



Maine's Manufactured Housing Program

Licensing, Inspection & Certification

Webinar
September 28, 2026

Agenda

9:00 AM Welcome

9:10 Manufactured Housing Act Changes –
Current Process, Challenges, and Opportunities

10:10 Participant Feedback Session

10:55 Next Steps & Closing

11:00 Adjourn

The Manufactured Housing Board
was replaced by the **Manufactured**
Housing Program at the Maine Office
of Community Affairs (MOCA) on July
29, 2026.

Project Goals:

- **L.D. 364** directed MOCA to rewrite Maine's manufactured housing laws and rules to:
 - Better position Maine to increase the supply of manufactured housing
 - Balance and protect the rights and responsibilities of manufactured community residents and owners
- We also want to better understand the costs and savings of modern and resilient building codes

3 Areas of Focus:

Manufactured Housing Inspection and Licensing

- **Licensing, approval, inspection, and certification** process
- **Licensed trades** in modular construction
- Role of **local code enforcement**
- Role of **third-party inspection agencies**
- Closed-wall **panel systems** and **tiny homes**

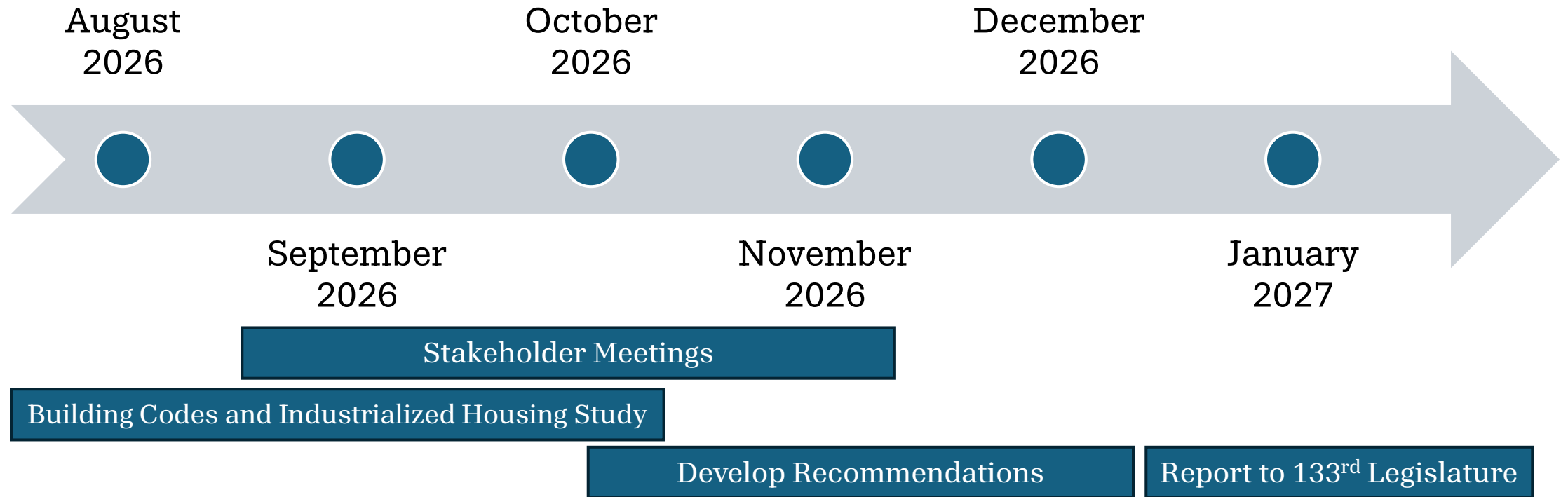
Manufactured Housing Communities (MHC)

- **Licensing and inspection** of MHCs
- **Rights and responsibilities** for MHC residents and owners
- Systems for **resolving complaints**
- **Referral system** for MHC inquiries

Building Codes

- **Industrialized building standards** and the **Maine Uniform Building and Energy Code (MUBEC)**
- Building code **cost-effectiveness**
- Timing of **updates to related codes** and standards (plumbing, electrical, etc.)

