### North Carolina Permitting Personnel Association 2019 Annual Meeting

Tiny Homes Presentation by Joe Sadler, PE Deputy Commissioner NC Department of Insurance Office of State Fire Marshal Manufactured Building Division



### Over the last few years, there has been a notion for people to get off the "grid"...a new group of "Do-It-Yourself'ers"



As we see on DIY websites or TV, "Tiny Homes" have even been romanticized as an ideal lifestyle choice and to build interest in living a smaller or greener life. This is a fine idea, however, there are rules that must be followed for the protection of all home or land owners as well as the occupants of a "Tiny Home".



### WHAT ARE SOME OF THE QUESTIONS THAT COME UP REGARDING "TINY HOMES"?

- 1. How and where are they built?
- 2. To what Codes are they built and verified to comply?
- 3. How do Local Jurisdictions handle issues regarding "Tiny Home"?
  - A. Zoning?
  - B. Permitting?
  - C. Property Tax Evaluation?
  - D. Real Estate resale disclosure?
  - E. Neighbor or Consumer Complaints?
  - F. Emergency Services Access?
  - G. Utility and Environmental Issues?
    - a. Sanitary Sewage?
    - b. Water?
    - c. Gas or Electricity?
    - d. Solid Waste Disposal?
    - e. Soil Erosion and Drainage?

All of these questions and many others may be issues that be presented to you and will need to try to answer as a local Code Official or Permitting Agent in your jurisdiction. Let's look at the differences between different structures used as a dwelling in NC, either permanently or on a temporary basis.

### DEFINING THE DIFFERENCES FOR "Tiny Homes" AND OTHER TYPES OF DWELLINGS

### SITE BUILT HOMES

They are built to the <u>North Carolina Residential Code</u> as a permanent one or two family dwelling. Reviewed, permitted, inspected and accepted by Local Authority Having Jurisdiction (LAHJ).

Homes are inspected in stages as construction progresses. Verification of Code compliance is the "<u>Certificate of</u> <u>Occupancy</u>" or "<u>Certificate of Compliance</u>" issued by the LAHJ.

### DEFINING THE DIFFERENCES FOR "Tiny Homes" AND OTHER TYPES OF DWELLINGS

### **MODULAR HOMES**

They are built to the *North Carolina Residential Code* as a permanent one or two family dwelling. Designs reviewed and approved by NC Certified Independent Third Party Inspections Agencies. Inspected in-plant for Code compliance by NC Certified Independent Third Party Inspections Agencies. A State of North **Carolina Modular Construction "Validating Stamp"** verifies compliance with Code in force at the time of construction. Each section of a modular home is inspected throughout the construction process in the plant facility by the manufacturer's workers at each station and manufacturer's Quality Assurance personnel. Each section of a modular home is also required be inspected at some phase of construction in the manufacturer's facility by a Indpendent Third Party Inspection Agency. Modular homes should be considered the same as a site-built home after installation on a permanent foundation. Modular homes are accepted as compliant by the "Validating Stamp" only for the factory built portion of the building which is closed to visual inspection by the LAHJ. Permitting, inspection of field tasks and final acceptance of a Modular home for all field performed installation activities are under the jurisdiction of the LAHJ.

### **IDENTIFICATION OF A NORTH CAROLINA MODULAR HOME**

A <u>State of North Carolina Modular Construction "Validating Stamp</u> is a certification label that certifies that the modular home was constructed and inspected in the plant and that it conforms to the North Carolina Residential Code in force at the time of construction. The label or stamp can usually be found near or in the electrical panel box, in a closet or in a kitchen cabinet.

For one and two family dwelling units, there will be <u>Only One</u> NC Modular Label for each dwelling unit. A duplex home would have two modular labels, one for each dwelling unit. The Third Party Inspection Agency will have a label for each module of a modular home in approximately the same locations as the State Label.



### NOTE:

Field tasks are under the jurisdiction of the LAHJ and handled the same as site built homes for the certificate of occupancy.

