



TEXAS DEPARTMENT OF LICENSING AND REGULATION  
**COMPLIANCE DIVISION – INDUSTRIALIZED HOUSING AND BUILDINGS**

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**INDUSTRIALIZED HOUSING AND BUILDINGS**  
**BULLETIN 97-001**

*Revised February 3, 2009*

The Occupations Code, Chapter 1202, regulates the construction of modular buildings and modular components, both residential and commercial, in the State of Texas.

The Texas Industrialized Housing and Buildings Act, Texas Civil Statutes, Article 5221f-1, became effective on January 1, 1986. House Bill 2813, 77<sup>th</sup> Legislature (2001), Chapter 1202, enacted a nonsubstantive revision of Article 5221f-1, effective June 1, 2003. Senate Bill (SB) 279, 78<sup>th</sup> Legislature (2003), added an exemption for construction site office buildings, effective September 1, 2003. SB 443, 79<sup>th</sup> Legislature (2005), enacted changes in the definition of an industrialized building and extended the exemption for construction site office buildings to all construction site buildings, effective September 1, 2005.

**Modular Components:** Section 1202.001(5) of the Occupations Code defines a “**Modular component**” as a structural part of housing or of a building constructed at a location other than the building site in a manner that prevents the construction from being adequately inspected for code compliance at the building site without damage or removal and reconstruction of a part of the housing or building.

**Industrialized Housing:** Section 1202.002 of the Occupations Code defines “**industrialized housing**” as a residential structure, including the structure’s plumbing, heating, air conditioning, and electrical systems, that meets all of the following criteria.

- A building designed for the occupancy of one or more families
- A building constructed in one or more modules or constructed using one or more modular components built at a location other than the permanent site
- A building designed to be used as a permanent residential structure when the module or the modular component is transported to the permanent site and erected or installed on a permanent foundation system

**Industrialized housing** does not include the following:

- ✓ A residential structure that exceeds three stories or 49 feet in height as measured from the finished grade elevation at the building entrance to the peak of the roof
- ✓ Housing constructed of a sectional or panelized system that does not use modular components
- ✓ A ready-built home constructed in a manner in which the entire living area is contained in a single unit or section at a temporary location for the purpose of selling and moving the home to another location

**Industrialized Buildings:** Section 1202.003 of the Occupations Code defines an “**industrialized building**” as a commercial structure, including the structure’s plumbing, heating, air conditioning, and electrical systems, that meets all of the following criteria.

- A building that is constructed in one or more modules or constructed using one or more modular components built at a location other than the commercial site
- A building that is designed to be used as a commercial building when the module or the modular component is transported to the commercial site and erected or installed

**Industrialized buildings** include permanent commercial structures and commercial structures designed to be transported from one commercial site to another commercial site but does not include the following.

- ✓ A commercial structure that exceeds three stories or 49 feet in height as measured from the finished grade elevation at the building entrance to the peak of the roof
- ✓ A commercial building or structure that is installed in a manner other than on a permanent foundation and either is not open to the public or is less than 1,500 square feet in total area and used other than as a school or a place of religious worship
- ✓ **Construction site buildings** (reference section 1202.204(b) of the Occupations Code). Section 1202.001(2) of the Occupations Code defines a “**construction site building**” as a commercial structure that is not open to the public and that is used for any purpose at a commercial site by a person constructing a building, road, bridge, utility, or other infrastructure or improvement to real property

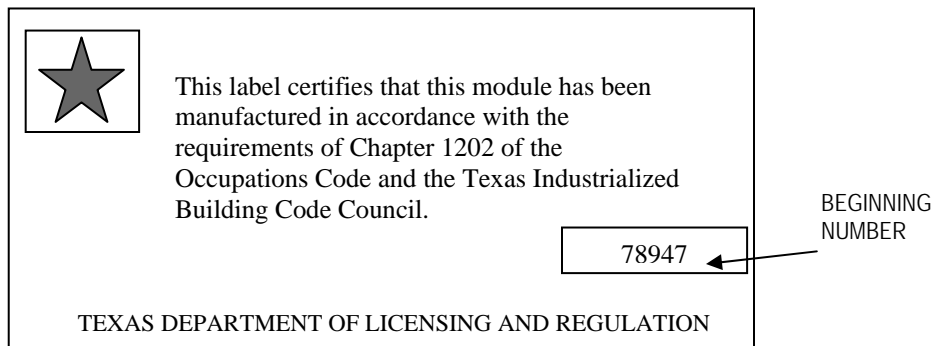
**Manufactured Housing** is built to Federal HUD Code Standards. For information on “Manufactured Housing” please contact the Texas Department of Housing and Community Affairs at 800-500-7074 (in state only) or (512) 475-2200, internet address <http://www.tdhca.state.tx.us/mh.htm>.

