



Town of Topsham, Maine
100 Main Street
Topsham, Maine 04086
www.topshammaine.com
Codes Enforcement Office
PH (207) 725-1723/ FX (207)725-1737

Additions to Manufactured Homes

Manufactured homes are regulated by State Manufactured Housing Board rules 02-385 and are exempt from local construction codes. All site built additions to the homes have to meet the construction requirements of the local code and C of subchapter J (I) below. Here is what this means:

- If your addition or deck ***IS NOT*** attached to the home, come to the Topsham code office and fill out a building permit application for the project.
- If your addition or deck ***IS*** attached to the home, it must be determined that the home can support the new structure before a building permit can be issued. The accepted ways this can be determined per C below are; manufactures instructions or design by a registered engineer or architect. Once you have the instruction or design, submit it with your building permit application.

Rule Chapters for the Department of Professional and Financial Regulation

02-385 Chapter 890

SUBCHAPTER J –ADDITIONAL REQUIREMENTS

I. General

A. Exemption

Manufactured homes, which are installed in compliance with this standard, are exempt from all state or political subdivision codes, standards or regulations covering the same matters. Other matters are under the authority of the LAHJ.

B. Alterations to the home by a licensed installer are prohibited.

C. Installation of Onsite Structures

Onsite structures attached to the home shall be installed according to the home manufacturer's installation instructions or be designed and approved by a registered engineer or registered architect.

Onsite structures which support their own live load and dead loads and are not attached to the home are not covered by this standard and come under the authority of the LAHJ.

D. The home must be installed and leveled by a licensed installer.

E. The home shall be leveled so that all doors and windows operate as intended and plumbing drains function in a safe and sanitary manner.