

Manufactured Housing Frequently Asked Questions

<https://dbs.idaho.gov/faqs/manufactured-housing-frequently-asked-questions/>

What is the difference between a mobile home, a manufactured home, and a modular building?

A **mobile home** is a structure built prior to June 15, 1976. For information regarding Mobile Home Rehabilitation, please see the [MOBILE HOME REHAB FAQ](#).

A **manufactured home** is a structure constructed after June 15, 1976, built according to the Federal Manufactured Housing and Safety Standards Act ([HUD Code](#)). A manufactured home is for residential use only. Manufactured Homes (HUD) are regulated under the preemptive construction standards established by states and local governments. For an expanded definition of a manufactured home (*i.e.*, length, size, chassis or foundation and utility requirements), see [I.C. §39-4105](#).

A **modular building** is any building, other than a manufactured or mobile home, that is of closed construction and is either entirely or substantially prefabricated or assembled at a place other than the building site. Modular buildings are built for residential or commercial use and the construction is regulated by the codes adopted by the state.

Do I need a separate building foundation permit for a manufactured home?

There are two (2) basic types of installations – permanent and standard set foundation.

Permanent Foundation – Yes, a separate building permit and inspection prior to the pouring of the concrete for a [Manufactured Home Permanent Foundation Permit](#) is required.

Standard Set (Piers & Footings, not permanent) – A separate building foundation permit is not required for a Standard Piers and Footing Set. The piers and footings will be inspected at the time of the installation inspection for the manufactured home.

Who is required to apply for installation permit and/or installation tag for manufactured homes?

Either the Idaho licensed manufactured home installer or homeowner can apply for the installation permit and/or installation tag in accordance with [Section 44-2202](#).

Is a manufactured home installation permit and installation tag required?

An installation permit and installation tag (required only for new homes) is required by Idaho Division of Building Safety prior to starting the installation in areas where there is not an approved local building program. All installations must be inspected and approved by the Idaho Division of Building Safety or the authority having jurisdiction before the manufactured home is occupied.

What is a manufactured home installation permit?

An installation permit grants the holder authorization to install manufactured home(s). The manufactured home installation permit is issued through the Idaho Division of Building Safety in areas where there is not an approved local building program or by the authority having jurisdiction. Manufactured home installation permits issued by the Idaho Division of Building Safety are assigned a unique document number which is required when requesting inspections and approval of the work.

Who must complete the installation checklist?

Even if the homeowner obtains the installation permit and performs the installation of the manufactured home, Idaho Code requires that an Idaho licensed manufactured home installer complete the Installation Checklist. Download the [Manufactured Home Installation Permit and Checklist](#).

How do I schedule manufacture home inspections?

The installer or homeowner must schedule inspections through the eTrakiT system or by calling (800) 839-9239.

What is a manufacture home installation tag?

An installation tag is used to maintain a registry of new manufactured home installations in the State of Idaho. The manufactured home [installation tag](#) must be purchased through the Idaho Division Building Safety regardless of which jurisdiction has authority to perform the installation inspection.

Who should apply for the installation tag?

An Idaho licensed manufactured home installer or the homeowner prior to starting the installation of the manufacture home in Idaho.

What other permits do I need?

For Electrical, Mechanical, and Plumbing Permit information see "[Permits – Frequently Asked Questions](#)"

What governs the installation of new HUD manufactured homes?

Idaho Code requires the Manufacturers Installation Manual must be used for all NEW manufactured home installations.

Idaho Code requires the [Idaho Manufactured Home Installation Standard](#) must be used for USED manufactured homes or any mobile home.

What is the definition of a 'new manufactured home'?

A home is considered "new" if it has not previously been installed or occupied.

Why are manufactured home permits required through the Idaho Division of Building Safety?

The purpose of the permit system is to ensure compliance with proper installation and safety standards. The Idaho Legislature authorized a permit fee structure to cover the costs of administering the program.

Where can I find information about my manufactured home (Data Plate)?

The Idaho Division of Building Safety no longer maintains records on data plates or compliance certificates. To obtain this information, please contact the Institute for Building Technology and Safety (IBTS) at (703) 481-2010, visit ibts.org or email labels@ibts.org.

Where can I find information regarding tiny houses, manufactured homes, modular buildings and recreational vehicles?

Please [view this brochure](#) of classifications and regulations for tiny houses, manufactured homes, modular buildings and recreational vehicles.

How do I purchase a building foundation, installation permit and/or installation tag through the Idaho Division of Building Safety?

The Idaho Division of Building Safety requests you complete the required applications that can be faxed or emailed to the below:

Fax - 1-877-810-2840

Email - customer.service@dbs.idaho.gov

If you need assistance processing your application, please contact one of our team members at 1-800-955-3044.

How do I determine where to purchase manufactured home permits?

Please check with your local building department or the Idaho Division of Building Safety on who has jurisdiction.

The below red boxed area will be removed from the below site, as we have updated Q&A and moved to the MFG Home FAQ.

<https://dbs.idaho.gov/faqs/permits-frequently-asked-questions/>

Update "Permits and Tags for Manufactured Home Installation" to "Manufactured Home FAQ"

Provide link to <https://dbs.idaho.gov/faqs/manufactured-housing-frequently-asked-questions/>

Permits – Frequently Asked Questions

[Permits/Tags for Manufactured Home Installations](#) | [Purchase Permits/Tags](#) | [Stickers](#)

Permits for Electrical, HVAC and Plumbing Installations

- What is a permit?
- Who should apply for permits in the State of Idaho?
- When is a permit required?
- Why are you required to permit your work with the Division of Building Safety?
- When should a homeowner purchase a permit?
- How do I purchase a permit?
- How much will a permit cost?
- Does a permit ever expire?
- If I have a building permit from the city or county, do I still need a permit (or permits) from DBS?

Permits and Tags for Manufactured Home Installations

- What is a Manufactured Home permit?
- Who should apply for permits in the State of Idaho?
- When is a permit required?
- Why are you required to permit your work with the Division of Building Safety?
- Can a homeowner purchase a permit?
- What is an Installation Tag?
- Who should apply for the installation tag?
- What is the definition of a 'new manufactured home'?

Purchase Permits or Tags

- How do I purchase a permit or tag?

The Division of Building Safety offers online purchases of permits and tags to licensed Manf. Home installers as well as homeowners. Register and establish a free account and purchase your permit or tag online. If you need assistance registering or processing your permit or tag, please contact one of our team members at [1-800-955-3044](tel:1-800-955-3044). You may also print out the permit and tag applications, print a permit or tag application.
- How do I determine where to purchase a permit to install my manufactured home?

See a list of cities and counties that are in the State's jurisdiction for manufactured home permits.

Stickers

- What is a Job Identification Sticker?
- How do I get a Job Identification Sticker?
- Are there other stickers required at the job site?

Meridian Office
1990 E. Watertower St.
Suite 150
Meridian, ID 83642
☎ (208) 334-3950
🕒 8am - 5pm MST

Coeur d'Alene Office
1250 Ironwood Dr.
Suite 220
Coeur d'Alene, ID 83814
☎ (800) 955-3044
🕒 7am - 4pm PST

Blackfoot Office
155 N. Maple St.
Blackfoot, ID 83221
☎ (800) 955-3044
🕒 8am - 5pm MST

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