



City of North Miami Beach, Florida

BUILDING DEPARTMENT

PROCEDURES OF MANUFACTURED BUILDINGS

All applicants shall follow the following procedures for the building & structural permits for Manufactured Buildings.

The permit submittal shall consist of the following documents:

- a) Site plan showing the location of the building
- b) A Letter from the Department of Community Affairs certifying the manufacturer to build pre-fabricated modular buildings.
- c) A copy of the complete set of drawings of the manufacturer building approved by a certified third Party Agency. Each drawing shall have the approval stamp shall bearing the certification number of the Third Party Agency from the Department of Community affairs and the signature.
- d) Foundation plans showing the foundation layout of the structure and the anchor details.
- e) Structural calculations performed based upon the wind pressures calculated in accordance with the ASCE 7-10 with a wind velocity of 175 mph, Exposure "C", Importance Factor "1.0" and Enclosure as per the design of the manufactured building.
- f) The drawings shall also address the Accessibility requirements of the chapter II of the Florida Building Code and the Fair Housing Act.

Reference Standards:

The following standards authorize the Building Official to implement the Florida Building Code according to the local conditions.

Florida Statutes 553.38 Application and scope.--The department (Florida Department of Community Affairs) shall enforce every provision of the Florida Building Code adopted pursuant hereto, except that local land use and zoning requirements, fire zones, building setback requirements, side and rear yard requirements, site development requirements, property line requirements, subdivision control, and onsite installation requirements, as well as the review and regulation of architectural and aesthetic requirements, are specifically and entirely reserved to local authorities.

Florida Administrative Code Rule 9B-1.006 Certification of Third Party Agencies: Individuals or entities who desire to perform plan review, inspection, or both plan review and inspection of manufactured buildings shall be certified by the department.

Florida Administrative Code 9B-1.009(2) Design Plan and Systems Approval: The Third Party Agency's plans examiner licensed under Chapter 468, F.S., shall approve or disapprove the manufacturer's submittal. If the submittal is approved, the individual shall affix a stamp authorized by the Department on each sheet. Plans drawn to a scale less than 1/8" to the foot are not acceptable.

Florida Building Code 106.3.5 Minimum plan review criteria for buildings: Exemption (6) Manufactured buildings plan except for foundations and modifications of buildings on site.