### DEFINING THE DIFFERENCES FOR "TINY HOMES" AND OTHER TYPES OF DWELLINGS

<u>"HUD" MANUFACTURED HOMES</u> In-Plant Construction

Built to the Federal *"HUD" 24 CFR Part 3280 (Manufactured Home Construction and Safety Standards"* of the Federal Code as a permanent single family dwelling. Designs are reviewed and approved by a HUD approved **DAPIA** (Design Approval Primary Inspection Agency) and inspected for HUD Code compliance by an **IPIA** (Production Inspection Primary Inspection Agency) as defined in *"HUD" 24 CFR Part 3282* of the Federal Code. A **HUD "Certification Label"** verifies compliance with Part 3280. Factory construction of HUD homes are strictly under HUD jurisdiction

### DEFINING THE DIFFERENCES FOR "Tiny Homes" AND OTHER TYPES OF DWELLINGS

### **<u>"HUD" Manufactured Home Installation at the Site</u></u>**

All field performed activities for the installation for permitting, inspection of field tasks and final acceptance of a Modular home is under the jurisdiction of the LAHJ. The local inspection of the installation of a "**NEW**" Manufactured Home is to be in accordance with the instructions in the **Manufacturer's Installation instructions** that is delivered with the home. The local inspector should require the copy before inspection of the Installation Manual which came with the home or the "**State of North Carolina Regulations for Manufactured Homes, 2004 Edition**", which can be found on the NCDOI website. (An updated version of the NC Regulations is currently in the final approval process)

### **IDENTIFICATION OF A "HUD" MANUFACTURED HOME**

A HUD label is a certification label that certifies that the manufactured home was constructed and inspected in the plant and that it conforms to the Federal Manufactured Home Construction and Safety Standards. The label can be found near the end of the home opposite the tongue end of the home on each individual module.



### DEFINING THE DIFFERENCES FOR "Tiny Homes" AND OTHER TYPES OF DWELLINGS

### RECREATIONAL PARK TRAILER (aka: Park Model Trailer or Park Model Recreational Vehicles)

Defined in **ANSI A119.5** (American National Standards Institute):

A trailer type unit that is primarily designed to provide temporary living quarters for recreation, camping, seasonal use that meets the following criteria:

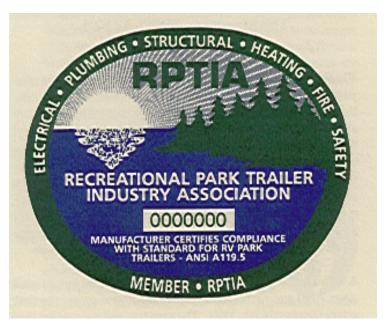
- a) Built on a single chassis mounted on wheels.
- b) Having a gross trailer area not exceeding 400 square feet (37.15 square meters) in the setup mode, and if less than 320 square feet (29.72 square meters) in the setup mode would require a special movement permit for highway transit.
- c) Certified by the manufacturer as complying with ANSI A119.5.

**NOTE**: Due to their design, small size and use as recreation, vacation and seasonal units, PMRVs are explicitly excluded from being considered or used as a manufactured home under the codes and regulations of the U.S. Department of Housing and Urban Development (HUD) specifically because they are a type of recreation vehicle (Title 24 § 3282.8(g))."

## Park Trailer Characteristics

- Less than 400 Sq. Ft. in Area
  - Not allowed to be labeled under HUD Manufactured Housing Program
- Typically labeled as an Recreational Vehicle
- Recreational Vehicles are not regulated in North Carolina nor in most other states
- DOES NOT meet State Residential Code or HUD Standards
- Only acceptable as an RV for <u>temporary</u>, <u>seasonal</u> and <u>recreational</u> use.





### Park Trailer Label

**Old Standard and Name** 

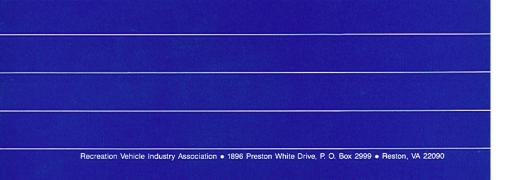
**Park Trailer Standard** 

**Voluntary Program** 

ANSI A119.5 Park Trailers 1988 Edition

August 26, 1988

An American National Standard



**ANSI A119.5** 

31572

### Latest Park Model Standard and Name

ANSI A119.5	An American National Standard April 7, 201:
	ANSI A119.5
	Park Mode
	<b>Recreational Vehicle</b>
	Standard
	2015 Edition
	1
	X

