESIGN. REFER TO THE APPROVED PLAN SETS AND TRUSS DETAIL(S) SHIPPED WITH THE HOUSE IN AN ENVELOPE MARKED "SET CREW" ILLUSTRATING THE ACTUAL FIELD CONNECTIONS REQUIRED TO COMPLETE THE DESIGN OF THE TRUSSES INSTALLED IN THAT HOUSE.

FIGURE 19

Commonwealth Approved Industrialized Housing Evaluation & Inspection Agencies

> ready > set > succeed



Plan Review

> ready > set > succeed

- Evaluation Agency stamp is evidence of plan review for compliance with applicable standard in effect at date of manufacturer.
 - See data plate
- Local Plan review for:
 - Plot plan
 - Details for decks, garages, porches, etc.
 - Any work beyond the Industrialized Home and installation

Industrialized Housing Identification

> ready > set > succeed



Kitchen Sink Base Cabinet



INDUSTRIALIZED HOUSING



INDUSTRIALIZED BUILDING



INDUSTRIALIZED HOUSING COMPONENT



INDUSTRIALIZED BUILDING COMPONENT

Industrialized SIP's

> ready > set > succeed

Structural Insulated Panels





ES Evaluation Report

> ready > set > succeed



ICC-ES Evaluation Report



ESR-4696

Reissued April 2023

This report is subject to renewal April 2024.

www.icc-es.org | (800) 423-6587 | (562) 699-0543

A Subsidiary of the International Code Council®

DIVISION: 06 00 00—WOOD, PLASTICS, AND COMPOSITES

Section: 06 12 00—Structural Panels

REPORT HOLDER:

THE MURUS COMPANY, INC.

EVALUATION SUBJECT:

STRUCTURAL INSULATED PANELS

1.0 EVALUATION SCOPE

Compliance with the following codes:

- 2018 and 2015 International Building Code® (IBC)
- 2018 and 2015 International Residential Code® (IRC)

Property evaluated:

Structural

2.0 USES

2.1 General:

Structural Insulated Panels are used as structural insulated roof and wall panels capable of resisting transverse, axial and in-plane shear loads.

2.2 Construction Types:

Structural Insulated Panels shall be considered combustible building elements when determining the construction type in accordance with IBC Chapter 6.

2.3 Fire Resistive Assemblies:

Structural Insulated Panels shall not be used as part of a fire-rated assembly unless suitable evidence and details are submitted and approved by the authority having jurisdiction.

3.0 DESCRIPTION

3.1 General:

Structural Insulated Panels are factory-assembled, engineered-wood-faced, structural insulated panels (SIPs) with an expanded polystyrene (EPS) foam core. The product is intended for use as load-bearing or non-load-bearing wall and roof panels. Structural Insulated Panels are available in 4⁷/₈-inch (117.5 mm) through 15-inch (381 mm) overall thicknesses and are custom-made to the specifications for each use. The maximum product size is 8 feet (2438 mm) wide and up to 24 feet (7315 mm) in length.

3.2 Materials:

3.2.1 Facing: The facing consists of two single-ply oriented strand board (OSB) facings a minimum of 7¹/₈-inch-thick (11.1 mm) conforming to the properties shown in Table

3. Additionally, facing materials shall conform to DOC PS 2, Exposure 1, Rated Sheathing with a span index of 24/16. Panels may be manufactured with the facing strength axis oriented in either direction with respect to the direction of product bending provided the appropriate design values are used.

3.2.2 Core: The core material is EPS foam plastic insulation conforming to ASTM C578, Type I. The foam core, up to 4-inch (101.6 mm) thickness, has a flame spread rating not exceeding 75 and a smoke-developed rating not exceeding 450 when tested in accordance with ASTM E84. Cores used in structural insulated panels up to 15 inches (381 mm) thick, comply with IBC Section 2603.3 Exception 4.

3.2.3 Adhesive: Facing materials are adhered to the core material using a thin-film adhesive. The adhesive is applied during the lamination process in accordance with the in-plant quality system documentation.

