

Manufactured/Modular Buildings Program

Phone: (609) 984-7609

Manufactured/Modular Construction involves the off-site construction of buildings in a factory. Because the buildings arrive as closed construction (there are structural, electrical, plumbing and fire service elements that cannot be seen), inspections and approval for the work off site is done in the factory where the building or component is built.

Modular buildings, which may be of any use group, are intended for installation on permanent foundations (generally without means for relocation) and are designed and built to meet New Jersey's adopted building codes. The State of New Jersey participates in an Interstate Compact for the construction of modular buildings. For states participating in the compact, such as New Jersey, an Industrialized buildings Commission (IBC) label is affixed attesting to the fact that the unit has passed the required inspections in the factory and meets the participating States codes. Questions or complaints about modular construction can be directed to the Code Assistance Unit at (609) 984-7609.

Manufactured Homes are limited to buildings of [use] group R-5 (single family dwellings), generally incorporate a chassis into their construction (they are therefore able to be relocated), and are designed and constructed to meet federal construction standards (CFR Title 24 Part 3285). The units are built in plants that are approved under the Federal manufactured home program. The inspection of the units is performed in accordance with the plants approved quality control program with oversight by a third party inspection agency. Problems and complaints regarding the construction of manufactured homes should be reported to the Code Assistance Unit at (609) 984-7609. The Department will report such concerns to the appropriate party in the State of manufacture and help direct the consumer in resolving the issue. Under the Federal rules states have the option of either creating their own dispute resolution program, or in the absence of such, using the Federal Department of Housing and Urban Development (HUD) dispute resolution program. New Jersey does not have a dispute resolution program that is recognized by HUD. Therefore consumers must participate in the HUD program which is intended to resolve disputes between manufactures, installers, retailers and consumers when there are complaints. For more information on the HUD dispute resolution program, please see the brochure listed below under the "Related Information" heading.

Related Information

[NJAC 5:23-4A](#) - Industrialized/Modular Buildings and Building Components

[NJAC 5:23-4B](#) - Manufactured Homes and Manufactured Home Add on Units

[NJAC 5:23-4C](#) - Enforcement of Federal Manufactured Home Standards

[NJAC 5:23-4D](#) - Recreational Park Trailers

[Bulletin 07-1](#): Premanufactured Construction

[Bulletin 88-2](#): Manufactured Housing

[Bulletin 80-6](#): Manufactured Homes

[Park Model Guidance](#)