#### HUD RV Exemption Memo



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT WASHINGTON, DC 20410-8000

OFFICE OF HOUSING

JAN 20 2015

whichtheren MEMORANDUM FOR: RVIA, MHI, MHARR, MHCC, PIAs, SAAs FROM: Pamela Beck Danner, Administrator Office of Manufactured Housing Programs SUBJECT: RV Exemption under Manufactured Housing Act - Part II

This Memorandum extends the enforcement deadline of the October 1, 2014, "RV Exemption under Manufactured Housing Act" Memorandum issued by HUD's Office of Manufactured Housing Programs. The October 1, 2014, Memorandum provided:

HUD will commence reviewing for compliance its 1988 standard for measurement to ensure that units over 400 square feet meet HUD's building standards for manufactured homes that enter the first stage of production <u>on or after April 1, 2015</u>. Emphasis added.

On December 2, 2014, the Manufactured Housing Consensus Committee voted to recommend to HUD a further delay in the enforcement of the unit measurement standard as set forth in the October 1, 2014, memorandum (see attached) until HUD promulgates a final rule clarifying the Recreational Vehicle (RV) exemption at 24 CFR Section 3282.8(g) in HUD's Manufactured Home Procedural and Enforcement Regulations. HUD has considered the December 2, 2014, vote of the MHCC and will delay the enforcement of the October 1, 2014, Memorandum until the publication of a final rule concerning the RV exemption.

HUD requests that the third party inspection agencies forward this memorandum to their manufacturer clients and that RVIA forward it to their members. Any questions may be forwarded to the Office of Manufactured Housing Programs at 202-708-6423.

Attachment



### DEFINING THE DIFFERENCES FOR "Tiny Homes" AND OTHER TYPES OF DWELLINGS

<u>"TINY HOMES":</u> A Tiny Home is a term that has come to signify a structure that has been built, in most cases, to no particular recognized Code by either do-it-yourself builders or by business entities and has not been inspected by any recognized inspection agency. One organization that has sprung up from this wave of alternative housing is the "American Tiny Home Association". They have guidelines on their website for Tiny Home construction based on NFPA 1192 (Standard on Recreational Vehicles) with their association's specified exceptions. They state on their website that a Tiny Home is "legally" a <u>recreation vehicle</u>. The Manufactured Building Division of NCDOI interpret these units as <u>recreational vehicles</u> and should remain <u>mobile</u> and <u>not placed on a permanent foundation</u>.

See memo regarding Tiny Homes or Recreational Park Trailers on NCDOI website

http://www.ncdoi.com/OSFM/Manufactured\_Building.aspx

### Additions are sometimes added without permits or inspections



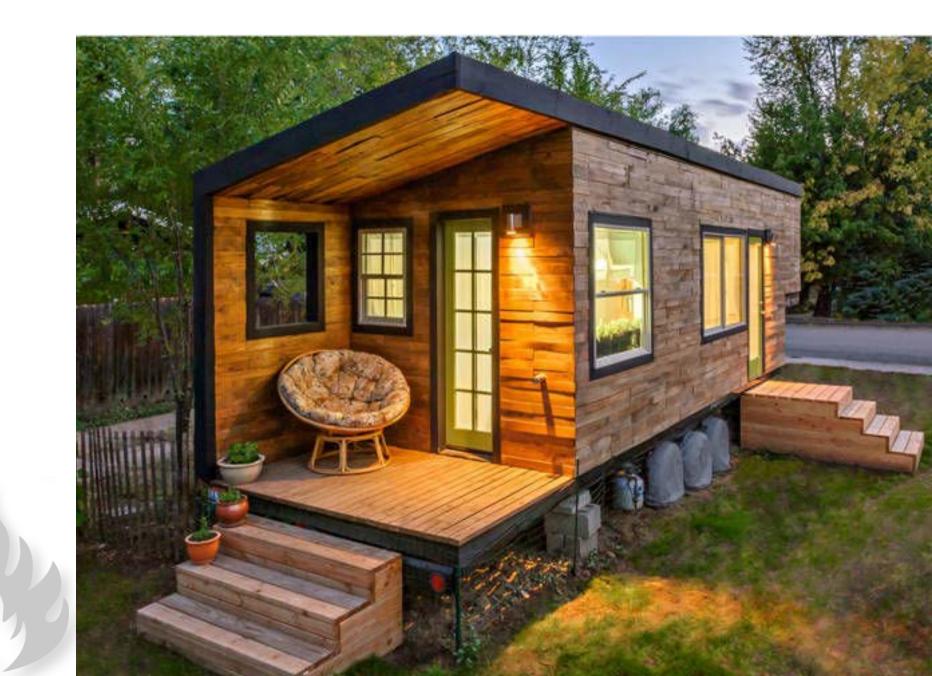
### Note the stairs and railings for lofts in this "Tiny Home"