3.2.4 Material Sources: The facing, core and adhesive used in the construction of Structural Insulated Panels must be materials from approved sources as identified in the in-plant quality system documentation. A list of material suppliers is provided in Table 16.

3.2.5 Splines: Structural Insulated Panels are interconnected with surface splines, block splines, or I-joists (Figure 1). Connections using dimensional lumber splines or engineered structural splines not specifically addressed in this report must be designed in accordance with accepted engineering practice to meet applicable code requirements.

3.2.5.1 Surface Splines: Surface splines (Figure 1) consist of 3-inch-wide (76.2 mm) by 7¹/₈-inch-thick (11.1 mm) or thicker OSB. At each panel joint, one surface spline is inserted into each of two tight-fitting slots in the core. The slots in the core are located just inside the facing.

3.2.5.2 Block Splines: Block splines (Figure 1) are manufactured in the same manner as the SIP except with an overall thickness that is 1 inch (25.4 mm) less than the overall thickness of the panels to be joined.

3.2.5.3 I-Joist Splines: Structural capacities for prefabricated wood I-joists splines (Figure 1) shall be established and monitored in accordance with ASTM D5055 with properties equal to or greater than those shown in Table 4. The overall depth of the joist is 1 inch (25.4 mm) less than the overall thickness of the panels to be joined.

4.0 DESIGN AND INSTALLATION

4.1 Design:

4.1.1 Overall Structural System: The scope of this report is limited to the evaluation of the SIP component. Panel

ESR-4696 | Most Widely Accepted and Trusted

Page 12 of 12

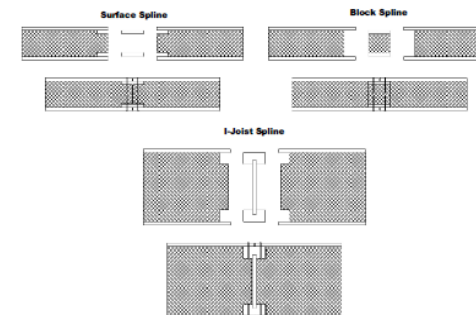


FIGURE 1—SIP SPLINE TYPES

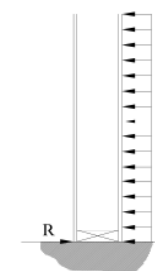


FIGURE 2—ZERO BEARING SUPPORT

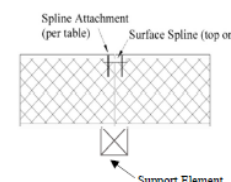


FIGURE 3A—INTERIOR SUPPORT SPLINE

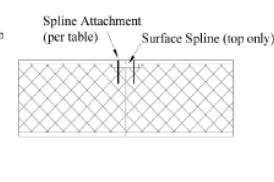


FIGURE 3B—SURFACE SPLINE

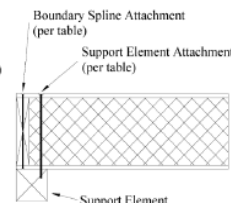


FIGURE 3C—BOUNDARY SUPPORT ELEMENT

Procedural Change!

> ready > set > succeed

SIP manufacturers who construct these components and have an evaluation report verifying compliance to the applicable (local) codes by an ISO / IEC 17065 accredited agency, the component will no longer fall under the DCED industrialized program and will not be required to receive a DCED insignia of certification. The local design professional will need to include the evaluation report with their designs (similar to an engineered roof truss) and obtain a licensed Pennsylvania engineer seal, like a typical site-built structure, acceptable to the local authority having jurisdiction. Therefore, these products will not fall under the exemption of the Pennsylvania Uniform Construction Code (PA UCC).



TO: PENNSYLVANIA APPROVED THIRD-PARTY AGENCIES
FROM: MICHAEL MOGLIA, CHIEF, HOUSING & BUILDINGS STANDARDS DIVISION, PA DCED *mm*
SUBJECT: CERTIFICATION OF STRUCTURAL INSULATED PANEL COMPONENTS (SIPS)
DATE: 8/29/2024

This memorandum is being sent to provide clarification of the certification requirements for Structural Insulated Panels (SIPs), when constructed as a component.

