

*April 1, 2010*

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**2010 Manufactured Dwelling Installation  
Specialty Code**

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**Purpose of the rule:**

These rules adopt the 2010 Oregon Manufactured Dwelling Installation Specialty Code (MDISC) and adopt certain requirements for manufactured dwellings that belong in rule rather than in the code. Also, these rules make housekeeping changes that provide clarity and consistency with other division administrative rules. Upon the effective date of these rules, the MDISC replaces the 2002 Manufactured Dwelling and Park Specialty Code (MD&P) for the installation of manufactured dwellings.

**Citation:**

Adopt & Amend: OAR 918-020, 918-098, 918-305, 918-500, 918-515, 918-525, 918-600 & Repeal 918-520

To view the code and adopted rules, use the following links:

[2010 Oregon Manufactured Dwelling Installation Specialty Code.](#)

[Adopted administrative rules.](#)

This code and the associated administrative rules become effective April 1, 2010.

**Effect of the rule:**

The 2010 Manufactured Dwelling Installation Specialty Code (MDISC) was established based upon the 2002 Oregon Manufactured Dwelling and Park Specialty Code (MD&P), Department of Housing and Urban Development (HUD) installation standards, and nationally recognized manufactured dwelling installation standards. The MDISC was developed by the division in consultation with the Manufactured Dwelling and Parks Advisory Board to cover only typical installations of manufactured dwellings. During this code adoption process, the division worked closely with the Department of Housing and Urban Development to ensure that the code requirements in the MDISC were equal to or exceeded the minimum requirements in the federal installations standards.

Highlighted code changes in the 2010 MDISC:

- Changes to seismic zones and elimination of wind zones.
- Changes for installations in flood hazard areas.
- Required anchoring (against the wind) of all initial and secondary installations.
- Increased grading to divert water away from homes.
- Increased strength and thickness of poured-in-place concrete.
- Decreased maximum pier heights both generally and in certain seismic zones.
- Modification of calculating under-floor venting.
- Marriage line piers for new home installations must be to the manufacturer's instructions.

Its important to understand that the MDISC does not contain all the information previously covered under the scope of the MD&P. This includes, but is not limited to, alternate uses, certificate of occupancy, change of occupancy, warranty work, alterations, and the regulation of manufactured dwelling parks. Because these items do not relate to installation requirements of manufactured dwellings they have been adopted in to administrative rule.

Printed versions of the code are available for purchase from the [Oregon Manufactured Housing Association](#) or 503-364-2470. An online version of the code is available on the division's [Web site](#). Additionally, the division will be offering code change classes for the new code, including some online training. Check the division's [Web site](#) for scheduled code change training.

**Contact:**

If you have questions or need further information, please contact Manufactured Structures Chief Albert Endres at 503- 378-5975, or [Albert.G.Endres@state.or.us](mailto:Albert.G.Endres@state.or.us) .



**DIVISION 20  
DELEGATION OF PROGRAMS TO  
LOCAL JURISDICTIONS**

**918-020-0090**

**Program Standards**

The division and every municipality that administers and enforces a building inspection program must establish and maintain the minimum standards, policies, and procedures set forth in this section.

(1) Administrative Standards. A building inspection program must:

(a) Provide adequate funds, equipment, and other resources necessary to administer and enforce the building inspection program in conformance with an approved operating plan;

(b) Document in writing the authority and responsibilities of the building official, plan reviewers, and inspectors based on an ordinance or resolution that authorizes the building official on behalf of the municipality to administer and enforce a building inspection program;

(c) Establish a local process to review appeals of technical and scientific determinations made by the building official regarding any provision of the specialty codes the municipality administers and enforces, to include a method to identify the local building official or designee and notify the aggrieved persons of the provisions of ORS 455.475;

(d) Account for all revenues collected and expenditures made relating to administration and enforcement of the building inspection program, and account for the electrical program revenues and expenditures separately when administered by the municipality.

(A) Prepare income and expense projections for each code program it will administer and enforce during the reporting period; and

(B) Describe how general administrative overhead costs and losses or surpluses, if any, will be allocated.

(e) Establish policies and procedures for the retention and retrieval of records relating to the administration and enforcement of the specialty codes it administers and enforces;

(f) Make its operating plan available to the public;

(g) Establish a process to receive public inquiries, comments, and complaints;

(h) Adopt a process to receive and respond to customers' questions regarding permitting, plan review, and inspections;

(i) Set reasonable time periods between 7 a.m. and 6 p.m. on days its permit office is open, weekends and holidays excluded, when it will receive and respond to customers' questions;

(j) Post its jurisdictional boundary, types of permits sold and hours of operation at each permit office it operates; and

(k) Identify all persons in addition to the building official to whom notices issued pursuant to these rules should be sent.

