

The Town allows manufactured housing to be placed on residential lots in Superior. As this type of housing is constructed off-site and transported for placement at the homesite, there are additional entities beyond the Town with oversight roles in this process who apply their own criteria to these installations and how they are permitted and inspected.

The State of Colorado (via Resolution #38 Manufactured Housing Installation Program) mandates that all Manufactured Homes when installed in Colorado shall meet certain specifications:

- Firms and individuals involved in the installation of both new and used manufactured housing shall be registered with the Colorado Division of Housing, Technology and Standards Section.
- Installers are required to install the manufactured housing in accordance with the manufacturer's written instructions or the applicable alternate standard when instructions are not available. All the requirements must be met to install a manufactured home in Superior.
- All manufactured homes must meet either HUD or State standards. <https://cdola.colorado.gov/office-of-regulatory-oversight/building-codes-and-standards>
- If the home is manufactured in a HUD-certified facility, the structure shall meet HUD building codes, and be placarded as such.
- If the structure is not being built in a HUD-certified facility, the structure shall be approved by the Colorado State Division of Housing.
- If the manufacturer is HUD-certified, the building plan review process is modified. Local jurisdiction does not oversee the building review process unless the HUD code does not specifically address an item in their regulations. There are 3 wind and snow regions, Colorado is Mid, and any home built to those design loads can be installed anywhere in Colorado.

The Town requires placement of a manufactured home on a permanent foundation with all residential utility connections.

If the home is built in a non-HUD certified factory, the review process is through the State Division of Housing per specifications:

- Modular homes proposed for placement in Superior are to go through the CDOH for plan review and approval. CDOH require the 2018 building codes, 2015 IECC code, and 2020 NEC.
- The Town does not oversee the construction other than onsite built items like deck, patio, attached garage, foundation, and utilities. When the State reviews the plans, they do take into consideration the wind and snow loads, winter design temp, fire suppression requirements.
- The CDOH review process does not include the fire suppressions systems and any other potentially concealed items behind walls, as those are reviewed by the local jurisdiction.
- The CDOH conducts a full design and plan review and inspection of the construction of factory-built structures to the extent the design and construction relates to work performed off-site or work that is completed on-site using components shipped with the factory-built structure as reflected in the approved plans for the factory-built structure. As a local government, Superior will not duplicate efforts to review or approve the construction of a factory-built structure that is under review or approved by the CDOH and will not charge building permit fees to cover the cost of plan reviews or inspections performed by the CDOH.

The inspections for items required to be permitted by the Town will be conducted by a Town inspector.

CONTACT INFORMATION:

DOLA (Colorado Department of Local Affairs)

Division of Housing Factory Build Structures

Beverly Bayley

303-864-7836

DORA (Department of Regulatory Agencies)

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Denver, CO 80202

Permits: 800-888-0170

Superior Building Department

100 Superior Plaza Way Suite 200

Superior

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