The Pennsylvania industrialized housing act initially included the approval and certification of structural insulated panel components as there were no alternative evaluation or inspection processes that were provided to assure compliance to the applicable building codes. Currently manufacturers of these types of products are now being evaluated and inspected by agencies with an ISO (International Organization for Standardization) / IEC (International Electrotechnical Commission) accreditation.

As a result, the Pennsylvania Department of Community and Economic Development has made a procedural change regarding the certification of SIP components falling under the DCED Program.

SIP manufacturers who construct these components and have an evaluation report verifying compliance to the applicable (local) codes by an ISO / IEC 17065 accredited agency, the component will no longer fall under the DCED industrialized program and will not be required to receive a DCED insignia of certification. The local design professional will need to include the evaluation report with their designs (similar to an engineered roof truss) and obtain a licensed Pennsylvania engineer seal, like a typical site-built structure, acceptable to the local authority having jurisdiction. Therefore, these products will not fall under the exemption of the Pennsylvania Uniform Construction Code (PA UCC).

PLEASE NOTE: If a manufacturer of structural insulated panels (SIPs) designs and constructs an entire structure, residential or commercial, the manufacturer will continue to fall under the authority of the PA industrialized housing act and will be required to be evaluated and inspected by the DCED third-party agency and apply the appropriate DCED insignia of certification and will remain exempt under the PA UCC.

This information is being also provided to Pennsylvania code officials.

As always, should you have any questions feel free to contact me at 717-720-7416 or by email: mmoglia@pa.gov

Industrialized “Pod Units”

> ready > set > succeed



pennsylvania
DEPARTMENT OF COMMUNITY
& ECONOMIC DEVELOPMENT

SERIAL NO.

8500 XXXXX

**INSIGNIA OF CERTIFICATION
FOR INDUSTRIALIZED
BUILDING COMPONENTS**

Code-related problems should be reported to (717) 720-7416.

This insignia certifies that this industrialized building component has been manufactured from plans, specifications, and other related design documents under a compliance assurance program in accordance with the requirements of the Industrialized Housing Act and the regulations issued thereunder by the Department of Community and Economic Development of the Commonwealth of Pennsylvania.



pennsylvania
DEPARTMENT OF COMMUNITY
& ECONOMIC DEVELOPMENT

SERIAL NO.

48600 XXXX

**INSIGNIA OF CERTIFICATION
FOR HOUSING COMPONENTS**

Code-related problems should be reported to (717) 720-7416.

This insignia certifies that this housing component has been manufactured from plans, specifications, and other related design documents under a compliance assurance program in accordance with the requirements of the Industrialized Housing Act, Title 35 of the Purden's Pennsylvania Statutes Annotated Sections 1651.1 to 1651.12 and the regulations issued thereunder by the Department of Community and Economic Development of the Commonwealth of Pennsylvania.

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11'-7 3/4"

11'-3 3/8"

8'-5 3/8"

3'-0 1/4"

2'-1 1/4"

3'-0 1/4"

2'-10 1/4"

1'-3"

2'-6"

2'-0"

2'-3"

10'-10 1/4"

11'-3"

8'-6"

5'-7 3/4"

2'-6 1/8"

2'-0 3/4"

3'-0 7/8"

246

36"

WH

REFRIG

W3315

W1530

B15

W3015 MICROWAVE

RANGE

DW

W2430

W2730

SB27

ACCESS PANEL IN CLG.