"Tiny Homes" that do not have a modular or HUD label should be considered RV's. If they have an RVIA label they should be treated as a "Recreational Park Trailer".





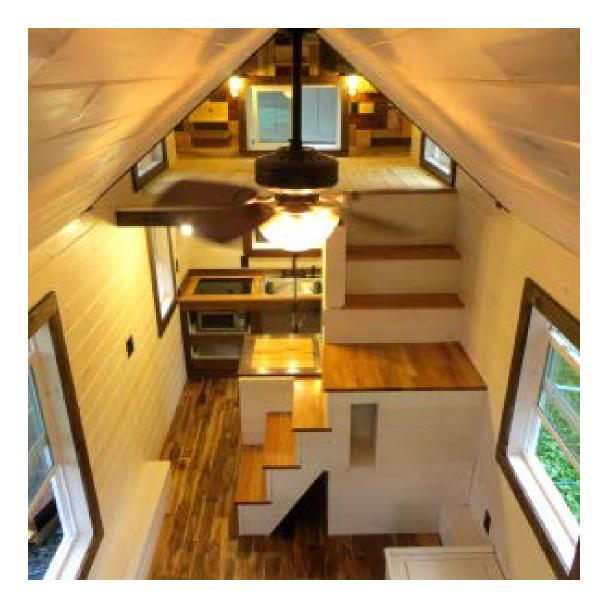
# But this industry shift represents safety issues...



What Code issues do you see?



### What about code issues here?



# New NC Residential Code Section

### R328 Lofts

- Not Fully Approved, As Yet
- Approved by BBC
- Must be Reviewed and Approved by the OAH Rules Review Commission
- March 2019 Meeting
- Applies to NC Residential Code Homes (R328)
- Addresses Small Loft Construction
- May also use this provision in the Code for Site Built or Modular Homes of ANY SIZE

#### Section R328 Lofts

**R328.1 Minimum loft area and dimensions.** *Lofts* used as a sleeping or living space shall meet the minimum area and dimension requirements of Sections R328.1.1 through R328.1.4.

**R328.1.1 Minimum area.** *Lofts* shall have floor area of not less than 35 square feet (3.25 m<sup>2</sup>).

**R328.1.2 Maximum area.** *Lofts* shall have a floor area not greater than 70 square feet ( $6.50 \text{ m}^2$ ).

**R328.1.3 Minimum dimensions.** *Lofts* shall not be less than 5 feet (1524 mm) in any horizontal dimension.

**R328.1.4 Height effect on loft area.** Portions of a *loft* with a sloping ceiling measuring less than 3 feet (914 mm) from the finished floor to the finished ceiling shall not be considered as contributing to the minimum required area for the *loft*.

**Exception:** Under gable roofs with a minimum slope of 6 units vertical in 12 units horizontal (50-percent slope) portions of a *loft* with a sloped ceiling measuring less than 16 inches (406 mm) from the finished floor to the finished ceiling shall not be considered as contributing to the minimum required area for the *loft*.

**R328.2 Loft access.** The access to and primary egress from *lofts* shall be any type described in Sections R328.2.1 through R328.2.4.

**R328.2.1 Stairways.** Stairways accessing *lofts* shall comply with this code or with Sections R328.2.1.1 through R328.2.1.5.

**R328.2.1.1 Width.** Stairways accessing a *loft* shall not be less than 17 inches (432 mm) in clear width at or above the handrail. The minimum below the handrail shall be not less than 20 inches (508 mm).

**R328.2.1.2 Headroom.** The headroom in stairways accessing a *loft* shall be not less than 6 feet 2 inches (1880 mm), as measured

vertically, from a sloped line connecting the tread or landing platform nosings in the middle of their width.

