



Manufactured Homes

Guidance on altering, renovating, or repairing a HUD Certified manufactured home

The purpose of the document is to provide guidance on the altering, renovating, and/or repairing of a HUD certified manufactured home. The North Carolina Office of the State Fire Marshal (Manufactured Building Division) <https://www.ncosfm.gov/manufactured-building> is the state agency responsible for the administration and enforcement of the federal regulations in regards to manufactured homes. The 2019 North Carolina Manufactured Home Code {NCMHC} (with 2021 revisions) <https://www.ncosfm.gov/manufactured-bldg/manufactured-homes> is the regulatory code in reference.

When manufactured homes are built in the factory, they are inspected and certified at the factory site. For more information on certification and how to determine what certification is, visit:

<https://www.ncosfm.gov/manufactured-homes/identifying-factory-built-homes-memo>

For altering, renovating, and/ or repairs to a HUD certified manufactured home, NCMHC section C.2.1 states:

C.2 DAMAGED HOMES OWNED BY CONSUMER --LOCATED ON CONSUMER'S LOT OR RENTAL LOT

C.2.1 Repair of Damaged or Sold for Salvage Homes Located on Consumer's Lot

The consumer's decision as to whether to have repairs made will depend on many factors such as the extent of the damage and the cost of getting the home repaired and inspected. The State of North Carolina Regulations for Manufactured Homes (Section 1.3.4) requires that all repairs made to manufactured homes be inspected by either an independent third party inspection agency approved by HUD, an NC Professional Engineer, an NC registered Architect, or by your local building inspector. When the repairs have been completed, an inspection certification must be submitted to the local jurisdiction (unless they performed the inspections) indicating that the repairs have been properly made before a Certificate of Occupancy can be issued.

All Electrical, HVAC, and Plumbing work must adhere to the North Carolina Technical Building Codes and requires permits and inspections from the City of Fayetteville's Permitting & Inspections Division. The structure has three different options a homeowner can follow. The following shows which options a homeowner can choose:

Re-Certifying to HUD Standards

The homeowner can choose to have their homes re-certified to HUD standards. This will involve contacting approved agencies for re-certification. Please note that it is the homeowner's responsibility to provide the City of Fayetteville all documentation and paperwork that re-certifies the home to HUD standards.

List of approved inspection agencies:

https://www.hud.gov/program_offices/housing/rmra/mhs/csp

HUD standards:

<https://www.ecfr.gov/current/title-24/subtitle-B/chapter-XX/part-3280?toc=1>

Inspection from a NC Architect/ Engineer

The homeowner will obtain a permit from the City of Fayetteville's Permitting & Inspections Division. When alterations, renovations, and/ or repairs are complete, the homeowner will hire a North Carolina Registered Architect or Engineer to perform an inspection and provide the city with documentation that the work is complete and meets all HUD regulations. It is the homeowner's responsibility to contact the manufacturer of their home to verify if the work voids the manufacturer's warranty.

Inspection from the City of Fayetteville

The homeowner will obtain a permit from the City of Fayetteville's Permitting & Inspections Division. All work must comply with the North Carolina Residential Code (NOT HUD). The homeowner will request an inspection when work is ready for inspection. It is the homeowner's responsibility to contact the manufacturer of their home to verify if the work voids the manufacturer's warranty.

NC State Codes:

<https://www.ncosfm.gov/codes/codes-current-and-past>

Required Inspections:

<https://www.fayettevillenc.gov/home/showpublisheddocument/19903/637773986828730000>

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