Inspections

> ready > set > succeed

- Inspections inside the home
 - Data Plate
 - Pennsylvania approval
 - Specific instructions
 - Exclusion language

Pennsylvania (One and Two Family)

Manufacturer: Pleasant Valley Modular Homes, Inc. Address: 100 Hammernoth Drive City, State, Zip: Pine Grove, PA 17093			Electric Range Electric Test Procedures Gas Range Gas Test Procedures Water Supply Test Procedure DWV Test Procedure Floor Design Live Load Rigid Design Live Load Exterior Wall Fire Rating Winter Design Temp. Inside Min. BTU Output/Furnace Heating Degree Days U of c Ceiling Removable Gas Type Special Environmental Factors	
Occupancy Category Manufacturer's Class Date of Manufacture Shipping weight 3rd Party Nois State insprta Nois			Design wind Dead Load Seismic Outside Walls Floors	
Equipment Heating Cooling FIREPLACE Oven Refrigerator Water heater Dishwasher Disposal Microwave			Manufacturer Model #	

Follow precisely all instructions with this building. Foundations, installations and Utility Connections are subject to inspection by local authorities.

The above mentioned manufacturer certifies that the structure is not a manufactured home subject to the provisions of the National Manufactured Housing Construction and Safe Standards Act and is:-

1. Designed only for the erection or installation of a site-built permanent foundation
2. Not designed to move once so erected or installed
3. Designed and manufactured to comply with nationally recognized model building code or an equivalent to building codes for site-built housing, or with minimum property standards adopted by the Secretary pursuant to Title H of the National Housing Act; and
4. To the manufacturer's knowledge is not intended to be used other than on a site-built permanent foundation.
5. Plans for this house have been extracted from approved building documents.

THIS MANUFACTURED STRUCTURE HAS BEEN CONSTRUCTED IN CONFORMANCE WITH THE FOLLOWING CODES

NOTE: GFCI Breaker installed for unfinished basement/crawl space per NEC 210-8(a)(4)(5). Radon vent to be finished on site.

☐	NATIONAL ELECTRICAL CODE
☐	INTERNATIONAL BUILDING CODE
☐	INTERNATIONAL MECHANICAL CODE
☐	INTERNATIONAL PLUMBING CODE
☐	INTERNATIONAL ENERGY CONSERVATION CODE
☐	INTERNATIONAL RESIDENTIAL CODE
☐	INTERNATIONAL FUEL GAS CODE
☐	BOCA BUILDING CODE
☐	BOCA PLUMBING CODE
☐	BOCA MECHANICAL CODE
☐	SBCCI STANDARD BUILDING CODE
☐	SBCCI STANDARD PLUMBING CODE
☐	SBCCI STANDARD MECHANICAL CODE
☐	SBCCI STANDARD GAS CODE
☐	ICBO UNIFORM BUILDING CODE
☐	ICBO UNIFORM PLUMBING CODE
☐	ICBO UNIFORM MECHANICAL CODE
☐	CABO MODEL ENERGY CODE
☐	CABO ONE AND TWO FAMILY DWELLING CODE
☐	PENNSYLVANIA ENERGY CONSERVATION REQUIREMENTS-INDUSTRIALISED HOUSING
☐	RULES AND REGULATIONS, SECTION 29.41 (b) AND c
☐	1992 CABO STAIR GEOMETRY

Inspections

> ready > set > succeed

- Inspections to the designs provided for permit application
- Completed “Site Installation Inspection Form”
- In the event that a manufacturing defect is observed, inform DCED
 - Possible other homes are affected
 - May indicate breakdown in QA or inspection process
- Only the manufacturer can authorize the repair
 - Unauthorized repairs can void homeowner’s warranty/protections

Modification of Industrialized Housing

> ready > set > succeed

- Until “Certificate of Occupancy” is issued by AHJ, **industrialized (modular) housing** may **NOT** be modified unless the modification is approved in advance by manufacturer.
- After the AHJ issues a “Certificate of Occupancy” the **industrialized home** may be modified subject to local enforcement of the UCC.
 - **Industrialized housing** designed and constructed to model building codes

Industrialized Commercial Buildings

Industrialized Commercial Buildings

> ready > set > succeed

Act 13 of 2009 – amended the Industrialized Housing Act to include Industrialized Commercial Buildings and Building Components

Program was to begin in November 2017 but was delayed.

