

PUBLIC WORKS BUILDING DIVISION

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Factory Built Buildings

What is a Factory Built Building? A structure assembled in a factory that is equipped with the necessary service connections and designed to be used with a permanent foundation. Structures constructed in a state approved facility will have a permanent insignia found in or near the electrical panel. For more information visit [Department of Labor & Industry Factory-Built Buildings](#).

There are different types of Factory Built Buildings to be used for dwelling purposes with the most common being Modular Homes or Manufactured Homes.

Modular Home characteristics: **Permanent**

- Manufactured in a factory and referred to as “stick built”. Constructed to 80-90% then trucked to building site
- May also be referred to as “Prefabricated Home”
- Not built on a chassis
- Set on an Engineered permanent foundation (and often have basements).
- Requires a building permit as well as a land use permit. Must meet all requirements for submittal including Licensed Montana Professional Engineer’s sealed foundation plan.
- Requires other associated permits: Electrical, Plumbing and Mechanical (gas connection).

Manufactured Home characteristics: **Moveable**

- Formerly called “mobile homes” or “trailers”. Since 1976 all moveable factory-built housing units are referred to as Manufactured Homes.
- Built entirely off-site in a factory.
- Designed with a permanently attached wheeled chassis that remains with the home as part of the floor system.
- Can be set on an engineered permanent foundation or Helical Piers. Requires building permit. Must meet all requirements for submittal including Licensed Montana Professional Engineers sealed foundation plans. No building permit required if set on non-permanent foundation.
- Requires land use permit regardless of permanence and must meet all requirements for submittal and plumbing and electrical permits for the connections.
- Requires other associated permits: Electrical, Plumbing and Mechanical (gas connection)
- Source: Nextmodular.com

Pre-Built or Site Built “SHED” (under 200 square feet total)

One-story, detached accessory structures used as tool and storage sheds, children’s playhouses, and similar uses, with a floor area not exceeding 200 square feet, and a maximum height of 10 feet, for structures fully or partially enclosed, or open structures without walls and a projected roof area of 200 square feet or less, are exempt from building permits. These exempted structures are still subject to all other applicable Missoula County regulations including but not limited to electrical, plumbing, mechanical, Floodplain, Shoreline, Health, Zoning and Land use regulations.

These exempted structures may not be used to house or park motor vehicles, nor can they be used for habitable purposes such as living, cooking, eating, sleeping or conducting any type of business. Any work on this structure which expands the footprint or height beyond these parameters will require a building permit for the entire structure. Other Missoula County permits may be required.

- Engineering may be required for foundation placement. Please refer to application checklists/plan requirements at missoulacounty.build. The permit *fee is based on valuation of the foundation and the shed*. Other permits may be required like Land use or Electrical.
- No building permit is required if the structure is placed on skids or directly on the ground. However, other permits may be required like Land use or Electrical.

Pre-Built or Site Built “SHED” (over 200 square feet)

One-story, detached accessory structures used as tool and storage sheds, children’s playhouses, and similar uses. These structures may not be used to house or park motor vehicles, nor can they be used for habitable purposes such as living, cooking, eating, sleeping, or conducting any type of business.

These structures will require a building permit. They are also subject to all other applicable Missoula County Regulations including but not limited to electrical, plumbing, mechanical, Floodplain, Shoreline, Health, Zoning and Land use regulations.

- Engineering may be required for foundation placement. Please reference application checklists/plan requirements at missoulacounty.build. The permit *fee is based on valuation of the foundation and the shed*.
- A building permit for the structure is required if it will be placed on skids or directly on the ground. Please reference application checklists/plan requirements at missoulacounty.build and provide specifications for hold down devices, depth of the devices as well as connection locations.