**R328.2.1.3 Treads and Risers.** Risers for stairs accessing a *loft* shall be not less than 7 inches (178 mm) and not more than 12 inches (305 mm) in height. Tread depth and riser height shall be calculated in accordance with one of the following formulas:

1. The tread depth shall be 20 inches (508 mm) minus 4/3 of the riser height, or



### Park Model Recreational Vehicle

- 4th Type of Housing
  - Also Called:
- Park Model
- Park Model RV
- Recreational Park Trailer



How do we standardize safety and what is the scope?



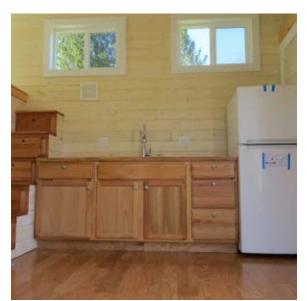


Many Tiny Homes are Built in an Individual's Backyard or Garage with no verification of Code Compliance or Life Safety Issues











































Actual Case Study....





Can the unit be removed easily? Are we worried about flood zones?











How do you handle a permanent appliance for a temporary building?





## How about the tongue?





## What about other connections for a lessthan-permanent home?



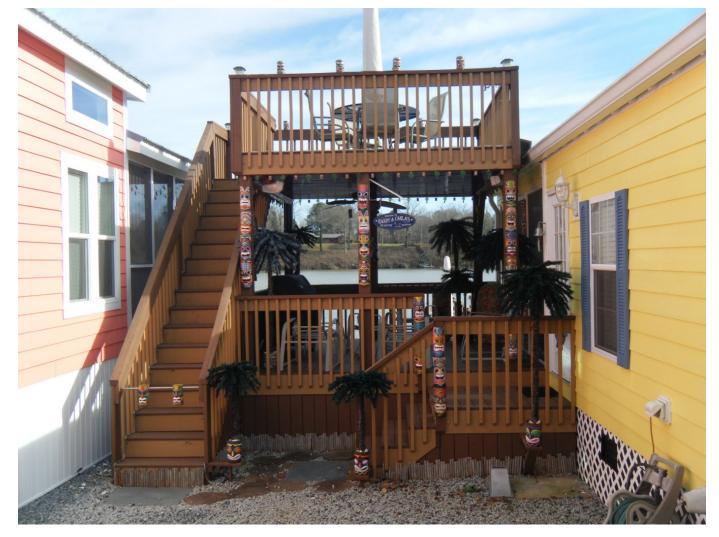


## What about separation distances?





The separation distances are getting more difficult.....





## How do we address safe construction?





## What about need for permits?





## How are other accessory structures handled?



JRANCE

Here is another example of either Park Model Homes or Tiny Homes placed on Permanent or Semi-Permanent Foundations

Will they evolve into a full-fledged dwelling or can they be classified as temporary? Notice spacing for fire separation.









OFFICE OF STATE FIRE MARSHAI

# Exceptions you may encounter;

• Session Law 2014-94

### GENERAL ASSEMBLY OF NORTH CAROLINA SESSION 2013

### SESSION LAW 2014-94 HOUSE BILL 625

AN ACT RELATING TO ZONING PROVISIONS FOR TEMPORARY HEALTH CARE STRUCTURES.

The General Assembly of North Carolina enacts:

SECTION 1. Part 3 of Article 18 of Chapter 153A of the General Statutes is amended by adding a new section to read:

### "§ 153A-341.3. Zoning of temporary health care structures.

A county exercising powers under this Article shall comply with G.S. 160A-383.5."

**SECTION 2.** Part 3 of Article 19 of Chapter 160A of the General Statutes is amended by adding a new section to read:

### "§ 160A-383.5. Zoning of temporary health care structures.

(a) The following definitions apply in this section:

