



# Inspections and Code

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## **MODULAR BUILDING CODE COMPLIANCE GUIDELINES**

**Plan review and permit requirements for modular (pre-manufactured) buildings and attached entrance decks, stairs, ramps and structures.**

**Construction documents for all pre-manufactured buildings shall be reviewed and approved by the Georgia Department of Community Affairs (DCA) to indicate compliance with the Industrialized Building Act. Verification of DCA approval is required.**

### **Requirements and permitting procedure:**

1. Completed Building permit application.
2. Moving permit.
3. Approved site development permit.
4. 2 copies of DCA approved plans to include:
  - A. 2 copies of building floor plan drawn to scale.
  - B. 2 copies of foundation plan drawn to scale.
5. 3 copies of the site plan drawn to scale.
6. Fire Hydrant Certificate Per Fire Prevention.
7. All other trade permits (plumbing, mechanical, gas & electrical) as applicable.

### **CONSTRUCTION DRAWING REQUIREMENTS**

- All drawings must be drawn to architectural or engineering scale.
- Since most pre-manufactured buildings are elevated above grade, a porch/deck with stairs and an accessible ramp is required. The construction documents shall include complete porch/deck, stair, and ramp details. The details shall include foundation details, handrail and guardrail details, and deck framing details.
- The building must comply with accessibility and life safety requirements.
- Digital plan submittal is also required.

### **NO BUILDING PERMIT REQUIRED FOR CONSTRUCTION TRAILER**

- Job trailer must get Lights & Power permit for electrical use.