Project Timeline



Upcoming Meetings

Weds 10/14, 9:00-10:30AM

Manufactured Housing
Community Owners' Rights &
Responsibilities

**IN-PERSON at Curtis Memorial
Library in Brunswick**

Weds 10/28, 12:00-1:00PM

Role of Local Code Enforcement
in Manufactured Housing

**HYBRID at MBOIA training in
Augusta**

Weds 10/14, 5:30-7:00PM

Manufactured Housing
Community Residents Rights
& Responsibilities

ZOOM WEBINAR

Mon 11/2, 9:00-10:30AM

Building Codes and
Manufactured Housing Study

ZOOM WEBINAR with ICC

Additional meetings may be scheduled and will be listed on the MOCA [Manufactured Housing Program website](#).

Inspection and Licensing: What we've heard

Maine is unique because it requires licenses for the manufacture, installation and sale of modular homes

Maine is unique in that manufactured housing rules apply to only 1-2 family modular homes

See handout for more information

Clarity is needed on the inclusion of panelized/pods/tiny homes built offsite

Consistency between MUBEC and offsite construction standards is important, as well as supporting local CEOs

Ways to Participate

Sign up for manufactured housing email list: mailchi.mp/maine/manu_housing

See public meetings at www.maine.gov/moca/programs/manufactured-housing-program

Email manuhousing.moca@maine.gov with comments or questions.



Manufactured Housing Inspection and Licensing

Current Landscape and Opportunities for Improvement

Manufactured Housing Program

Areas of Jurisdiction

Federal HUD-Code Homes: Administration and enforcement of Federal HUD-Code Homes installation requirements.

Pre-HUD Homes: Very limited jurisdiction. These are used homes built prior to 1976 (before HUD rules).

Modular Homes: Construction and installation standards for certain modular homes (1 and 2 family and townhouses).

Manufactured Housing Communities (MHC): Public safety of infrastructure. Includes infrastructure site review and inspections of MHCs.

[Title 10 Chapter 951: Manufactured Housing Act](#)

“Industrialized construction”

Manufactured Housing Program (current scope)

**“Modular construction”
“State-certified modular
homes”
(1-2 family and townhouses)**

**“Manufactured housing”
“Mobile homes”
“HUD-code homes”**

**“Panelized construction”
“Closed-wall panel systems”
“Modular components”
(bathroom pods, kitchen pods)**

**“Tiny homes”
“Shed homes”**

**Multifamily and
commercial modular**

HUD-Code Manufactured Homes

The Manufactured Housing Program is responsible for:

- Implementing federal Department of Housing and Urban Development (HUD) standards for manufactured homes
- Inspecting dealerships for compliance with HUD standards
- Ensuring manufacturers, dealers, and installers meet federal reporting requirements
- Enforcing penalties and fines for violations

Title 10, Ch. 951, Subchapter 5: State Administrative Agency

State-Certified Modular Homes

General steps for approval/quality control

Manufacturer Licensing

MOCA (formerly the MHB) licenses manufacturers to produce state-certified modular homes for sale in Maine.

Plumbing, electrical, and HVAC work can be done by factory technicians (no state license required).



Building System/Quality Assurance System Approval

Third-party inspection agencies (TPIA), acting on behalf of MOCA, approve building systems and quality assurance (QA) systems that outline how homes will be built in the factory to meet quality and safety standards set in MHP rules.



In-Factory Inspection/Certification of Homes

TPIAs inspect the construction process and modules according to the approved QA plan.

TPIAs certify homes as meeting the standards and issue state certification seal.



Selling Manufactured Homes in Maine

Dealer License

Licensed dealers and their employees may **sell, install, or service** manufactured housing offered to retail homebuyers. This includes HUD-code homes, pre-HUD homes, and state-certified modular homes.

Developer Dealer License

Licensed developer dealers may **purchase** state-certified modular housing from a licensed manufacturer or dealer and **place** it on property they own for sale to a homebuyer. They are *not* authorized to install the home.