(2) Permitting Standards. A building inspection program must:

(a) Provide at least one office within its jurisdictional boundary where permits may be purchased;

(b) Set reasonable time periods between 7 a.m. and 6 p.m. on days its permit office is open, weekends and holidays excluded, when it will make permits available for purchase;

(c) Establish policies and procedures for receiving permit applications, determining whether permit applications are complete and notifying applicants what information, if any, is required to complete an application;

(d) Set reasonable time periods within which the municipality will:

(A) Advise permit applicants whether an application is complete or requires additional information; and

(B) Generally issue a permit after an application has been submitted and approved.

(e) Establish policies and procedure for issuing permits not requiring plan review, emergency permits, temporary permits, master permits, and minor labels;

(f) Provide a means to receive permit applications via facsimile; and

(g) Require proof of licensing, registration, and certification of any person who proposes to engage in any activity regulated by ORS chapters 446, 447, 455, 479, 693, and 701 prior to issuing any permit.

(3) Plan Review Standards. A building inspection program must:

(a) Establish policies and procedures for its plan review process to:

(A) Assure compliance with the specialty codes it is responsible for administering and enforcing, including any current interpretive rulings adopted pursuant to ORS 455.060 or 455.475;

(B) Make available checklists or other materials at each permitting office it operates that reasonably apprise persons of the information required to constitute a complete permit application or set of plans;

(C) Inform applicants within three working days of receiving an application, whether or not the application is complete and if it is for a simple residential plan. For the purposes of this rule and ORS 455.467, a "complete application" is defined by the division, taking into consideration the regional procedures in OAR chapter 918, division 50. If deemed a simple residential plan, the jurisdiction must also inform the applicant of the time period in which the plan review will generally be completed;

(D) Establish a process that includes phased permitting and deferred submittals for plan review of commercial projects for all assumed specialty codes, taking into consideration the regional procedures in OAR chapter 918, division 50. The process may not allow a

project to proceed beyond the level of approval authorized by the building official. The process must:

(i) Require the building official to issue permits in accordance with the state building code as defined in ORS 455.010 provided that adequate information and detailed statements have been submitted and approved with pertinent requirements of the appropriate code. Permits may include, but not be limited to: excavation, shoring, grading and site utilities, construction of foundations, structural frame, shell, or any other part of a building or structure.

(ii) Allow deferred submittals to be permitted within each phase with the approval of the building official; and

(iii) Require the applicant to be notified of the estimated timelines for phased plan reviews and that the applicant is proceeding without assurance that a permit for the entire structure will be granted when a phased permit is issued.

(E) Verify that all plans have been stamped by a registered design professional and licensed plan reviewer where required;

(F) Verify for those architects and engineers requesting the use of alternative one and two family dwelling plan review program that all plans have been stamped by a registered professional who is also a residential plans examiner. This process must require the building official to:

(i) Establish policies and procedures in their operating plan for this process;

(ii) Waive building inspection program plan review requirements for conventional light frame construction for detached one and two family dwellings; and

(iii) Establish an appropriate fee for processing plans submitted under this rule.

(b) Employ or contract with a person licensed, registered, or certified to provide consultation and advice on plan reviews as deemed necessary by the building official based on the complexity and scope of its customers' needs;

(c) Maintain a list of all persons it employs or contracts with to provide plan review services including licenses, registrations, and certifications held by each plan reviewer and evidence of compliance with all applicable statutory or professional continuing education requirements;

(d) Designate at least three licensed plan reviewers from whom the municipality will accept plan reviews when the time periods in subsection (e) of this section cannot be met; and

(e) Allow an applicant to use a plan reviewer licensed under OAR 918-090-0210 and approved by the building official when the time period for review of "simple one- or two-family dwelling plans" exceeds 10 days where the population served is less than 300,000, or 15 days where the population served is 300,000 or greater.

(4) For the purposes of these rules, "simple one- or two-family dwelling plans" must:

(a) Comply with the requirements for prescriptive construction under the **Oregon Residential Specialty Code**; or

(b) Comply with the **Oregon Manufactured Dwelling Installation Specialty Code** and the requirements in OAR chapter 918, division 500; and

(c) Be a structure of three stories or less with an enclosed total floor space of 4,500 square feet or less, inclusive of multiple stories and garage(s).