- (1) <u>Activities of daily living. Bathing, dressing, personal hygiene, ambulation or</u> locomotion, transferring, toileting, and eating.
- (2) Caregiver. An individual 18 years of age or older who (i) provides care for a mentally or physically impaired person and (ii) is a first or second degree relative of the mentally or physically impaired person for whom the individual is caring.
- (3) First or second degree relative. A spouse, lineal ascendant, lineal descendant, sibling, uncle, aunt, nephew, or niece and includes half, step, and in-law relationships.
- (4) Mentally or physically impaired person. A person who is a resident of this State and who requires assistance with two or more activities of daily living as certified in writing by a physician licensed to practice in this State.
- (5) Temporary family health care structure. A transportable residential structure, providing an environment facilitating a caregiver's provision of care for a mentally or physically impaired person, that (i) is primarily assembled at a location other than its site of installation, (ii) is limited to one occupant who shall be the mentally or physically impaired person, (iii) has no more than 300 gross square feet, and (iv) complies with applicable provisions of the State Building Code and G.S. 143–139.1 (b). Placing the temporary family health care structure on a permanent foundation shall not be required or permitted.

(b) A city shall consider a temporary family health care structure used by a caregiver in providing care for a mentally or physically impaired person on property owned or occupied by the caregiver as the caregiver's residence as a permitted accessory use in any single-family residential zoning district on lots zoned for single-family detached dwellings.

(c) A city shall consider a temporary family health care structure used by an individual who is the named legal guardian of the mentally or physically impaired person a permitted accessory use in any single-family residential zoning district on lots zoned for single-family detached dwellings in accordance with this section if the temporary family health care structure is placed on the property of the residence of the individual and is used to provide care for the mentally or physically impaired person.

(d) Only one temporary family health care structure shall be allowed on a lot or parcel of land. The temporary family health care structures under subsections (b) and (c) of this section shall not require a special use permit or be subjected to any other local zoning requirements beyond those imposed upon other authorized accessory use structures, except as otherwise provided in this section. Such temporary family health care structures shall comply with all setback requirements that apply to the primary



## NCGS § 160A-383.5 (153A-341.5)

## § 160A-383.5. Zoning of temporary health care structures.

- (a) The following definitions apply in this section:
- (1) Activities of daily living. Bathing, dressing, personal hygiene, ambulation or locomotion, transferring, toileting, and eating.
- (2) Caregiver. An individual 18 years of age or older who (i) provides care for a mentally or physically impaired person and (ii) is a first or second degree relative of the mentally or physically impaired person for whom the individual is caring.
- (3) First or second degree relative. A spouse, lineal ascendant, lineal descendant, sibling, uncle, aunt, nephew, or niece and includes half, step, and in-law relationships.
- (4) Mentally or physically impaired person. A person who is a resident of this State and who requires assistance with two or more activities of daily living as certified in writing by a physician licensed to practice in this State.
- (5) Temporary family health care structure. A transportable residential structure, providing an environment facilitating a caregiver's provision of care for a mentally or physically impaired person, that (i) is primarily assembled at a location other than its site of installation, (ii) is limited to one occupant who shall be the mentally or physically impaired person, (iii) has no more than 300 gross square feet, and (iv) complies with applicable provisions of the State Building Code and <u>G.S. 143-139.1(b).</u> Placing the temporary family health care structure on a permanent foundation shall not be required or permitted.

**NOTE:** In order to comply with <u>G.S. 143-139.1(b)</u>, temporary health care structures <u>must be</u> constructed under the NC Modular Construction Program.



So, in conclusion, what "are" and "are not" considered permanent dwellings in North Carolina?

Structures that are considered TO BE permanent dwellings

- Site built homes under the local LAHJ
- Modular homes with the "State of North Carolina Modular Construction "Validating Stamp"
- "HUD" Manufactured Homes with the "HUD" label

## Structures that are considered NOT TO BE permanent dwellings

- Park Model Recreational Vehicle as defined by ANSI 119.5 labeled by RVIA (Recreational Vehicles Industry Association
- "Tiny Homes", if not built and labeled to the NC State Residential Code or the Federal (HUD) 24 CFR Part 3280 Codes

Both of these type structures are considered temporary and treated as a Recreational Vehicle (RV)



## LIEN AGENT REQUIREMENT FOR PERMITTING

<u>General Statutes</u> (Permits) NCGS §153A-357 (Counties) NCGS §160A-417 (Cities and towns)

## PREVIOUS STATUTE STATUTE EFFECTIVE PRIOR TO JULY 1, 2018

Where the improvements to a real property leasehold are limited to the purchase, transportation, and setup of a manufactured home, as defined in G.S. 143-143.9(6), for which there is a current certificate of title, the purchase price of the manufactured home shall be excluded in determining whether the cost of the work is thirty thousand dollars (\$30,000) or more.