Installing Manufactured Homes in Maine

Mechanic License

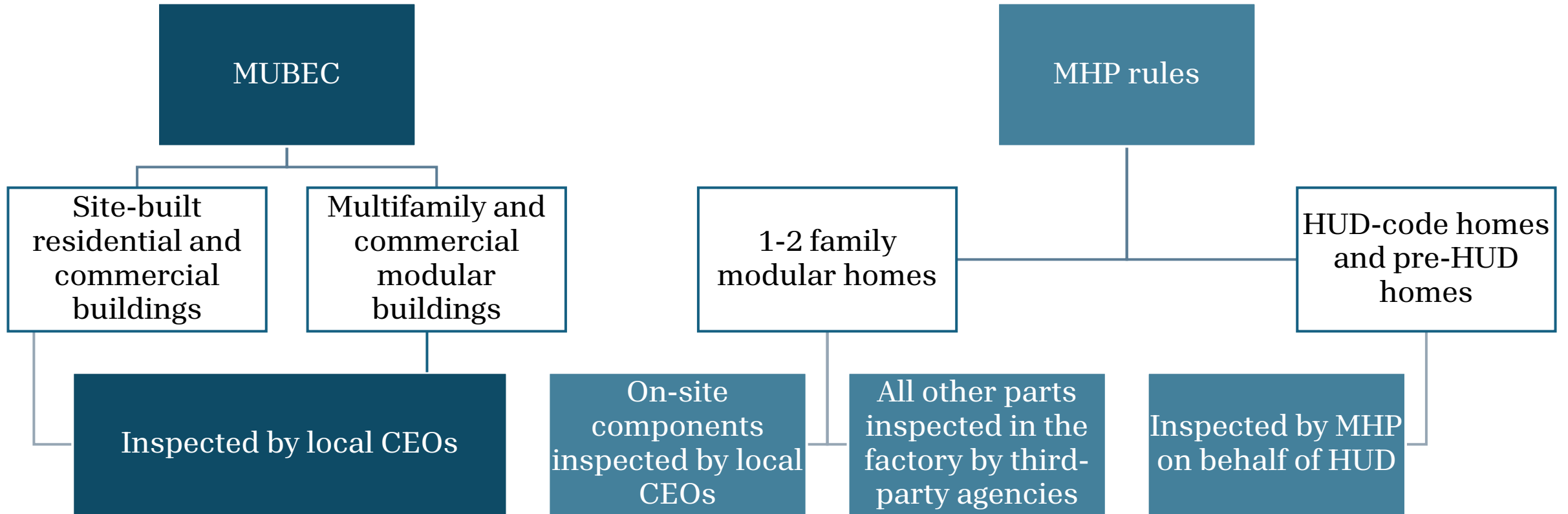
Licensed mechanics may install or service **HUD-code homes** and **pre-HUD homes**.

Installer License

Licensed installers may install or service **state-certified modular homes**.

Dealer License

In addition to selling manufactured housing, licensed dealers may install or service **HUD-code homes**, **pre-HUD homes**, and **state-certified modular homes**.



Role of Local CEOs

1-2 family modular/manufactured homes and townhouses:

- Inspect building site/foundation prior to installation
- Inspect on-site installation of plumbing, heating, and electrical systems
- Issue certificate of occupancy

2+ family and commercial modular buildings:

- Inspect buildings during the construction process (same as site-built homes)
- Issue certificate of occupancy

Gaps and Challenges

Separate Building Codes

- Two different codes for site-built homes and 1-2 family modular homes
- Two different codes for 1-2 family modular homes and multifamily/commercial modular buildings

Multifamily and Commercial Modular Buildings

- Left out of industrialized housing regulation
- Limited options for towns to ensure code compliance

Other Building Systems

- Closed-wall panel systems, pods, and tiny homes are left out of industrialized housing regulation

Clarifying Questions?