(5) "Simple one- or two-family dwelling plans" may:

(a) Include pre-engineered systems listed and approved by nationally accredited agencies in accordance with the appropriate specialty code, or by state interpretive rulings approved by the appropriate specialty board, that require no additional analysis; and

(b) Be designed by an architect or engineer and be considered a simple one- and two-family dwelling if all other criteria in this rule are met.

(6) The following are considered "simple one- or two-family dwelling plans":

(a) Master plans approved by the division or municipality or under ORS 455.685, which require no additional analysis; and

(b) Plans that include an engineering soil report if the report allows prescriptive building construction and requires no special systems or additional analysis.

(7) A plan that does not meet the definition of "simple" in this rule is deemed "complex". In order to provide timely customer service, a building official may accept a plan review performed by a licensed plan reviewer for a complex one- or two-family dwelling.

(8) Inspection Standards. A building inspection program must:

(a) Set reasonable time periods between 7 a.m. and 6 p.m. on days its permit office is open, weekends and holidays excluded, when it will provide inspection services or alternative inspection schedules agreed to by the municipality and permittee;

(b) Unless otherwise specified by statute or specialty code, establish reasonable time periods when inspection services will be provided following requests for inspections;

(c) Establish policies and procedures for inspection services;

(d) Leave a written copy of the inspection report on site;

(e) Make available any inspection checklists;

(f) Maintain a list of all persons it employs or contracts with to provide inspection services including licenses, registrations, and certifications held by persons performing inspection services and evidence of compliance with all applicable statutory or professional continuing education requirements;

(g) Vest the building official with authority to issue stop work orders for failure to comply with the

specialty codes the municipality is responsible for administering and enforcing; and

(h) Require inspectors to perform license enforcement inspections as part of routine installation inspections.

(i) Where a municipality investigates and enforces violations under ORS 455.156 or in accordance with the municipality's local compliance program, the municipality's inspectors must require proof of compliance with the licensing, permitting, registration, and certification requirements of persons engaged in any activity regulated by ORS chapters 446, 447, 455, 479, 693, and 701. Inspectors must report any violation of a licensing, permitting, registration, or certification requirement to the appropriate enforcement agency.

(9) Compliance Programs. A municipality administering a building inspection program may enact local regulations to create its own enforcement program with local procedures and penalties; utilize the division's compliance program by submitting compliance reports to the division; elect to act as an agent of a division board pursuant to ORS 455.156; or develop a program that may include, but not be limited to, a combination thereof. A building inspection program must establish in its operating plan:

(a) Procedures to respond to public complaints regarding work performed without a license or permit or in violation of the specialty codes the municipality is responsible for administering and enforcing;

(b) Procedures requiring proof of licensure for work being performed under the state building code utilizing the approved citation process and procedures in OAR 918-020-0091.

(c) Policies and procedures to implement their compliance program;

(d) Policies and procedures regarding investigation of complaints, where the municipality chooses to investigate and enforce violations pursuant to ORS 455.156; and

(e) Policies and procedures regarding issuance of notices of proposed assessments of civil penalties, where the municipality chooses to act as an agent of a board pursuant to ORS 455.156. Penalties under such a program are subject to the limitations set in ORS 455.156 and 455.895.

(10) Electrical Programs. Municipalities that administer and enforce an electrical program must demonstrate compliance with all applicable electrical rules adopted pursuant to ORS 479.855.

[Publications: Publications referenced are available from the agency.]

Stat. Auth.: ORS 455.030, 455.467, 455.469, & 455.156  
Stats. Implemented: ORS 455.150, 455.467, 455.469, & 455.156

Hist.: BCD 9-1996, f. 7-1-96, cert. ef. 10-1-96; BCD 14-1998, f. 9-30-98, cert. ef. 10-1-98; BCD 11-2000, f. 6-23-

00, cert. ef. 7-1-00; BCD 10-2002(Temp), f. 5-14-02, cert. ef. 5-15-02 thru 11-10-02; BCD 16-2002, f. & cert. ef. 7-1-02; BCD 27-2002, f. & cert. ef. 10-1-02; BCD 6-2004, f. 5-21-04, cert. ef. 7-1-04; BCD 11-2004, f. 8-13-04, cert. ef. 10-1-04; BCD 16-2005(Temp), f. & cert. ef. 7-7-05 thru 12-31-05; BCD 24-2005, f. 9-30-05, cert. ef. 10-1-05; BCD 31-2005, f. 12-30-05, cert. ef. 1-1-06; BCD 1-2010, f. 3-1-2010, cert. ef. 4-1-2010

## DIVISION 98 CERTIFICATION RULES

### 918-098-1012

#### Scope Of Work Allowed For Persons With An Oregon Inspector Certification and an International Code Council Certification

(1) Individuals meeting the experience requirement in OAR 918-098-1010 who possess a valid Oregon Inspector Certification and a current International Code Council certification may perform work based on the type of International Code Council Certification they possess.