## LIEN AGENT REQUIREMENT FOR PERMITTING

**General Statutes** 

(Permits)

NCGS §153A-357 (Counties) NCGS §160A-417 (Cities and towns)

## NEW AND CURRENT STATUTE

**STATUTE EFFECTIVE JULY 1, 2018** 

Where the improvements to a real property leasehold are limited to the purchase, transportation, and setup of a manufactured home, as defined in G.S. 143-143.9(6), the purchase price of the manufactured home shall be excluded in determining whether the cost of the work is thirty thousand dollars (\$30,000) or more.



### LIEN AGENT REQUIREMENT CALCULATION EXAMPLE:

**Purchase price** for a manufactured home including transportation and set-up: (Verify with the Purchase Agreement)

### <mark>\$80,000.00</mark>

n n n

n

n

n n n

n

n

n

n n

n n n

**Total cost** for permitting for all work to be performed on property including the home, transportation, set-up and all other work to be done on the property (i.e., driveway, accessory buildings, decks, etc.):

### <mark>\$100,000.00</mark>

- Lien Agent Requirement calculation:
- \$100,000.00 minus \$80,000.00 equals \$20,000.00

Since \$20,000.00 falls below the \$30,000.00 threshold for providing the name of a lien agent, a lien agent nor a current certificate of title **would not be required** to procure a permit.



## **Modular Building Permits**

## NCGS § 87-1 (a) ("General contactor" defined; exceptions.)

(a) For the purpose of this Article any person or firm or corporation who for a fixed price, commission, fee, or wage, undertakes to bid upon or to construct or who undertakes to superintend or manage, on his own behalf or for any person, firm, or corporation that is not licensed as a general contractor pursuant to this Article, the construction of any building, highway, public utilities, grading or any improvement or structure where the cost of the undertaking is thirty thousand dollars (\$30,000) or more, or undertakes to erect a North Carolina labeled manufactured modular building meeting the North Carolina State Building Code, shall be deemed to be a "general contractor" engaged in the business of general contracting in the State of North Carolina.



## **Modular Building Permits**

## NCGS § 143-139.1 (a)

("Certification of manufactured buildings, structures or components by recognized independent testing laboratory; minimum standards for modular homes.)

The Building Code Council may also adopt rules to insure that any person that is not licensed, in accordance with G.S. 87-1, and that undertakes to erect a North Carolina labeled manufactured modular building, meets the manufacturer's installation instructions and applicable provisions of the State Building Code. Any such person, before securing a permit to erect a modular building, shall provide the code enforcement official proof that he has in force for each modular building to be erected a \$5,000 surety bond insuring compliance with the regulations of the State Building Code governing installation of modular buildings.



## Some Links of Interest

NC General Assembly General Statute Table of Contents:

https://www.ncleg.gov/Laws/GeneralStatutesTOC

NCDOI/Manufactured Building Division:

http://ncdoi.com/OSFM/Manufactured\_Building.aspx

HUD (U.S. Dept. of Housing and Urban Development):

https://www.hud.gov/program\_offices/housing/rmra/mhs/mhshome

Modular Bond Form:

http://www.ncdoi.com/OSFM//Manufactured\_Building/Documents/Memos\_Modul ar/North%20Carolina%20Modular%20Bond%20Form\_.pdf

NCDEQ Abandoned Manufactured Homes (AMH) Grant Program:

https://deq.nc.gov/conservation/recycling/abandoned-manufactured-homes/amhgrant-program

AMH Grant Program Guidelines:

https://files.nc.gov/ncdeq/AMH%20Grant%20Program%20RFP\_0.pdf



## **MODULAR SURETY BOND MEMO**



### MANUFACTURED BUILDING

Toll free 800.587.2716 Tel 919.547.0000 Fax 919.715.0067

MIKE CAUSEY, INSURANCE COMMISSIONER & STATE FIRE MARSHAL BRIAN TAYLOR, ASSISTANT STATE FIRE MARSHAL

#### MEMORANDUM

DATE: July 25, 2012 (Updates July 14, 2009 memo)

