Manufactured/Modular Permit Process

Building Permits are required for all Manufactured and Modular homes
In accordance with G.S. 87.1 and G.S. 143-139.1, any person, firm, or corporation that undertakes to erect a modular building must have either a valid North Carolina General Contractors License or provide a $5000 surety bond for each modular building to be erected.
The permit fee is for the modular setup (footing, foundation, and final). Additional building permits shall be obtained for porches, basements, garages and additional structural alterations to the modular unit in accordance with the fee schedule. A separate permit is required for electrical, mechanical and plumbing permits.

- All permits will be issued to a properly licensed North Carolina General/ Set- up Contractor.
  OR
- To the owner of the property on which the building is to be build and occupied by said owner for at least twelve (12 months) following completion (no rental property). Volume I-A, G.S. 87.1. OR
- To an individual when a general contractor's license is not required. The cost of the undertaking must be less than thirty thousand dollars. ($30,000)

The North Carolina State Building Code requires that a permit be issued for "The construction, reconstruction, alteration, and repair, movement to another site, removal, or demolition of any building or structure." Accessory Buildings with any dimension greater than twelve (12) feet are required to meet the provisions of the North Carolina State Building Code, Volume VII-Residential.

THE PERSON OR CONTRACTOR THAT IS TO PERM FOR THE WORK IS RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS PRIOR TO STARTING WORK ON THE PROJECT.

SELF-CONTRACTORS WILL BE ABLE TO OBTAIN PERMITS FOR THEIR DWELLING ONLY

FAILURE OT OBTAIN PERMIT BEFORE WORK BEGINS WILL RESULT IN A $100.00 PENALTY CHARGE
PERMITS EXPIRE SIX (6) MONTHS AFTER ISSUANCE DATE IF WORK NOT STARTED OR IF WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF TWELVE (12) MONTHS OR MORE AFTER THE WORK HAS STARTED. BEFORE SUCH WORK CAN BE RESUMED, A NEW PERMIT SHALL BE OBTAINED. G.s. 153a-358

INSPECTIONS

The General/Set-up Contractor or the person that the Building/ Mobile Home Permit was issued to must make all inspection requests. (Footings, Foundations, Rough-Ins, Insulation, and Final for C.O.). Electrical, Plumbing & Mechanical Contractors will be responsible to notify the General Contractor when ready for Rough-In, Final, and other inspection.

Inspections are scheduled a day in advance by calling 252-358-7814/7813. Active permits are filed by the Street Number and Name. When requesting an inspection please provide:
Property Owners Name
Street Address
Type of inspection requested
Permit # (if available)
Contact #

MODULAR INSPECTIONS

Soil Compaction Test required. Dig test hole within 10 ft of foundation and record results on stake.

1. Footing Inspection
   - Trenches excavated, grade stakes installed, reinforcing steel (rebar) and supports in place and appropriately tied, concrete forms are in place and braced, and before any concrete is placed.

2. Marriage Inspection
   - End wall, roof, floors
   - Seal Plate (off frame only)

3. Rough-IN Inspection
   - Tie downs, set-up, wiring, bonding cement on piers, plumbing

4. Final Inspection
   - Certificate of Occupancy -Final Inspections shall be made after compliance inspections for all Sub-Contractor trades are completed but before occupancy (no furniture or personal items may be stored in the structure until the C.O. is issue