



## MEMORANDUM OF POLICY

### Building Codes

FROM: Jeffrey Erickson, Chief Building Official

DATE: May 28, 2024

SUBJECT: **Manufactured Home Requirements**

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The State of Colorado DOLA- Division of Housing (DOH) breaks down these structures into four categories. There are Mobile Homes, HUD Homes, Modulars, and Tiny Homes. Each of these types of structures fall under specific requirements for the sale, manufacturing, installation and inspections. The DOH has taken these structure types and made it as simplistic as possible to comply with statute by developing Administrative Rules 8 CCR 1302-14. The administrative rules clarify the differences of these structures and set specific requirements for each. Below is a summary of each structure:

#### **Mobile Homes/ Tiny “houses”(mobile)- not permitted in Pitkin County**

Mobile homes are manufactured buildings that were built prior to 1976. These structures were built prior to any construction standards being enforced and are typically associated with Mobile Home Parks. They are usually temporarily installed and not placed on a permanent foundation. This does not mean they can't be placed on a permanent foundation, but require a few additional steps for compliance. Due to the age of the units, the DOH only regulates the installation and sale of these structures, while local Jurisdictions who have active building departments, regulate the construction requirements for the foundation design and structure. Please contact your local building department for more information on their requirements for placing this type of structure in their jurisdiction. If there are no building departments in your area please contact the DOH for foundation, sale, and installation requirements.

#### **Housing and Urban Development (HUD) Homes- Permitted in Pitkin County**

HUD homes are federally regulated homes that are built to Title 24: Housing and Urban Development, Subtitle B construction standards. The construction of these homes are not regulated by Colorado Statutes or Rules but follow the specific requirements within Title 24. Although the construction standards are federally regulated, the DOH does have the authority to enact regulations on the sale, installation and installation inspections of these

units. The DOH also does monitor the construction and manufacturing process when there are HUD manufacturers in the State of Colorado. Units that are imported from out of state are monitored by that State's State Administrative Agent (SAA). The DOH is the SAA for Colorado.

**Pitkin County HUD Specific Requirements-**

Building Permit Application  
Building Pre-submittal Meeting and Checklist  
State of Colorado DOH Approved Documents  
DOH Insignia and State installation inspection report  
MEP Permit Applications for hookups

**IRC- Modulares- Permitted in Pitkin County**

Modular homes are constructed to the adopted codes and standards amended in the Administrative Rules. These homes require plans to be submitted to the DOH for approval prior to the construction of the units. Modular homes do take into consideration the local geographical and climatic conditions of the site location they are installed but do not meet the same adopted codes amended and approved by the local jurisdiction. These structures are **only permitted to be installed on permanent foundation systems**. Modular homes can also be built to meet the requirements for Tiny Houses, which are built to provisions adopted by the DOH in rule. These homes are not the same as Tiny homes and not considered Park Models. These are structures that are approved for long-term living and considered dwellings. Modular also includes Multifamily Residential Homes like apartments, condos, and other similar uses. Most are built to the commercial standards adopted in rule, but by definition, multi-family structures can include townhouses. Multi-family structures built using commercial standards are processed through the FBNR program, while multi-family structures built to residential codes and processes through the FB program.

**Pitkin County Modular Specific Requirements-**

Building Permit Application  
Building Pre-submittal Meeting and Checklist  
DOH approved Plans  
Foundation and other site built components per current IRC  
Foundation Structural stamped by PE  
IRC Insignia  
MEP Permit Applications for hookups  
Certificate of Occupancy

**Tiny Homes- Permanently Affixed - Permitted in Pitkin County**

Tiny homes are constructed to the adopted codes and standards amended in the Administrative Rules. These homes require plans to be submitted to the DOH for approval prior to the construction of the units. Tiny Homes do take into consideration the local geographical and climatic conditions of the site location they are installed, but do

not meet the same adopted codes amended and approved by the local jurisdiction. **Tiny Homes are not considered Tiny Houses nor are they considered to be RV Park models.** Tiny Homes are approved for long term living just like modulars, HUD code homes. The biggest differences between a Tiny Home and a Tiny House is that they have a **permanent chassis** and can be placed on a permanent foundation system.

**Pitkin County Tiny Home Specific Requirements-**

Same as Modular