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Subject: Premanufactured Construction

Reference: N.J.A.C. 5:23-2.15(f)1ix, 2.22, 4.26, 4A and 4D

“Premanufactured construction” is a generic term which is used to include all types of factory-built construction. The following chart indicates various categories of premanufactured buildings and building components covered under the New Jersey Uniform Construction Code (UCC) and lists where in the code to find specific requirements for the critical items in each category. Excluding manufactured (HUD) homes, a construction permit is required for all on-site work related to installation of certified premanufactured construction. The on-site work includes but is not limited to foundation system, installation, assembly, external utility connections, etc. The local municipal enforcing agency is responsible for inspection and approval of all on-site work.

Approved and certified premanufactured construction, which means that it carries proper insignia of certification in accordance with the UCC, shall be acceptable for installation in New Jersey.

The UCC definitions of the terms used in this bulletin are as follows:

- Building Component – Any subsystem, subassembly, or other system of closed construction that is designed for use in or as part of a structure. “Building component” may include structural, electrical, mechanical, plumbing, and fire-protection systems, and other systems affecting health and safety.
- Building Element – An element of a building (such as fire walls, fire separation walls, wall panels, prestressed/prefabricated floor or roof panels, and pre-engineered structural frames) built in accordance with the UCC.
- Industrialized/Modular Building – Any building of closed construction including but not limited to modular housing that is factory-built for single family and multifamily (including closed-wall, panelized housing), and other modular, nonresidential buildings. “Industrialized/modular building” does not include any structure subject to the requirements of the National Manufactured Home Construction and Safety Standards Act of 1974 (i.e., manufactured buildings excluding HUD units).
- Manufactured (Mobile) Home (a.k.a. HUD unit) – A structure, transportable in one or more sections, which in the traveling mode is eight body feet or more in width or 40 body feet or more in length, or when erected on the site is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained

therein; except that such term shall also include any structure which meets all of the requirements of this paragraph except the size requirements, and with respect to which the manufacturer has voluntarily filed a certification required by the Secretary of the United States Department of Housing and Urban Development (HUD) and complies with the standards established under 42 U.S.C. Section 5401, et seq.

- Note: Effective as of 08/05/2019, Manufactured (mobile) Homes and Manufactured Home Add-on Units are under the jurisdiction of the Federal Department of Housing and Urban Development (HUD) under 24 CFR Parts 3280 and 3285, for production, labeling and first-time installations.
- Recreational Park Trailer – A trailer-type unit that is built on a single chassis mounted on wheels and has a gross trailer area not exceeding 400 square feet (37.15 sq. meters) in set-up mode that meets the criteria listed in the Recreational Park Trailer Subcode at N.J.A.C. 5:23-4D.2(a).

Premanufactured Construction¹
N.J.A.C. 5:23-1.4 and 2.22

	Building Elements	Industrialized/ Modular Buildings	Building Components	Recreational Park Trailers (RPT)
Certification Required	N.J.A.C. 5:23-4.26(a)	N.J.A.C. 5:23-4A.5(a)	N.J.A.C. 5:23-A.5(a)	N.J.A.C. 5:23-4D.2 N.J.A.C. 5:23-4D.4
Acceptability	N.J.A.C. 5:23-4.26(a)	N.J.A.C. 5:23-2.22(a) N.J.A.C. 5:23-4A.3(b)	N.J.A.C. 5:23-2.22(a) N.J.A.C. 5:23-4A.3(b)	N.J.A.C. 5:23-2.22(a) N.J.A.C. 5:23-4D.6
Construction Standards	NJUCC N.J.A.C. 5:23-4.26(a)	NJUCC N.J.A.C. 5:23-4A.5(b)	NJUCC N.J.A.C. 5:23-4A.5(b)	NJUCC/RPT Subcode ANSI A119.5 N.J.A.C. 5:23-4D.3
Insignia (Label) Requirements	None N.J.A.C. 5:23-4.26(a)	I.B.C. insignia Part IV, Section 4 of UAP ²	I.B.C. insignia Part IV, Section 4 of UAP ²	N.J.A.C. 5:23-4D.4
On-site Work (Installation, assembly, etc.)	Plans and specs signed and sealed by NJ P.E. or R.A. ³ N.J.A.C. 5:23-2.15(f)1.ix	On-Site work (foundation, etc.) plans and specs signed and sealed by NJ P.E. or R.A. ³ N.J.A.C. 5:23-2.15(f)1.ix	Plans and specs signed and sealed by NJ P.E. or R.A. ³ N.J.A.C. 5:23-2.15(f)1.ix	On-Site work (anchoring, etc.) plans and specs signed and sealed by NJ P.E. or R.A. ³ N.J.A.C. 5:23-2.15(f)1.ix
Required Inspections by Local Enforcing Agency	N.J.A.C. 5:23-2.18 1. Visible signs of damage 2. Visible code (NJUCC) violations	N.J.A.C. 5:23-2.22 Part IV, Section 6(B) & (C) of UAP 1. Visible signs of damage 2. Visible code (NJUCC) violations 3. All on-site work including assembly, installation, external utility systems, foundation, etc. 4. Nondestructive testing (plumbing, electrical, etc.)	N.J.A.C. 5:23-2.22 Part IV, Section 6(B) & (C) of UAP 1. Visible signs of damage 2. Visible code (NJUCC) violations 3. All on-site work including assembly, installation, external utility systems, foundation, etc. 4. Nondestructive testing (plumbing, electrical, etc.)	N.J.A.C. 5:23-2.22 1. Visible signs of damage 2. Visible code (RPT Subcode) violations 3. All on-site work including assembly, installation, external utility systems, anchoring, etc. 4. Nondestructive testing (plumbing, electrical, etc.)

¹ Premanufactured construction is a generic term used for factory-built construction.

² UAP – Uniform Administrative Procedures of the Industrialized Building Commission (I.B.C.) adopted by reference at N.J.A.C. 5:23-4A.7 and can be viewed at www.interstateibc.org (see “Forms and Regulations” under the “Codes and Regulations” heading).

³ See Bulletin No. 96-2 re: signing and sealing of plans. Requirements for sealed plans waived in case of a single-family homeowner building his/her own private residence – N.J.A.C. 5:23-2.15(f)1.ix.