



**BUILDING CODE COMPLIANCE OFFICE**  
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## **ADVISORY MEMO**

**TO: All Building Officials in Miami-Dade County**

**FROM: Herminio F. Gonzalez, P.E., Director  
Building Code Compliance Office**

**DATE: March 19, 2003**

**SUBJECT: Manufactured Buildings**

The installation of manufactured buildings is regulated by Chapter 553, Part IV, Florida Statutes. These buildings, like site-constructed buildings, are governed by Section 553.73, Florida Statutes, and in part by Chapters 471, 481 and 489 Florida Statutes. The law governing regulation of manufactured buildings designates that local code enforcement jurisdictions will enforce the Florida Building Code for site-regulated work and the State of Florida will enforce the building code for work conducted in the factory.

State of Florida approved manufactured buildings are exempt from plan review by local building departments. However, all site related work such as construction of foundations, tie down systems and connection of utilities must be approved by the local building department, as provided for in the Florida Building Code:

### ***104.3 Examination of documents***

***§104.3.1 Plan review.*** *The building official shall examine or cause to be examined each application for a permit and the accompanying documents, consisting of drawings, specifications, computations and additional data, and shall ascertain by such examinations whether the construction indicated and described is in accordance with the requirements of the technical codes and all other pertinent laws or ordinances.*

#### ***EXCEPTIONS:***

*1. Building plans approved pursuant to §553.77(6) Florida Statutes and state-approved manufactured buildings are exempt from local codes enforcing agency plan reviews except for provisions of the code relating to erection, assembly or construction at the site. Erection, assembly and construction at the site are subject to local permitting and inspections.*

If you have any questions regarding this issue, please contact Mr. Jaime Eisen, P.E. of my staff at (305) 375-2901.

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