

TOWNSHIP OF NORTH FAYETTE

BUILDING DEPARTMENT

NEW INDUSTRIALIZED HOME PERMIT GUIDE

PLEASE SUBMIT THE FOLLOWING FOR BUILDING PERMIT PLAN REVIEW:

- Completed Application
- Workers Compensation Insurance Certificate for the contractors/installer or Affidavit of Exemption form.
- Current Notice of Approval from PA Department of Community and Economic Development. (See sample letter attached.)
- Property survey with proposed house drawn on by surveyor. Survey must also include all driveways, decks, stairs, porches, carports and sheds.
- Details regarding site grading (The grade shall fall a minimum of 6 inches within the first 10 feet. When unable to provide the required fall within the first 10 feet due to physical barriers, walls, slopes or lot lines, drains or swales shall be constructed to ensure drainage away from the structure.)
- Provide copy of Site Installation Inspection Form.
- Construction documents for footers and foundations if the home will be installed on a crawl space or full foundation.
- Two (2) complete sets of DAPIA approved manufacturer's installation instructions clearly indicating specific installation methods to be used including footers and piers.
- Floor plan for the home. (Must include location of carbon monoxide detectors.)
- What will be installed for access at all exterior doors. (Temporary/Pre-fabricated landing and stairs, deck, porch.)
- Construction drawings and specifications for all decks, stairs or porches greater than 30 inches above grade. If less than 30 inches above grade, simply indicate the location of the decks, stairs and/or porches on the survey.
- Please check with the building inspector for additional requirements if there will be an integral or attached garage or finished basement.
- Any Industrialized home installed on a private lot must have a permanent foundation or crawl space.

REQUIRED INSPECTIONS AND FINAL OCCUPANCY REQUIREMENTS:

- The following inspections are typically required for industrialized homes:
 - **Footer**
 - **Foundation**
 - **Storm-water**
 - **Sewer-Tap**
 - **Electrical**
 - **Plumbing**
 - **Final for Occupancy**

An "Inspections Required Form" will be issued with the permit indicating when the inspections are required and how to schedule. A Certificate of Occupancy MUST be issued by North Fayette Township prior to occupying the home.

- **Basic Final Inspection Requirements:**

- Data Plate and Insignia of Certification for Industrialized Housing and serial number. (Additional installation requirements may be indicated on the Data plate.)
- Final plumbing inspection report must be on-site.
- Electrical inspection sticker must be visible on the service panel or exterior disconnect.
- Minimum of 4 inch address numbers posted on the house.
- Must install proper ventilation to enclosed areas such as crawl spaces under the home.
- All exterior doors must have access that meets code requirements (i.e., decks, stairs, landings, pre-fabricated stairs.)
- If included on the building permit for the home, decks, stairs, landings and carports must be completed.
- Completed Site Installation Inspection Form.
- Site grading must be completed.
- Specific connections and installation requirements per the manufacturer's installation instructions.
- Shims at piers shall be properly installed.

This list is not all inclusive.

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 system 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: _____
Address _____
City, State, Zip _____

Approval Summary & Limitations: Industrialized housing, 3 stories or less

Evaluation Agency: XXX
Inspection Agency: XXX

Expiration Date: December 31, 2009

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 determined through this office for review and determination.

This notice of approval is NOT applicable to manufactured housing subject to the provisions of the Manufactured Home Construction and Safety Standard Act (unless see the exclusion note on the data plate in the home).



Community
Affairs and
Development

Commonwealth
Keystone Building
400 North Street
4th Floor

Harrisburg
Pennsylvania
17120-0225

tel: 717.720.2410
fax: 717.780.4853
866.OD.NEPA | www.pa.gov