



Inspection of Modular Homes (Factory Built)

Purpose:

To provide a policy for required inspections of factory built modular units to be installed in the construction of one and two family dwellings and townhomes within the unincorporated area of Wasatch County.

Additional Authority:

Utah Code Annotated {UCA} 15A-1-207 and 15A-1-304

Scope:

The provisions of this policy shall determine who will perform the required inspection of factory built modular units to be installed as dwelling units constructed under the provisions of the International Residential Code {IRC} within the unincorporated area of Wasatch County.

Responsible Party:

Wasatch County Department of Building Safety {BD} (Building Official or his designee)

Definitions:

Modular Unit means a structure: (a) built from sections that are manufactured in accordance with the State Construction Code and transported to a building site; and (b) the purpose of which is for human habitation, occupancy, or use.

POLICY

I. Policy Statement

In order to provide quality, consistent, and uniform service to the citizens of Wasatch County, the Building Official or his designee will perform all inspections of factory built modular units to be installed as part of the construction of one- and two-family dwellings and townhomes hereafter constructed within the boundaries of the unincorporated area of Wasatch County. When a factory that constructs modular units is located more than 40 miles from the Department Office, the permittee will pay the standard mileage rate as allowed by the IRS for mileage driven to and from the factory for the required inspections. An hourly rate of \$80.00 will also be paid by the permittee from the time that the inspector leaves the office until his return. Per Diem and lodging costs will also be reimbursed by the permittee for overnight or longer stays. Any other transportation cost incurred by the BD will also be reimbursed by the permittee. These fees are in addition to the standard fees paid for a building permit.

II. Reason for a Policy

As required by UCA 15A-1-207 the Wasatch County Department of Building Safety is responsible for the inspection of construction projects and enforcement of compliance to the requirements of Uniform Building Codes Standards Act of Utah within the unincorporated area of Wasatch County.

Other than temporary power, footing, foundation, underground plumbing and mechanical, the Building Official or his designee visit a construction site to inspect a structure for compliance to the code. Inspections the BD performs for each dwelling are listed below but not limited to.

1. Shear nail inspection
2. Roof nailing inspection
3. Weather barrier inspection
4. Lath inspection—Rock
5. Lath inspection—Plaster
6. Framing inspection
7. Rough electrical inspection
8. Rough mechanical inspection

9. Rough plumbing inspection
10. Rough fire sprinkler inspection
11. Hydronic Tubing inspection
12. WUI rough inspection
13. Insulation inspection.
14. Drywall inspection
15. Shower pan inspection
16. Power to panel inspection.
17. Party wall inspection. (Townhome)
18. Roof penetration and fireproof roof sheathing inspection. (Townhome)
19. Final building inspection
20. Final electrical inspection
21. Final plumbing inspection
22. Final mechanical inspection
23. Final insulation inspection
24. Final sprinkler and flow test inspection

Some of these inspections can be done concurrently, however many may not.

The BD has examined a few modular home manufacturers, their quality control programs, and their 3rd Party Inspection Agencies to assure that the modular units will meet the same standard that is enforced within our jurisdiction boundary.

After reviewing the in house Quality Controls, the number of 3rd Party inspections performed, and the credentials of quality control personnel and 3rd party inspectors, we find that the BD cannot assure that there is compliance for modular units to the Utah Uniform Building Codes Standards Act as required by law. We also cannot show that enforcement of the codes and standards would be uniform and consistent with what the BD requires local contractors to adhere to.



Robert G McDonald
Building Official