- ✓ *DCED implemented these regulations on February 22, 2023, published in the Pennsylvania Bulletin.*
- ✓ Phase In Period Ended December 31, 2023.
- ✓ As of January 1, 2024, all industrialized (off-site) commercial buildings must be certified under the PA DCED Program.

PROGRAM MIRRORS HOUSING PROGRAM!

Commonwealth Approved Industrialized Buildings Evaluation & Inspection Agencies

> ready > set > succeed



T.R. ARNOLD & ASSOCIATES, INC.

• Engineering • Plan Review • Inspection •

PYRAMID1, INC.

ENGINEERING * DESIGN
REVIEW & INSPECTION AGENCY



APPROVED



Industrialized Housing and Buildings:

> ready > set > succeed

The PA Industrialized Housing Act at §145.81:

Local enforcement agencies shall assist the Department in enforcing the Act at the time of installation in the jurisdiction of their local government in the following respects (a):

- 1. Site Inspections – damage to the structure or other apparent nonconformities.*
- 2. Site inspections of the installation consistent with those elements of installation addressed on the Site Installation Inspection Checklist.*
- 3. Notifications to the Department for damage or nonconformities, “shall be channeled through the Department”.*
- 4. Notification to the Department of any violation of the IHA or a structure that does not bear the required insignia.*
- 5. Cooperation with the Department to remedy violations to prevent future occurrences.*

Industrialized Housing and Buildings

> ready > set > succeed

The PA Industrialized Housing Act at §145.81:

(b) Site inspections of industrialized housing and housing components which a local enforcement agency performs under this chapter shall include, and be limited to, any type of visual exterior inspection and monitoring of tests performed by other persons during installation in accordance with the installation requirements in the Building System Approval Report. Destructive disassembly of the industrialized housing, housing components, industrialized buildings or building components may not be performed, and nondestructive disassembly may not be performed in the course of an inspection except to the extent of opening access panels and cover plates.

Industrialized Housing and Buildings:

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The PA Industrialized Housing Act at §145.82:

(b) The local enforcement agency may not withhold the issuance of a building permit for certified industrialized housing or a housing structure in which will be installed certified housing components, industrialized buildings or structures containing industrialized building components if the applicant submits the documents required by this section, and the application for a building permit complies with applicable locally-enacted codes and ordinances with regard to set-up and site details, and land use.

Industrialized Housing and Buildings:

> ready > set > succeed

The PA Industrialized Housing Act at §145.83:

The local enforcement agency may not withhold the issuance of a certificate of occupancy or other similar permit for certified industrialized housing or a housing structure in which has been installed certified housing components, industrialized buildings or structures containing building components if the properly completed Site Installation Inspection Checklist is submitted and the structure was constructed and installed on the site under a validly issued building permit and in other respects complies with applicable locally-enacted codes and ordinances not pre-empted by the act and this chapter.

Notice of Approval & Site Checklist

> ready > set > succeed



2025 - NOTICE OF APPROVAL

This notice serves to inform all interested parties that the following manufacturer of industrialized housing, housing components, industrialized buildings and building components is approved consistent with the Pennsylvania Industrialized Housing Act (the Act). This notice is issued after the manufacturer's building systems 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 buildings produced under this program.

Manufacturer's Name: Champion Home Builders, Inc. – Div#270
451 Southern Avenue
PO Box 269
Strattanville, PA 16258

Approval Summary & Limitations: One & Two Family Dwellings and Townhouses (IRC)
Residential Group R (IBC)
Commercial Buildings

Evaluation Agency: PFS TECO
Inspection Agency: PFS TECO

Expiration Date: December 31, 2025

A copy of this notice must accompany all installation instructions, as well as the site installation inspection checklist 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 Housing Construction and Safety Standards Act (please see the exclusion note on the data plate in the home).

