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STATEWIDE MODULAR PROGRAM *(Posted June 2, 2025)*

Established through recent legislation and governed by Utah Code § 15A-1-304 (State Construction and Fire Codes Act), Utah's statewide modular construction program is administered by the Division of Facilities Construction and Management (DFCM). Local authorities manage the permitting process and the inspections for these projects, which adhere to ICC/MBI Standards 1200 and 1205. While DFCM oversees the program, local regulators are still required to inform them of any potential issues they discover with the construction of these modular units.

Key points:

- **Statewide Modular Program Established:** Governor Spencer Cox signed into law a bill that created a statewide off-site construction program. This program is based on the standards developed jointly by the *(ICC)* and the *(MBI)*.
- **Centralized Oversight:** Previously, these responsibilities were often handled by individual municipalities, which could lead to inconsistencies and delays. This new legislation aims to centralize the inspection and plan review of modular projects under a statewide program.
- **Role of DFCM:** While DFCM oversees and administers the modular program, according to Utah Code, *if a local regulator discovers potential issues with a modular unit (visible damage or belief of non-compliance), they are required to inform the Division of Facilities Construction and Management.*
- **Local Regulator Responsibilities:** Local regulators (municipalities) still hold significant responsibilities, including:
 - Reviewing and approving construction documents related to on-site construction.
 - Issuing permits for the construction or modification of modular building units.
 - Inspecting on-site construction and installation of modular units.
 - Verifying that the modular unit is installed according to the approved documents and the State Construction Code.
- **Building Codes:** Modular units constructed, installed, and set up in Utah must adhere to the State Construction Code. This aligns with the same building codes that apply to conventionally built structures.
- **Benefits of the Program:** The aim of establishing this statewide program is to:
 - Boost affordable housing options.
 - Leverage the efficiencies and potential cost savings of modular construction.
 - Create a consistent and efficient regulatory pathway for modular home builders across the state.
 - Potentially lead to faster project timelines and improved quality.
- **Additional information:** Please visit the Division of Facilities Construction and Management (DFCM) website at: <https://dfcm.utah.gov/construction-management/> or call: 435-720-3516.