



## Pre-built Sheds and Factory-Built Buildings

### **Factory-Built Buildings (FBB) and Modular Homes**

*Definition: a factory-assembled structure equipped with the necessary service connections and designed to be used with a permanent foundation.*

*(<http://bsd.dli.mt.gov/building-codes-permits/factory-built-buildings>)*

- If placing on a permanent foundation, engineering is required for the foundation. The permit fee is based on valuation of the foundation only.
- If placing on blocks or on the ground, no building permit is required.
- A qualified FBB or modular home will have a state-approved insignia. See attached example.
- Land use, electrical and mechanical permits are required whether placing on a foundation or not.

### **Prebuilt Sheds (over 200 square feet)**

*Definition: A one-story, detached accessory structure used as a tool/dry storage shed, playhouse or for a similar use that is customarily accessory and incidental to that of the dwelling(s) and that is located on the same lot.*

- Requires a building permit.
- Must submit a set of plans that include: Floor plan, elevation, site plan, construction details.
- Engineering may be required in areas that have higher snow loads.
- If setting on blocks or the ground, must be anchored down, show anchoring on plans.
- Not to be used as a dwelling unit or habitable space.
- Requires land use/zoning compliance permit, and possibly electrical and mechanical permits.

### **Sheds Built On-Site (over 200 square feet)**

*Definition: A one-story, detached accessory structure used as a tool/dry storage shed, playhouse or for a similar use that is customarily accessory and incidental to that of the dwelling(s) and that is located on the same lot.*

- Requires a building permit.
- Must submit a set of plans that include: Floor plan, foundation plan, elevations, site plan, construction details; all building permit requirements.
- Walls over 10 feet high require engineered plans from a Montana licensed engineer.
- Not to be used as a dwelling unit or habitable space.
- Requires land use/zoning compliance permit, and possibly electrical and mechanical permits.

SAMPLE INSIGNIA PHOTO – For Factory Built Buildings & Modular Homes