Housing & Buildings Standards Division
400 North St., 4th floor | Commonwealth Keystone Bldg. | Harrisburg, PA 17120-0225
mcma@pa.gov | 717.720.7416 | dced.pa.gov/mh

Installation Checklist for Commercial Units

ATTENTION: Installers must properly complete this checklist to assure proper installation.

Owners Name: _____ Phone No. _____

Current Address: _____

Job Site Address: _____

Municipality: _____ County: _____

Commercial Building Stats.

Size of Manufactured Unit: _____ X _____

Serial(s) # of Unit(s): _____

Under the Structure

- ☐ Site is properly graded.
- ☐ Ground moisture barrier is installed.
- ☐ No holes or tears are present in the bottom board.
- ☐ Skirting is properly installed.
- ☐ Crawl space is properly ventilated.

Exterior

- ☐ Roof is free from damage.
- ☐ Roof ridge vent is installed correctly (if applicable).
- ☐ Any penetration in the roof is properly sealed.
- ☐ Siding is free from damage.

Interior

- ☐ Ceilings, walls and floors are free from major defects.
- ☐ Windows operate properly.
- ☐ Exterior/Interior doors operate properly.
- ☐ Marriage line is properly sealed from air infiltration.

Systems

- ☐ Electrical fixtures operate properly (Operational / Polarity).
- ☐ Water lines are free from defects (leaks).
- ☐ Drainage system is free from defects (leaks).
- ☐ Smoke alarms (if present) operate properly.
- ☐ Air leakage test per (2018 IECC) must meet Section C402.5 requirements.

I agree to conform to all applicable local, state, and federal laws governing the execution of this project. I certify that I am the owner of record or have the authority of the owner of record to grant that the Code official or his representative shall have the authority to enter the property and the Commercial unit, at any reasonable hour during the installation process, to enforce the provisions of the Codes governing this project. I understand and assume responsibility for the establishment of official property lines for required setbacks prior to the start of construction, and agree to conform to all applicable laws of this jurisdiction.

I further certify that this information is true and correct to the best of my knowledge and belief

INSTALLER SIGNATURE: _____ DCED I.D.# _____ DATE: ____/____/____

PRINT NAME (legibly): _____ Phone No.: _____

Address: _____

Rev. 1

Industrialized Commercial Buildings

> ready > set > succeed



Industrialized Commercial Buildings

> ready > set > succeed



Panelized Industrialized Commercial Buildings

> ready > set > succeed



Multiple Manufacturers

> ready > set > succeed



Certify the “Box”.



Certify the internal
components.

