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## REQUIREMENTS FOR MOBILE HOMES & MODULAR HOMES

The Illinois Department of Public Health states that a Mobile Home always has a red metal label on the rear of the Mobile Home chassis, and that a Modular Home always has a yellow label on the electrical panel box inside the home. Many different terms are used to describe Mobile Homes and Modular Homes, including: Trailers, Manufactured Housing, HUD Housing, Panelized Homes, Pre-Fabricated Homes, Factory Built Homes, etc. The Springfield Building & Zoning Department categorizes all of these structures as either Mobile Homes (red label) or Modular Homes (yellow label).

- **Mobile Homes:** As stated, a Mobile Home has a red metal label on the rear of the Mobile Home chassis. These buildings are regulated by the Federal Department of Housing and Urban Development (HUD), and the Building Department does not have jurisdiction on the inside of these buildings, unless the building has been modified from the original construction, or unless the building is declared unsafe and dangerous. The building Department does have jurisdiction on how the mechanical, electrical, plumbing, and gas service is routed and connected beneath the Mobile Home. Mobile Homes must either be built on concrete foundations extended a minimum of 36" below grade, or must be anchored to the ground as per the Illinois Mobile Home Tie-Down Act. A building permit and MEP permits are required for the installation of a Mobile Home. Mobile Homes are only allowed in Mobile Home parks, or on parcels specifically approved by the Springfield City Council for Mobile Home use.
- **Modular Homes:** As stated, a Modular Home has a yellow label on the electrical panel box inside the home. These buildings are regulated by the Illinois Department of Public Health. The Building Department has jurisdiction on the inside and outside of Modular Homes. However, since these buildings are pre-fabricated, much of the construction requiring inspection is hidden from view by finished drywall. Therefore, the Building Department requires that the manufacturer produce third party inspection reports, showing that an independent inspection agency witnessed the construction of the pre-fabricated components. Modular Homes require concrete foundations extended a minimum of 36" below grade. A building permit and MEP permits are required for the installation of a Modular Home. Review your subdivision covenants to make sure that Modular Homes are permitted on the lot on which you intend to build the Modular Home.