**Mandatory Building Codes.** Industrialized housing and buildings, modules, and modular components are constructed in accordance with the following codes [reference department rules 70.100 and 70.101].

- The National Electrical Code, 2008 edition as amended in Department rule 70.101; and
- The International Building Code, 2006 edition; the International Fuel Gas Code, 2006 edition; the International Plumbing Code, 2006 edition; the International Mechanical Code, 2006 edition; the International Residential Code, 2006 edition; and the International Energy Conservation Code, 2006 edition; all as amended in Department rule 70.101.

**Decals and insignia** are labels used to certify that the modules or modular components are constructed and inspected in accordance with the approved design package, the mandatory building codes in effect at the time of construction, and the in-plant inspection requirements approved by the Texas Industrialized Building Code Council. Decals are used for module certification and insignia are used for modular component certification. The department issues labels to a registered certified manufacturer upon application and payment of the fee following certification of the manufacturing facility. Labels must be affixed before the modules or modular components are shipped from the manufacturing facility. The labels may be placed in any visible location so long as the location is specified on the floor plan or plan or project cover page and so long as the location is not a readily removable item such as a cabinet door (labels may be placed on the cover of the electrical distribution panel).

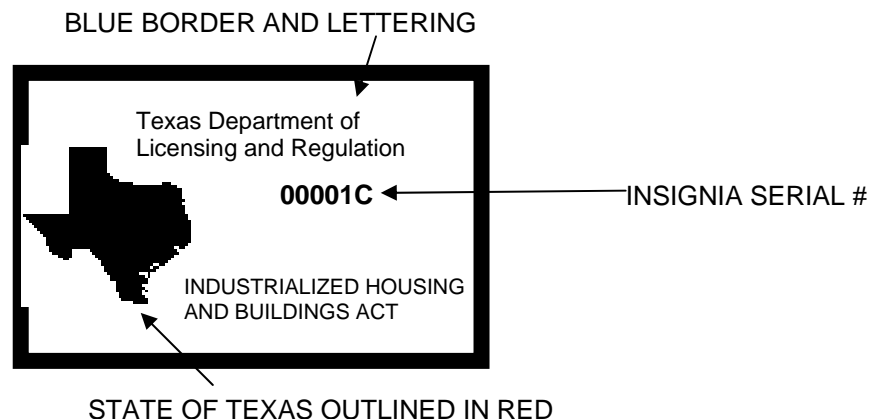
**DECAL DESCRIPTION (Current – beginning with decal #78947):**



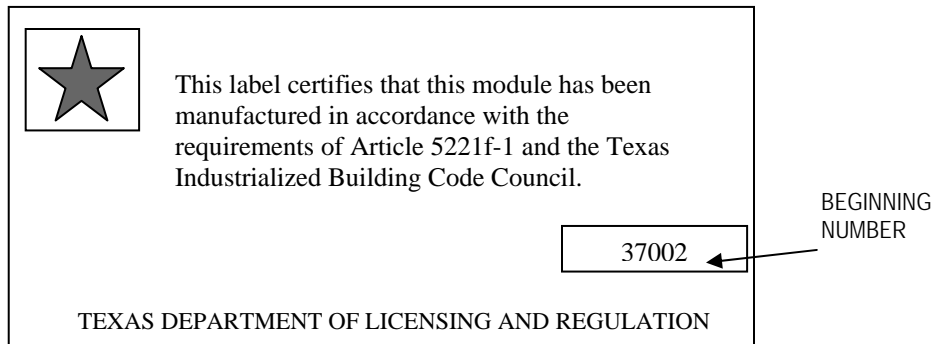
**COLORS:** White background, blue star, blue lettering   **SIZE:** 2" X 4"

If product is tampered with the label will chip away in tiny pieces. Permanent acrylic adhesive used. Material is 3.5 mil. thick. Five-year exterior application warranty. Temperature range -30 deg. F to 245 deg. F. Minimum application temperature is 50 deg. F.

**INSIGNIA DESCRIPTION (modular components):**



**PAST DECAL DESCRIPTION (decal #'s 37002 - 78946):**



**COLORS:** White background, blue star, blue lettering    **SIZE:** 2" X 4"

If product is tampered with the label will chip away in tiny pieces. Permanent acrylic adhesive used. Material is 3.5 mil. thick. Five-year exterior application warranty. Temperature range -30 deg. F to 245 deg. F. Minimum application temperature is 50 deg. F.

**PAST DECAL DESCRIPTION (1986 through 1998):**

Aluminum alloy type material (non-rusting) 2" x 4" x 0.18." Blue on natural color of metal with 1/8" hole in each corner. Center of hole located 3/16" from end/top or bottom. Serial number in upper right hand corner. Texas Department of Licensing and Regulation along lower part of decal. Large star on left end. Left vertical half of star is blue. Right half of star is natural color of metal.

