



STATE OF FLORIDA

## DEPARTMENT OF COMMUNITY AFFAIRS

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CHARLIE CRIST  
Governor

THOMAS G. PELHAM  
Secretary

### BUILDING CODES & STANDARDS

#### MEMORANDUM

From: Robert Lorenzo, Manufactured (Modular) Buildings Program

To: Building Officials, Manufacturers & Third Party Agencies

Subject: Raised Seals on Plans for Manufactured (Modular) Buildings

Date: September 15, 2008

Section 553.80(1),(d) F.S., (also chapter 106.3, Exemption #1, FBC) specifically exempts state approved manufactured (modular) buildings bearing the DCA insignia, from further plan review by local code enforcing agencies. Rule 9B-1, FAC and the Florida Building Code (FBC) do not require original signed and sealed plans for manufactured (modular) buildings to be submitted to local jurisdictions to obtain a building permit. The state (DCA) insignia issued by this Department attests that the plans have been reviewed and the buildings inspected by a state approved Third Party Agency and found to be compliant with the FBC.

However, any code requirements not completed at the factory are considered site related and are subject to local plan review and inspection in accordance with the FBC and local requirements. Signing and sealing of these plans should follow local procedures. All site-related installation requirements (e.g. marriage walls, hinged roofs, foundation, electrical hook-up, plumbing, etc.) are specifically and entirely reserved to the local authority having jurisdiction (local building department).

The State of Florida Manufactured (Modular) Buildings Program requires its approved Third Party Agencies to maintain a hardcopy set of signed and sealed plans that have been reviewed and approved by a Florida licensed Modular Plans Reviewer. Inspection reports conducted at the manufacturing facility by Florida licensed design professional or Modular Inspectors are also required to be on file. Local jurisdictions may require copies of the approved plans with the permit application or may rely on the plans on file at [www.floridabuilding.org](http://www.floridabuilding.org).

For additional information, please contact Robert Lorenzo at 850-410-1566 or E-mail: [robert.lorenzo@dca.state.fl.us](mailto:robert.lorenzo@dca.state.fl.us).

Robert Lorenzo

  
Manufactured Buildings Program

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