



## Modular Building Standards

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Dear Reader:

The following document was created from the MTAS website ([mtas.tennessee.edu](https://www.mtas.tennessee.edu)). This website is maintained daily by MTAS staff and seeks to represent the most current information regarding issues relative to Tennessee municipal government.

We hope this information will be useful to you; reference to it will assist you with many of the questions that will arise in your tenure with municipal government. However, the *Tennessee Code Annotated* and other relevant laws or regulations should always be consulted before any action is taken based upon the contents of this document.

Please feel free to contact us if you have questions or comments regarding this information or any other MTAS website material.

Sincerely,

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# Modular Building Standards

**Reference Number:** MTAS-88

The commissioner of commerce and insurance is empowered to set standards for constructing and installing modular building units and to provide for their inspection. No local standard relative to modular building units shall be effective unless it is identical to one established by the commissioner. A city may make inspections and charge a fee only if the local standard is identical. The fee must be equal to the fee for similar inspections of conventional housing. Any modular building unit bearing an approval insignia issued by or on behalf of the commissioner shall be deemed to comply with any local standard. Local zoning requirements, fire zones, subdivision control, and aesthetic requirements are reserved to cities, but they must be reasonable and uniformly applied. The commissioner may delegate inspection authority to local governments. T.C.A. §§ 68-126-303 and 304.

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*DISCLAIMER: The letters and publications written by the MTAS consultants were written based upon the law at the time and/or a specific sets of facts. The laws referenced in the letters and publications may have changed and/or the technical advice provided may not be applicable to your city or circumstances. Always consult with your city attorney or an MTAS consultant before taking any action based on information contained in this website.*

**Source URL (retrieved on 04/21/2021 - 7:19pm):** <https://www.mtas.tennessee.edu/reference/modular-building-standards>

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