Raise hand or
place in the chat



How states regulate industrialized construction

15-minute briefing | Interim findings, September 2026

Ryan Colker, Executive Director, Energy, Resilience & Innovation
Bill Nash, Regional Manager

A state-led system

40/50

states regulate
industrialized
construction
through a
statewide
program

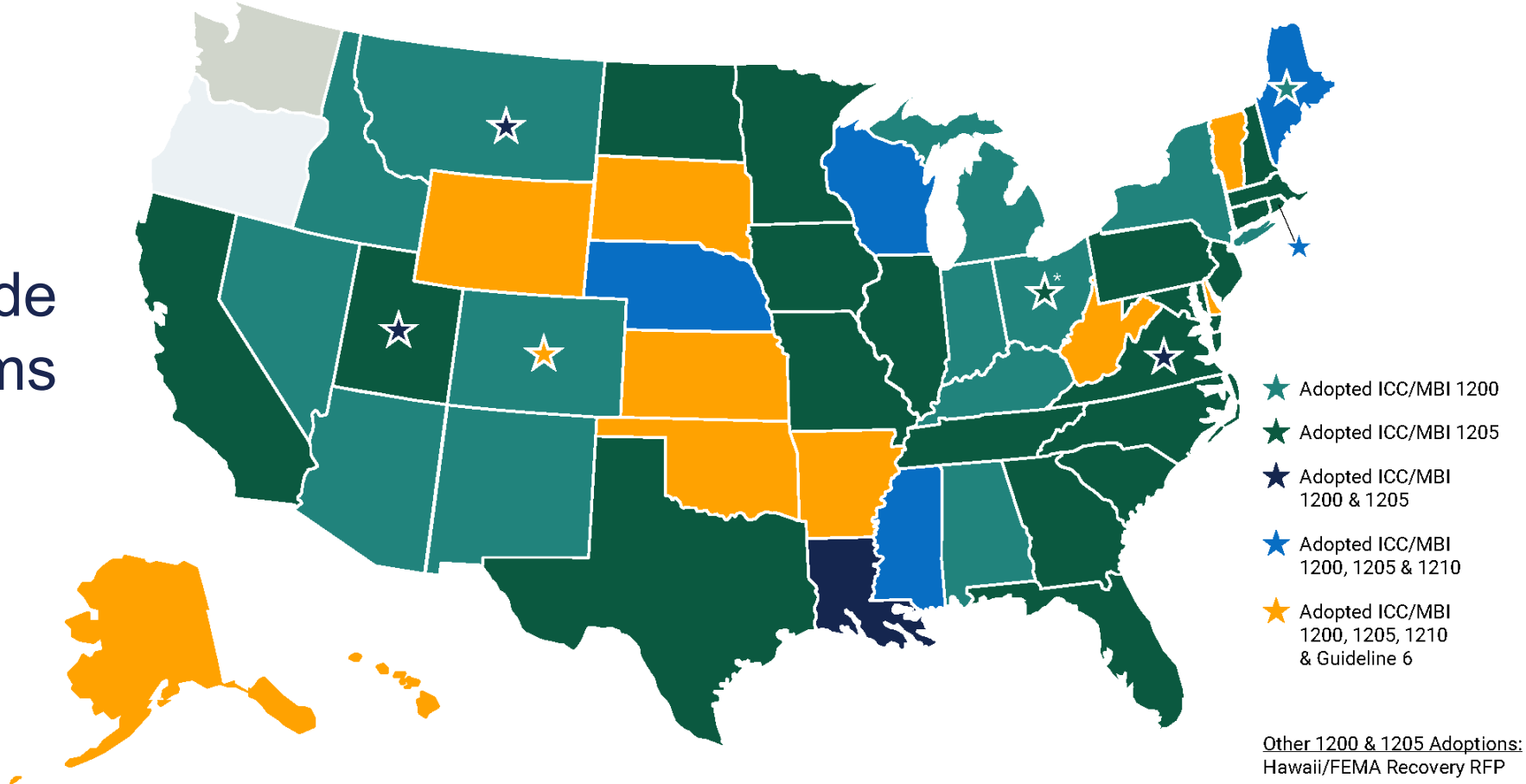
THE COMMON CORE

State code + factory verification

- Most programs use the same building code as site-built construction.
- Approved third parties commonly review plans and inspect factory work.
- Differences concentrate in scope, components, and licensure.

