



**Montgomery County
Department of Permitting Services**

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Wheaton, MD 20902
Phone: 311 in Montgomery County or (240) 777-0311



Structural Submittal Requirements for Industrialized Modular Buildings

Required Documents

Buildings, structures, or portions thereof, approved under the Model Performance Standards ([COMAR 09.12.52](#)) adopted by the State of Maryland must comply with the requirements of that Code. *Approved models shall be accepted by the local enforcement agency as approved for the purpose of granting an installation permit when the design loads are safe for the locality as determined by the local enforcement agency.* Any on-site construction, additions, or other modification that exceed the scope of the State's Approval must be reviewed for approval by the County.

The submittal package for Industrialized/Modular Building installation as a minimum shall include the following:

- a. State of Maryland approved Industrialized/Modular Building manufacturer plans (with inspection/testing agency approval stamp) and corresponding State of Maryland approval letter. These shall be uploaded as two distinct files to the Documents Folder in ProjectDox.
Note 1- Manufacture installed MD approval insignia verification is also required for Permit Issuance.
Note 2 - If required documentation is not provided at application submittal or Applicant is not pursuing use of MD approved Modular/Industrial Units, then the project is subject to full requirements for alterations and/or new construction submittals.
- b. Minimum design loads for Industrialized/Modular Buildings shall meet the requirements of the 2015 International Building Code (IBC)/International Residential Code (IRC).
- c. Plans for on-site construction, e.g. exterior stairs, ramps, decks, foundation, frost depth and design loads shall conform to IBC 2018, Montgomery County Codes and Regulations as amended.
- d. The modular unit foundation shall be designed by an engineer registered in the state of Maryland. His/her design shall be based on soil properties applicable to the site. Signed and sealed computations as required for the installation shall be submitted for review with the application.
- e. Anchorage of the modular unit to the ground shall be site specific and designed to support the anchorage forces specified by the unit manufacturer. Specify type, number and embedded length of anchors to be used.

Drawings to be submitted for the scope of work shall meet the requirements listed under "[Guidelines for Commercial Non Fast Track Permits](#)".