



City and Borough of Sitka

PUBLIC SERVICES

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City and Borough of Sitka Building Department

Permit fees and plan review fees for modular homes and manufactured homes

Policy 03-03

Effective Date: May 8, 2003

Purpose: To establish uniform and equitable standards for assessing permit fees and plan review fees for modular homes and manufactured homes, and which reflect Building Department involvement in the construction and inspection process.

Background: By federal law, manufactured homes, commonly called mobile homes or trailers, are constructed to a federal HUD standard. They are not generally required to conform with locally adopted Building Codes.¹

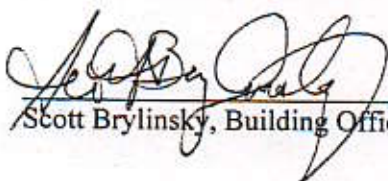
Modular homes, in contrast, are required to be built to local building codes. They are, however, constructed off-site and are not inspected by the local Building Department during construction, as are on-site stick-built homes. The foundations are inspected, the assembly of the modular units is inspected, and electrical "green-tag" and final inspections are conducted.

Policy: **Manufactured home fees**, whether placed on a private lot or a mobile home park lot, are charged fees based on the value of the foundation work. (See Policy #02-01)

Modular home fees are calculated as follows:

Project value is determined based on standard Building Department valuation norms as approved by the Building Official. A permit fee and plan review fee for the full project, which may include on-site stick built portions, is calculated per SGC 19.01.020. The permit fee is reduced by an amount equal to the square feet of modular construction times \$.21. The full plan review is charged.

Approved:


Scott Brylinsky, Building Official

Date

5-8-03

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¹They are required to comply with zoning codes, which may include building, life-safety, and other provisions.