



P. O. BOX 6097
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TERREBONNE PARISH
CONSOLIDATED GOVERNMENT

PLANNING & ZONING DEPARTMENT
REGULATORY DIVISION

New Residential Modular - Permit Plan Submittal Check List

Applicant's Name: _____

Applicant's Phone Number: _____

Project Address: _____

Project Type: **New Modular Home Installation**

Applicable Building Codes:

| | |
|----------------|---|
| IRC | 2015 International Residential Code |
| IRC | 2009 International Residential Code Chapter 11 "Energy Efficiency" Only |
| NEC | 2014 National Electric Code |
| ICC 600 | 2014 ICC Standard for Residential Construction in High-Wind Regions |
| WFCM | 2015 Wood Frame Construction Manual for One and Two Family Dwellings |
| LSUCC | LAC 17:1.Chapter 1- Louisiana State Uniform Construction Code & Amendments (Formerly LAC55: VI.301.A) |



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Provide the following items for plan review where applicable:

Building Plans:

Site Plan

Site plan shall include:

- Distances of the proposed building from interior property lines
- Location/distances of other existing building relative to new proposed building

(Note: Any Residential structure less than 5 feet from an interior property line will require a minimum 1 hour rated exterior wall. Typical pre-manufactured modular do not come with fire rated walls unless specifically requested by owner/contractor. Therefore residential structure will need to be properly located a minimum of 5 feet from interior property lines or provide modular plans that will include correct exterior wall fire rating. Plans shall include the listed tested assemblies, from an approved testing agency, used to achieve the fire resistance rating of the proposed construction (UL, ETL, FM, GA, WP, WH, etc.) including joints in the assemblies.)

Building Manufacturer's construction plans

Manufacturer's plans shall include the following:

- Floor Plan
- Elevation Plan

For 120MPH (V-asd) wind zones and above, documents should clearly identify methods used for opening protection (i.e. single plywood panel alternative (1st and 2nd Stories only) or Large Missile Impact protected glazing/window shutter system)



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Electrical Plan

Mechanical Plan

- HVAC ACCA Manual “J” load calculations or other pre-approved equipment sizing method shall be submitted with plan documents.

Energy Details

- Plans shall include details to type and R-value of insulation to be used in walls, ceilings and floors (as applicable).
Minimums R-13, R30 Ceiling, R-13 floor.

Plumbing Plan

Structural Framing Plan



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Foundation Plan

Note: Foundations higher than 36 inches are required to be engineered and stamped by a licensed engineer licensed in the State of Louisiana.

Most modular foundations provided by manufacture are only a pier layout and anchoring plan. These alone are NOT an approved foundation system for our region. Applicant/contractor shall provide a foundation system consisting of the minimum following requirements:

Option 1 – Monolithic poured concrete foundation as follows:

- 6" reinforced slab
- 12" X 12" turn down footings.

NOTE: Footings only required at outer perimeter edges unless required elsewhere by registered design professional for additional interior pier support. Perimeter footings shall penetrate a minimum of 12 inches into the natural undisturbed soil. Footings shall have a minimum of (2) #5 rebar. Footings shall be a minimum of 12 inches within natural undisturbed soil.

Building tie-down anchors around perimeter edge within footings shall be provided a maximum of 6 feet on center or closer if required by manufacturer. Anchoring method shall be provided with a minimum 5/8" "J-bolt" anchor with a minimum 7" wet set embedment only. All interior tie-down anchors shall be as per manufacturer and/or design professional.



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Option 2 – Monolithic poured concrete foundation as follows:

- 4" reinforced slab
- 12" X 12" turn down footings around perimeter.
- 12" w X 6" d interior spread footings below slab at all pier locations.
- Building tie-down anchors around perimeter edge within footings shall be provided a maximum of 6 feet on center or closer if required by manufacturer. Anchoring method shall be provided with a minimum 5/8" "J-bolt" anchor with a minimum 7" wet set embedment only. All interior tie-down anchors shall be as per manufacturer and/or design professional.

Option 3 - Poured concrete spread footing foundation as follows:

12" X 12" poured concrete spread footings to support all pier locations. All footings shall be connected and reinforced with minimum (2) # 5 rebar. All footings shall be a minimum of 12 inches into the natural undisturbed soil. Footing widths shall be such that it can except both the required anchor bolts and support piers. This means that footings may require a width larger than 12 inches where manufacturer require an anchor strap to be at 45 degree angles on sides from the frame in an outward direction to connect to foundation footing.



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Building tie-down anchoring shall be provided a maximum of 6 feet on center or closer as required by manufacturer and/or design professional.

Anchoring method shall be provided with a minimum 5/8" "J-bolt" anchor with a minimum 7" wet set embedment only. All interior tie-down anchors shall be as per manufacturer and/or design professional.

Foundation drawing shall include the following:

- Foundation types, locations, sizes, depths, shapes, thicknesses, and materials (piers, footings, slabs, etc);
- Specifications for the type, mix ratio, and minimum compressive strength of concrete;
- Reinforcing details, specified strength or grade, placement and sizes;
- Imbedded anchoring locations, size and depth;
- Slab layout for recesses, void, and other irregularities;



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Building Manufacturer's Inspection Reports:

Applicant shall submit a copy of the manufacturer's assembly line inspection reports. These are the inspection reports completed by manufacturer's assembly line inspectors. The manufacturer's inspectors conducting these inspections shall be ICC certified and registered with the Louisiana State Uniform Construction Code Council (LSUCCC).

Most manufacturers and/or suppliers who set up buildings in our region are already aware of this requirement and will supply these forms upon request.

NOTE: Without the manufacturer's inspection reports, final electrical will not be authorized once permit has been issued. Therefore it is highly recommended that the applicant/owner confirm that the manufacturer has LSUCCC registered inspectors and that they can supply these documents as soon as possible (if already built) or assured they can be provided prior to applying/or permit and, once completed, provided so that they may be turned into the building code enforcement department (TPCG).



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The following items may not always be required to be provided within the plan drawings but will reduce plan review turnover time and reduce problems during field inspection if indicated on the drawings and made aware to owner/contractor:

- Windows in rooms used for sleeping indicated to meet minimum emergency escape and rescue opening sizes per IRC R310.
- Windows indicate correct design pressure ratings (i.e. DP/HR rating) for proposed wind speed location.
- Protection of openings required in “Wind Borne Debris Regions” (120mph [V-asd] or greater).

Method provided to be indicated as either Large Missile Impact glazing or approved window covering complying with ASTM E 1996 and ASTM E 1886 or substituted with 7/16" wood structural panel with a maximum span of 8 feet [IRC R301.2.1.2). Panel shall be pre-cut to match the framing surrounding the opening containing the product with the glazed opening. Panels shall be predrilled as required for the anchorage method and shall be provided with the attachment hardware per IRC Table R301.2.1.2 or ASCE 7–10 upon inspection. NOTE: 7/16 wood structural panel cannot substitute the required design load performance requirements (DP/HR. rating).

Terrebonne Parish offers an Online Permit Portal that allows citizens and contractors to apply for specific permits online. For information on how to apply online, visit tpcg.org/permitsapplyonline.