TO: Code Enforcement Officials and Other Interested Parties

FROM: Alan D. Greene, P.E. Chief Building Code Consultant Manufactured Building Division

SUBJECT: S5,000 Modular Surety Bonds

The Manufactured Building Division of the NC Department of Insurance has been asked to explain the scope of building activities permissible under NC G.S. §143-139.1. Our response is as follows:

#### NC G.S. §143-139.1 provides in part:

The Building Cycle Consoft may also adopt rules to instate that any person that is not licensed, in accordance with G.S. R7-1, and that hadertakes to avect p North Carolina labeled manapetured nodular building metric the manufacture's installations and applicable providing of the State Building Code. Any sociperson, before surreing a permit to eract a worldar building, shall provide the code enforcement afficial person, before surreing a permit to eract a worldar building, shall provide the code enforcement afficial person, before surreing a permit to eract a worldar building to be erected a \$3,000 surery build musting compliance with the regulations of the State Building Code governing, instatoliation of modular buildings.

If someone indertakes to erect a medular building, but is not licensed as a general contractor pursual to NC G.S. §87-1. He must provide the local building official with a 85,000 sarery bond for each medular building in the excited. This bond shall remain in full force and effect for use year following the issuance of the certificate of compliance for the modular building. The medular building must be exceed according to the meantmenter's installation instructions and any applicable provisions of the State Building Code.

It is the interpretation of the Manufactured Building Division of the Department of Insurance Inta NC GA, §143-139.1 only applies to the set-up and installation of the modular unit itself. The only permissible building activity, other than the construction of the isonalaten for the modular unit is the sotting and field connections of the labeled manufactured modular unit. NC GA, §143-139.1 does not apply to additional activities such as sto-built additions to the modular building, accessory structures on the same property, and installation of aniellary activity opport. Examples of these additional activities include portless, size built garages, decks, drivoways, septie systems, etc.. If the cost of these additional activities meets or exceeds the thirty thor sand dollar (\$30,000) limit established by NC GAS, §67-1, then a general couractor's license will be required. In any case, these activities are not included in the scope of the modular surely bond.

### OFFICE OF STATE FIRE MARSHAL

1202 MAIL SERVICE CENTER | RALEIGH, NC 27699-1202 | WWW.NCDOLCOM/OSEM





## **MODULAR SURETY BOND FORM**

#### NORTH CAROLINA MODULAR BUILDING SET-UP CONTRACTOR LICENSE BOND

4...... \_\_\_\_\_xs\_\_srincipal, located at WE. \_\_\_\_\_ State of THE CONDITION OF THIS CPI (BATION IS SUCH, that whereas the principal has entered into a contract for the set-up and Installation of the modular building described herein;

NOW, THEREFORE, if the principal and all his agents and emologies shall eat-up and install said modular building in compliance with the regulations of the North Carolina State 8-ukling Code governing referance of modular buildings, then this objaction shall be nut and void; otherwise, it shall be in tull force and effect.

a is expressly provided that

8

1. This band is executed by the said principal and smyly to wrighte fire principal to set up one North Carolina labeled modular building.

2. This band is in full force and effective to the above State Building Code, obligations of the principal for the xel-up of one. North Carolina leased modular building at the following eddress:

3 This band will remain in full force and effect for one your fallowing the issuance of the certificate of compliance for the modular building.

4. The bond must remain on life with the \_\_\_\_\_ \_(city or county inspection dept.).

4. The borks must symple an line with minimum provide a paragraph 2, who sustains any bit submy produces only and to compare to work the symplexic or any act or compare to years of the symplexic or any act or an bond for (ne recovery of damages sublained by him. 6. It is further understood and agreed that this bond shall be open to successive claims up to the race value of the bond. The

surely shall not be liable for successive daims in excess of the bood amount, regardless of the number of plants made against the bond.

In Witness Whereof, the above boundari parties have executed this instrument under their several seals this the day el \_\_\_\_\_\_19\_\_\_\_ ille hame ans corporate seal ol each corporate party acing hardo affixed and these presents duy signed be se uncersigned representative, pursuent os although this gaverning body.

		Signature of Frincipal
		Tisle
	Suraly by	(signature)
		(protect name)
	Tilie	
	Address	
		N.C. Resident Agent
		Address
wer of Attomey Attached		





# **QUESTIONS?**

