



Town Of Durham

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Office of Code Enforcement and Planning

Additions to Manufactured Homes

Manufactured homes are regulated by State Manufactured Housing Board rules 02-385 and are exempt from local construction codes. All site built additions to the homes have to meet the construction requirements of the local code and C of subchapter J (1) below. Here is what this means:

- If your addition or deck **IS NOT** attached to the home, come to the Durham Town Office and fill out a building permit application for the project.
- If your addition or deck **IS** attached to the home, it must be determined that the home can support the new structure before a building permit can be issued. The accepted ways this can be determined per C below are; manufactures instructions or design by a registered engineer or architect. Once you have the instruction or design, submit it with your building permit application.

Rule Chapters for the Department of Professional and Financial Regulation

02-385 Chapter 890

SUBCHAPTER J –ADDITIONAL REQUIREMENTS

1. General

- a. Exemption - Manufactured homes, which are installed in compliance with this standard, are exempt from all state or political subdivision codes, standards or regulations covering the same matters.
- b. Alterations to the home by a licensed installer are prohibited.
- c. Installation of Onsite Structures Onsite structures attached to the home shall be installed according to the home manufacturer's installation instructions or be designed and approved by a registered engineer or registered architect. Onsite structures which support their own live load and dead loads and are not attached to the home are not covered by this standard.
- d. The home must be installed and leveled by a licensed installer.
- e. The home shall be leveled so that all doors and windows operate as intended and plumbing drains function in a safe and sanitary manner.