



GEORGIA DEPARTMENT of COMMUNITY AFFAIRS

MEMORANDUM

TO: Interested Parties, Third-Party Agencies, Builders, and Building Officials

FROM: Ted Miltiades, TM
Director, Construction Codes and Industrialized Buildings

DATE: October 1, 2025

SUBJECT: Clarification on Industrialized/Modular Buildings and Manufactured Homes Definitions, Standards, and Installation Requirements

This memorandum provides clarification on the distinctions between **industrialized/modular buildings** and **manufactured homes (mobile homes)**. Pursuant to recent changes in state law, it establishes the applicable requirements for permitting, standards, and installation in Georgia.

Industrialized/Modular Buildings

Industrialized buildings, also referred to as modular homes, are defined in O.C.G.A. § 8-2-111(3) as factory-fabricated structures intended for permanent installation at a building site. Georgia House Bill 1008 (effective January 1, 2021) expanded the definition of “residential industrialized building” to include both on-frame and off-frame units, provided they are affixed to a permanent load-bearing foundation. These buildings **are not** considered manufactured homes under state law and are not titled by the Georgia Department of Revenue.

Industrialized buildings must comply with the Georgia State Minimum Standard One- and Two-Family Dwelling Code and all other state-adopted codes. When the insignia of the Commissioner of Community Affairs is affixed, it certifies compliance with these standards.

O.C.G.A. § 8-2-112(b)(1) requires that local governments accept industrialized buildings bearing the Commissioner’s insignia, and Rule 110-2-4-.01 requires local regulations to be applied “without distinction” between on-site and off-site construction. Rule 110-2-8-.14 further requires each manufacturer to provide “Installation Procedures” to ensure buildings are placed properly without functional damage. Pursuant to O.C.G.A. § 43-41-2(5), the installation of industrialized buildings must be performed by licensed Georgia contractors.

Manufactured Homes (Mobile Homes)

Manufactured housing is regulated under the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. § 5401 et seq.) and must be built on a **permanent chassis**. Federal definitions (24 CFR) describe the permanent chassis as including the drawbar,

coupling mechanism, frame, running gear, and lights. Unlike industrialized buildings, manufactured homes are titled through the Georgia Department of Revenue, Motor Vehicle Division.

Key Distinctions and Installation Requirements

Feature	Industrialized/ Modular Buildings	Manufactured Homes
Building Standards	Georgia State Building Codes	Federal HUD Standards
Chassis Requirements	May be on-frame or off-frame	Must have a permanent chassis
Foundation Requirement	Must be installed on a permanent foundation	Not specified, but typically placed on a permanent or semi-permanent foundation.
Title Status	Not titled by the Dept of Revenue	Titled through the Dept. of Revenue
Installations Requirements	Must be installed by licensed Georgia contractors (O.C.G.A. § 43-41-2(5))	Must be installed by HUD-licensed and certified installers (24 CFR Parts 3285 & 3286)

Conclusion

Industrialized/modular buildings and manufactured homes are distinct under both Georgia and federal law. While local governments retain zoning and land-use authority, they are not authorized to deny permits, impose restrictions, or reclassify buildings based solely on their method of construction.

Questions regarding this guidance should be directed to Construction Codes and Industrialized Buildings at codes@dca.ga.gov, IB@dca.ga.gov, or 404-679-3118. You can also contact the Safety Fire Commissioner's Office Manufactured Housing Division at ManHousing@oci.ga.gov or 404-656-9498.