Relocatable (Fleet) Commercial Modulares

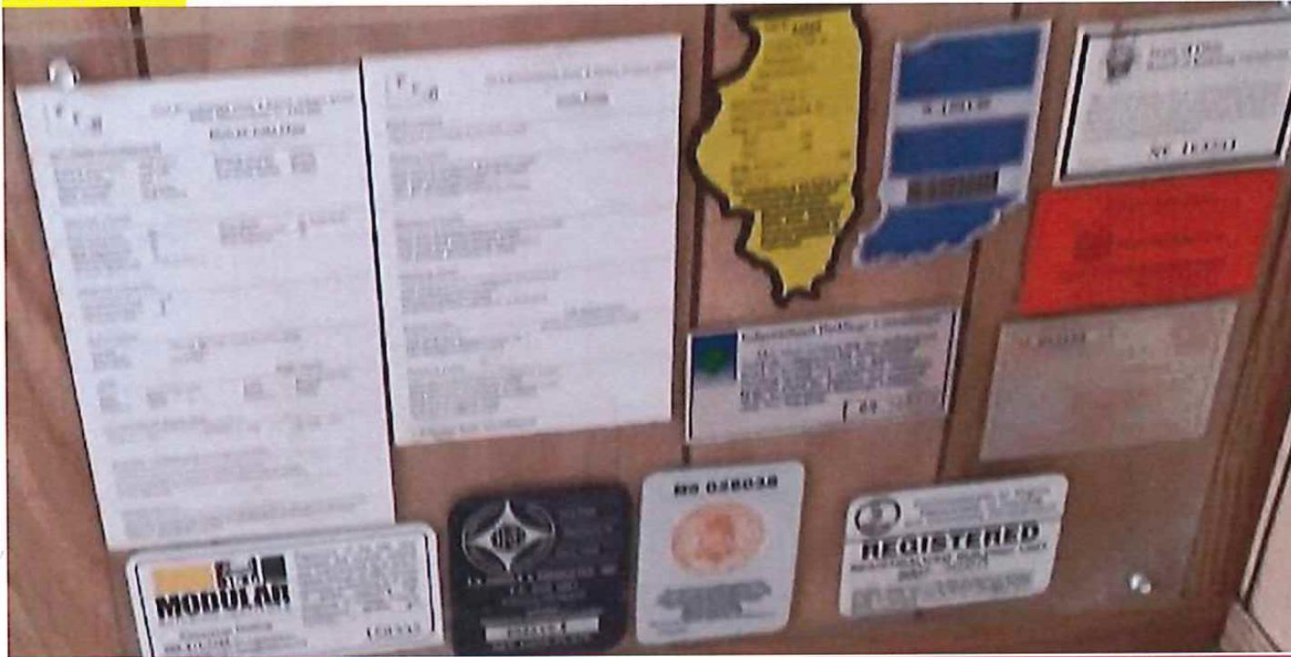
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- These are typically treated as relocated or relocatable existing buildings or structures
- Chapter 13 of the 2018 International Existing Building Code would normally be the code provisions to comply with
- Because they were constructed at varying points in time, documentation should be required that they complied with the commercial codes in effect at the time of construction
- A majority of these units will contain insignias from multiple states.

Relocatable (Fleet) Commercial Modulares

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INSERT PHOTOS HERE OF DATA PLATE , THIRD PARTY INSPECTION STICKER, AND ANY OTHER STATE SEALS APPLIED



“The national average is as many as 8 state labels/insignias, depending on the market in the US. When the unit returns from the first location, it will be quickly dispatched again, on another lease order. Units transfer routinely between states to fulfill lease orders.”

Relocatable (Fleet) Commercial Modulares

> ready > set > succeed

- DCED Regulations: “Intended for sale, lease or installed in Pennsylvania”
- Presently DCED will not issue approval for fleet units when shipped to other states.
 - If initially shipped and sited in PA will be approved.
- These units have the possibility to be used in the state where shipped and after being used be brought into PA for use.
 - Manufacturer loses control of these units.
 - Possible alterations.

DIVISION WEBSITE

> ready > set > succeed



Factory Built Housing/Buildings

[Modular/Industrialized Housing](#)

[Manufactured Housing](#)

[Commercial Modular Buildings](#)

[Manufactured Home Installer FAQ](#)

COMMERCIAL MODULAR BUILDINGS

[DCED](#) > [Housing and Development](#) > Commercial Modular Buildings

What are "Commercial Modular Buildings"?

Modular buildings are wholly or mostly made, constructed, fabricated or assembled in manufacturing facilities. These structures are then shipped to the destination site for assembly and installation. Modular buildings do not include "manufactured homes" (formobile homes").

Although modular buildings are primarily designed for residential use, there are some which the buildings are used for commercial purposes.

Approved Manufacturers

DCED has issued the Pennsylvania Notice of Approval to each of the **listed manufacturers of industrialized housing, housing components, industrialized buildings or building components** that indicates the approval of the manufacturer's building systems documentation, compliance assurance program and the authority to receive and attach insignias of certification.

This list identifies the limitations of each manufacturer's approval, (residential, commercial or both) as noted on the Notice of Approval.

What is DCED's role regarding commercial modular buildings?

The PA Department of Community & Economic Development (DCED) regulates and establishes a program for modular buildings "industrialized" that are intended to be used for non-residential purposes. Every **modular building** and building component constructed for placement in the Commonwealth of Pennsylvania will be certified and bear the Pennsylvania insignia of Certification (shown below), as well as the insignia of the inspection agency that evaluates and approves the designs, facilities, construction techniques, materials and quality assurance program used in each facility.



