



## South Central Regional Construction Code Council

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### New Residential Modular - Permit Plan Submittal Check List

Project Type: New Modular Home Installation

Applicable Building Codes:

IRC	2015 International Residential Code (Excluding Chapter 11 “Energy Efficiency”)
IRC	2009 International Residential Code Chapter 11 “Energy Efficiency” Only
NEC	2014 National Electric Code
ICC 600	2014 ICC Standard for Residential Construction in High-Wind Regions
WFCM	2015 Wood Frame Construction Manual for One and Two Family Dwellings
LSUCC	LAC 17:I.Chapter 1- Louisiana State Uniform Construction Code &
.	Amendments (Formerly LAC55:VI.301.A)

Provide the following items for plan review where applicable:

#### **Building Plans:**

##### Site Plan

Site plan shall include:

Distances of the proposed building from interior property lines

Location/distances of other existing building relative to new proposed building

*(Note: Any Residential structure less than 5 feet from an interior property line will require a minimum 1 hour rated exterior wall. Typical pre-manufactured modular do not come with fire rated walls unless specifically requested by owner/contractor. Therefore residential structure will need to properly located a minimum of 5 feet from interior property lines or provide modular plans that will include correct exterior wall fire rating. Plans shall include the listed tested assemblies, from an approved testing agency, used to achieve the fire resistance rating of the proposed construction (UL, ETL, FM, GA,WP, WH, etc.) including joints in the assemblies.)*

##### Building Manufacturer’s construction plans

Manufacturer’s plans shall include the following:

Floor Plan

Elevation plan

For 140mph V-ult / 110mph V-std wind zones and above, documents should clearly identify methods used for opening protection (i.e. single plywood panel alternative (1<sup>st</sup> and 2<sup>nd</sup> Stories only) or Large Missile Impact protected glazing/window shutter system)

Electrical plan

\_\_\_ **Mechanical plan**

\_\_\_ HVAC ACCA Manual “J” load calculations or other pre-approved equipment sizing method shall be submitted with plan documents.

\_\_\_ **Energy Details**

\_\_\_ Plans shall include details to type and R-value of insulation to be used in walls, ceilings and floors (as applicable). Minimums R-13 walls, R-30 ceiling, R-13 floors.

\_\_\_ **Plumbing Plan**

\_\_\_ **Structural Framing Plan**

\_\_\_ **Foundation Plan**

Most modular foundations provided by manufacture are only a pier layout and anchoring plan. These alone are NOT an approved foundation system for our region. Applicant/contractor shall provide a foundation system consisting of the minimum following requirements:

OPTION 1 - Monolithic poured concrete foundation as follows:

\_\_\_ 6” reinforced slab

\_\_\_ 12” X 12” turn down footings. NOTE: Footings only required at outer perimeter edges unless required elsewhere by registered design professional for additional interior pier support. Perimeter footings shall penetrate a minimum of 12 inches into the natural undisturbed soil. Footings shall have a minimum of (2) #5 rebar. Footings shall be a minimum of 12 inches within natural undisturbed soil.

\_\_\_ Building tie-down anchors around perimeter edge within footings shall be provided a maximum of 6 feet on center or closer if required by manufacturer. Anchoring method shall be provided with a minimum 5/8” “J-bolt” anchor with a minimum 7” wet set embedment only. All interior tie-down anchors shall be as per manufacturer and/or design professional.

OPTION 2 – Monolithic poured concrete foundation as follows:

\_\_\_ 4” reinforced slab

\_\_\_ 12” X 12” turn down footings around perimeter.

\_\_\_ 12”w X 6” d interior spread footings below slab at all pier locations.

\_\_\_ Building tie-down anchors around perimeter edge within footings shall be provided a maximum of 6 feet on center or closer if required by manufacturer. Anchoring method shall be provided with a minimum 5/8” “J-bolt” anchor with a minimum 7” wet set embedment only. All interior tie-down anchors shall be as per manufacturer and/or design professional.

OPTION 3 – Poured concrete spread footing foundation as follows:

\_\_\_ 12” X 12” poured concrete spread footings to support all pier locations. All footings shall be connected and reinforced with a minimum (2) # 5 rebar. All footings shall be a minimum of 12 inches into the natural undisturbed soil. Footing widths shall be such that it can except both the required anchor bolts and support piers. This means that footings may require a width larger than 12 inches where manufacturer require an anchor strap to be at 45 degree angles on sides from the frame in an outward direction to connect to foundation footing.

\_\_\_ Building tie-down anchoring shall be provided a maximum of 6 feet on center or closer as required by manufacturer and/or design professional.

Anchoring method shall be provided with a minimum 5/8” “J-bolt” anchor with a minimum 7” wet set embedment only. All interior tie-down anchors shall be as per manufacturer and/or design professional.

Foundation drawing shall include the following:

- \_\_\_ Foundation types, locations, sizes, depths, shapes, thicknesses, and materials (piers, footings, slabs, etc);
- \_\_\_ Specifications for the type, mix ratio, and minimum compressive strength of concrete;
- \_\_\_ Reinforcing details, specified strength or grade, placement and sizes;
- \_\_\_ Imbedded anchoring locations, size and depth;
- \_\_\_ Slab layout for recesses, void, and other irregularities;

### **Building Manufacturer's Inspection Reports:**

- \_\_\_ Applicant shall submit a copy of the manufacturer's assembly line inspection reports. These are the inspection reports completed by manufacturer's assembly line inspectors. The manufacturer's inspectors conducting these inspections shall be ICC certified and registered with the Louisiana State Uniform Construction Code Council (LSUCCC).
- \_\_\_ Applicant will also need to submit a South Central Regional Construction Code Council (SCRCCC) "Inspection Statement for Modular Buildings" form. This form is to be filled out by the manufacturer's ICC certified inspector. Most manufacturers and/or suppliers who set up buildings in our region are already aware of this requirement and will supply this form upon request. If not, then you may email [brian@scpsc.org](mailto:brian@scpsc.org) or go to "SCPDC.org > Divisions > Building Code Enforcement" for a copy of the SCRCCC inspection form to provide to the manufacturer.

***NOTE: Without this form AND the manufacturer's inspection reports, final electrical will not be authorized once permit has been issued. Therefore it is highly recommended that the applicant/owner confirm that the manufacturer has LSUCCC registered inspectors and that they can supply these documents as soon as possible (if already built) or assured they can be provided prior to applying for permit and, once completed, provided so that they may be turned in to the building code enforcement department (SCRCCC).***

The following items may not always be required to be provided within the plan drawings but will reduce plan review turnover time and reduce problems during field inspection if indicated on the drawings and made aware to owner/contractor:

- \_\_\_ Windows in rooms used for sleeping indicated to meet minimum emergency escape and rescue opening sizes per IRC 310.
- \_\_\_ Windows indicate correct design pressure ratings (i.e. DP/HR rating) for proposed wind speed location.
- \_\_\_ Protection of openings required in "Wind Borne Debris Regions" (140mph V-ult / 110mph V-asd or greater).
- \_\_\_ Method provided to be indicated as either Large Missile Impact glazing or approved window covering complying with ASTM E 1996 and ASTM E 1886 or substituted with 7/16" wood structural panel with a maximum span of 8 feet [IRC 301.2.1.2]. Panel shall be pre-cut to match the framing surrounding the opening containing the product with the glazed opening. Panels shall be predrilled as required for the anchorage method and shall be provided with the attachment hardware per IRC Table R301.2 (2) or ASCE 7 upon inspection. NOTE: 7/16 wood structural panel cannot substitute the required design load performance requirements (DP/HR rating).