



November 20, 2018

To: All Certified Pennsylvania Industrialized Housing Third Party Agencies and Manufacturers

We have enclosed three memorandums regarding the upcoming code change for new industrialized housing taking effect on April 1, 2019. Please review and share with your management teams.

**Memorandum #1: Industrialized Housing Modules on Display or In Storage And the 2015 Code Change.**

**Memorandum #2: 2019 Notices of Approval**

**Memorandum #3: Constructing New Industrialized Housing to the Previous Code Version**

Should you have any questions regarding these memorandums, please do not hesitate to contact me at 717-720-7416.

Sincerely,

A handwritten signature in black ink, appearing to read 'M. Moglia', written over a horizontal line.

Michael Moglia  
Housing Standards Division  
PA Dept. of Community and Economic Development





**TO:** ALL CERTIFIED PENNSYLVANIA INDUSTRIALIZED HOUSING  
THIRD PARTY AGENCIES AND MANUFACTURERS.

**FROM:** MICHAEL MOGLIA, ADMINISTRATOR, PA DCED *MM*

**SUBJECT:** INDUSTRIALIZED HOUSING MODULES ON DISPLAY OR IN  
STORAGE AND THE 2015 CODE CHANGE

**DATE:** 11/16/2018

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As you are aware the Pennsylvania Industrialized Housing Program will adopt the 2015 codes / 2014 NEC effective April 1, 2019. We would like to address how displayed or stored certified industrialized housing modules constructed to the 2009 codes are handled after the code change.

Industrialized housing modules on display or in storage that are certified to the previous code version that have not been sold and placed on a permanent foundation and no modifications have taken place, remain exempt under the Pennsylvania Uniform Construction Code (PA UCC).

However, if the certification on the industrialized housing unit is questioned due to having been stored or displayed outside the control of the manufacturer, prior to the installation on a permanent foundation, the following process is to be utilized to affirm the certification that was made by the manufacturer remains valid.

The inspection or evaluation agency (required under 145.51, Industrialized Housing Act Rules and Regulations) should conduct necessary inspections to verify the modules have not been modified or damaged and remain in conformance to the approved building system documentation to which the home was designed and constructed. Such verification shall be evidence by a letter from the inspection or evaluation agency to the manufacturer.

In the event the inspection or evaluation agency determined the home in question was modified or damaged, the repair shall be consistent with the approved building system documentation and subject to follow up inspection and reaffirmed as described above.

This information is being conveyed to local officials as well.

As always, should you have any questions feel free to contact me at 717-720-7416 or by email: [mmoglia@pa.gov](mailto:mmoglia@pa.gov)





**TO:** ALL CERTIFIED PENNSYLVANIA INDUSTRIALIZED HOUSING  
THIRD PARTY AGENCIES AND MANUFACTURERS.

**FROM:** MICHAEL MOGLIA, ADMINISTRATOR, PA DCED *MM*

**SUBJECT:** 2019 NOTICES OF APPROVAL

**DATE:** 11/19/2018

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Per the Industrialized Housing Act, our office issues the annual Notices of Approval to each certified producer of industrialized housing for placement in the Commonwealth of Pennsylvania which are effective for each calendar year. We are at that time of year when the notices are forwarded to the currently certified manufacturers and third-party agencies, however due to the code change which will take effect on April 1, 2019, this will affect the issuance of the Notice of Approval for the 2019 calendar year.

To assure all industrialized housing producers are certified to construct new industrialized housing to the applicable 2015 codes / 2014 National Electrical Code prior to April 1, 2019, here is how our office will handle this issue:

Should the third-party agency officially advise our office that the manufacturer is certified to produce industrialized housing in accordance with the applicable 2015 codes and 2014 National Electrical Code prior to December 1, 2018, the new 2019 Notice of Approval will expire as usual on December 31, 2019.

However, if at the time when our office issues the 2019 Notice of Approval and the third-party agency has not officially certified the manufacturer to produce industrialized housing to the 2015 codes and 2014 NEC, the 2019 Notice of Approval will expire on March 31, 2019.

When the third-party agency officially certifies the manufacturer to construct industrialized housing to the applicable 2015 codes and 2014 NEC, our office will re-issue the 2019 Notice of Approval which will then expire on December 31, 2019.

We do not expect any interruption of the approvals.

As always, should you have any questions feel free to contact me at 717-720-7416 or by email: [mmoglia@pa.gov](mailto:mmoglia@pa.gov).



**TO:** ALL CERTIFIED PENNSYLVANIA INDUSTRIALIZED HOUSING  
THIRD PARTY AGENCIES AND MANUFACTURERS.

**FROM:** MICHAEL MOGLIA, ADMINISTRATOR, PA DCED *mm*

**SUBJECT:** CONSTRUCTING NEW INDUSTRIALIZED HOUSING TO THE  
PREVIOUS CODE VERSION

**DATE:** 11/20/2018

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As you are aware the Pennsylvania Industrialized Housing Program will adopt the 2015 codes / 2014 NEC effective April 1, 2019. We have been receiving questions regarding the construction homes to the 2009 codes versus the 2015 codes once a manufacturer is certified to do so.

Once the third-party agency has advised our office that the manufacturer is certified to produce new industrialized housing to the applicable 2015 codes / 2014 NEC, the manufacturer will be permitted to construct to the previous code version only if the builder has a signed contract to build OR the building permit was applied for before the manufacturer was certified to construct to the 2015 codes.

Should this occur, the manufacturer **MUST** provide a copy of the signed contract or approved building permit recognizing the 2009 codes to the third-party agency, then they will forward a copy to our office to be placed in the manufacturers file.

There will be no exceptions.

This information is being conveyed to local officials as well.

As always, should you have any questions feel free to contact me at 717-720-7416 or by email: [mmoglia@pa.gov](mailto:mmoglia@pa.gov).