Pennsylvania Insignia for Industrialized Buildings (Commercial)



Pennsylvania Insignia for Industrialized Building Components (Commercial)

MANUFACTURED HOUSING

IMPORTANT INFORMATION REGARDING THE PA MANUFACTURED HOUSING PROGRAM AND THE INSTALLATION OF NEW AND RELOCATED MANUFACTURED HOMES.

[DCED](#) > [Housing and Development](#) > Manufactured Housing

DCED works in cooperation with the US Dept. of Housing & Urban Development (HUD) and municipal code officials to assure all manufactured homes installed in Pennsylvania comply with all applicable requirements. HUD establishes the construction standards and enforcement regulations for new manufactured homes, as the State Administrative Agency. DCED enforces these requirements in the Commonwealth of Pennsylvania. HUD also administers a **Dispute Resolution Program** to assist the industry in resolving certain issues.

DCED handles all **consumer complaints** for new manufactured homes and establishes habitability and installation standards for relocated manufactured homes

For more information about factory built structures in Pennsylvania, please [email us](#).

UPCOMING TRAINING:



PA Manufactured Housing Association if

As Scheduled if
In Case if



Manufactured Housing Installation Program if

Year round if
Online if

MODULAR - INDUSTRIALIZED HOUSING

MODULAR AND INDUSTRIALIZED HOUSING IN PA

[DCED](#) > [Housing and Development](#) > Modular - Industrialized Housing

Modular housing, which is primarily designed for residential use, is wholly or mostly made, constructed, fabricated or assembled in manufacturing facilities. These structures are then shipped to the home site for assembly and installation. The modular home does not include a structure or building classified as an institutional building or manufactured home.

A modular home is different from a **manufactured house** as it is designed only for installation on a site built permanent foundation and not to be moved after the installation. Generally, modular homes comply with the same building code as conventional, site constructed homes.

Visit our [Manufactured Home Installer Frequently Asked Questions webpage](#) to find more answers to your questions.



Pennsylvania Insignia for Industrialized Housing



Pennsylvania Insignia for Industrialized Housing Components

DIVISION WEBSITE

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<https://dced.pa.gov/housing-and-development/>

Additional information is now posted on the website:

1. All contracted Third-Party Agency Contact Information (Residential & Commercial)
2. All Approved Manufacturers for both Industrialized Residential & Commercial.

Coming Soon:

1. Instructions how to use installation manuals.
2. Code Official Resources / FAQ's

DIVISION WEBSITE

> ready > set > succeed

MANUFACTURER	CITY	STATE	APPROVED FOR
ACME Panel Company	Radford	VA	Residential / Commercial
Adventure Homes	Garrett	IN	Residential
Apex Homes	Middleburg	PA	Residential / Commercial
Buckhorn Builders, Inc.	Millersburg	OH	Residential
Champion Home Builders, #7	Claysburg	PA	Residential / Commercial
Champion Home Builders, #270	Strattanville	PA	Residential / Commercial
Champion Modular, Inc. #41	Liverpool	PA	Residential / Commercial
Champion Skyline Corporation #231	Summit	OH	Residential
CMH Mfg, dba Marlette/Schult	Lebanon	PA	Residential
Colony Crafted Homes	Shippensburg	PA	Residential / Commercial
Commodore Homes	Shippensburg	PA	Residential / Commercial
Cozy Cabins	New Holland	PA	Residential
Durabuilt Homes	Selinsgrove	PA	Residential
Eagle River Homes	Leola	PA	Residential
Energy Panel Structures	Graettinger	IA	Residential / Commercial / Panelized
Esh Construction dba Modern Country Homes	Newville	PA	Residential
Fischer SIP's	Louisville	KY	Residential / Panelized

Contact Information

> ready > set > succeed

Mike Moglia, Chief

717-720-7416
mmoglia@pa.gov