40 states set the rules

40
statewide
programs



Third Party Plan Review & Third Party Inspection

Third Party Plan Review & State Inspection

State Plan Review & State Inspection

10
local-only
systems

4
residential
only states
(MS, ME,
NE, IL*)

Five design choices

01

Governance

State program
or local
approvals

02

Code basis

State code or
separate
modular
edition

03

Scope

Residential,
commercial,
components

04

Verification

State or
approved third
parties

05

Workforce

Licensure,
exemptions,
reciprocity

One code. Two paths.

NATIONAL PATTERN

Industrialized buildings generally follow the same state building code as site-built buildings.

MAINE SITE-BUILT

2021 IRC • 2026 NEC • 2021 UPC

MAINE MODULAR

2015 IRC • 2017 NEC • 2015 UPC

- *Residents are provided a different level of safety, efficiency and resilience depending on the construction method used.*
- *Different requirements may apply on the same job site where both site-built and industrialized elements are used, causing potential confusion for builders, trades, and code officials.*
- *Code updates need to be considered in two separate forums resulting in inefficient use of state and stakeholder resources.*

Broad scope prevails

Residential + commercial

The prevailing statewide model covers both building types, even when programs are administered separately.

- **Maine · Mississippi · Nebraska**
Residential only
- **Illinois**
Residential, including multifamily
- **Louisiana**
Commercial only

Scope boundaries are historical—not a consistent efficiency choice.

Verify in-factory

01

Design

Plans prepared to the applicable code

02

Review

29 states

allow third-party plan review

9 states

review following third-party sign off

03

Factory

38 states

allow third-party in-factory inspections

04

Site

State label; local officials complete site work

Third-party review and inspection expand capacity while the state retains program authority.

Components included?

37/40

state programs
include closed
panels and pods

MAINE TODAY

Standard 1200 adopted

Panels and pods in standard's scope, but no enforcement mechanism without companion Standard 1205.

In-factory licensure is mixed

12 states

No statewide trade licensure

AZ · CA · FL · IN · MS ·
MO · NV · NY · OH · PA ·
SC · TN

Targeted

Factory exemptions

Several states exempt electrical, plumbing or both where QA and inspection substitute.

12 states

Licensed in-factory trades

Typically applies only to factories located inside the regulating state.

The policy test is whether licensing adds assurance beyond factory QA—and at what cost to in-state capacity.

Align, then trade

TWO PREREQUISITES

Equivalent codes

Trusted verification

Without both, every agreement requires a separate program review.

REGIONAL STANDARDS

Maine **1200**

New Hampshire **1200 + 1205**

Rhode Island **1200 + 1205 + 1210**

OTHER MODELS

Montana

Bilateral agreements

Wisconsin

Accepts Minnesota units

Interstate Compact

New Jersey, Minnesota, North Dakota

Common standards reduce retooling and expand the pool of eligible manufacturers.

Thank You!

Q&A

oneICC



Clarifying Questions?

Raise hand or
place in the chat

Participant Feedback Session

Discussion Questions

- What challenges have you faced with the current regulatory framework that could be addressed through an overhaul of the Manufactured Housing Act and associated rules?
- Which ideas from other states would be helpful to explore in Maine?
- Who else needs to be included in this discussion?

Raise hand or
place in the chat

A group of people are gathered outdoors in a park-like setting with large, leafy trees. In the foreground, several people are sitting on the grass. A man in a black t-shirt and red suspenders stands in the center, facing away from the camera. To his right, a group of people are standing and talking. In the background, more people are visible, some sitting on a bench. The scene is bright and sunny, with dappled light on the grass.

Additional questions/feedback:
manuhousing.moca@maine.gov