(2) A Certified Building Official Legal/Management may oversee a jurisdiction's administration and enforcement of the state building code for those specialty codes assumed by the jurisdictions pursuant to ORS 455.148 or 455.150. Building officials may not perform plan reviews or inspections unless they possess the appropriate certification for the type of plan review or inspection being performed.

(a) Commercial Building Inspector certificate holders may conduct construction inspections for:

(A) All work regulated by the **Oregon Structural Specialty Code**; and

(B) Structural work on townhouse structures, rowhouse structures, and apartment buildings regulated by the **Oregon Residential Specialty Code**.

(b) Commercial Building Plans Examiner certificate holders may review construction plans for:

(A) Compliance with the provisions of the **Oregon Structural Specialty Code** and **Oregon Fire Code**, except the fire and life safety plan review provisions for structures required to receive a state fire and life safety plan review; and

(B) Fire and life safety construction on townhouse structures, rowhouse structures, and apartment buildings regulated by the **Oregon Residential Specialty Code**.

(c) Commercial Fire Plans Examiner certificate holders who also have the Commercial Building Plans Examiner Certificate may review construction plans for compliance with the fire and life safety plan review provisions of the **Oregon Structural Specialty Code** and the **Oregon Fire Code**.

(d) A Commercial Mechanical Inspector certificate holder may conduct construction inspections and may review construction plans for:

(A) All work regulated by the **Oregon Mechanical Specialty Code**; and

(B) Mechanical work on townhouse structures, rowhouse structures and apartment buildings regulated by the **Oregon Residential Specialty Code**.

(e) A Residential Building Inspector certificate holder may conduct construction inspections and plan reviews for:

(A) Structural work regulated by the **Oregon Residential Specialty Code**, except apartment buildings; and

(B) Construction work on manufactured structures and accessory buildings and structures regulated under the **Oregon Manufactured Dwelling Installation Specialty Code**, the provisions of OAR chapter 918, division 500, or the **Manufactured Home Construction and Safety Standards in 24 CFR 3280 and 24 CFR 3282**. Construction work does not include the scope of work described in OAR 918-098-1305.

(f) A Residential Mechanical Inspector certificate holder may conduct inspections and plan reviews for:

(A) Mechanical work regulated by the **Oregon Residential Specialty Code**, except for apartment buildings; and

(B) Mechanical work on manufactured dwelling alterations under the **Oregon Manufactured Dwelling Installation Specialty Code** and the provisions of OAR chapter 918, division 500.

[Publications: Publications referenced are available from the agency.]

Stat. Auth.: ORS 455.720 & 455.730

Stats. Implemented: ORS 455.720 & 455.730

Hist.: BCD 24-2005, f. 9-30-05, cert. ef. 10-1-05; BCD 4-2006, f. 3-31-06, cert. ef. 4-1-06; BCD 13-2007, f. 12-28-07 cert. ef. 1-1-08; BCD 1-2010, f. 3-1-10, cert. ef. 4-1-10

### **918-098-1015**

#### **Scope of Work for Persons Holding Oregon Code Certifications**

Persons who possess a current Oregon Code Certification may perform inspections and plan reviews based on the class designated on their certificate. The classes, other than electrical and plumbing inspector classifications found in OAR 918-281-0020 and 918-695-0400, are:

(1) Building Official. Persons certified as a Building Official legal management certification may oversee jurisdictions' administration and enforcement of the state building code for those specialty codes assumed by the jurisdiction(s) pursuant to ORS 455.148 or 455.150. Building officials may not perform plan-reviews or inspections unless they possess the appropriate certification for the plan review or inspection being performed.

(2) Fire and Life Safety. Persons certified as fire and life safety plans examiners review construction plans for compliance with the fire and life safety plan review provisions of the **Oregon Structural Specialty Code** and

the **Oregon Fire Code** for any structure regulated by the **Oregon Structural Specialty Code**.

(3) A-Level.

(a) Persons certified as A-level structural plans examiners:

(A) May review construction plans for compliance with the provisions of the **Oregon Structural Specialty Code** and **Oregon Fire Code** for all work regulated by the **Oregon Structural Specialty Code**, except the fire and life safety plan review provisions for structures required to receive a state fire and life safety plan review; and

(B) May review construction plans for work that falls within the B-level structural plans examiner classification.

(b) Persons certified as A-level structural inspectors:

(A) May conduct construction inspections of all work regulated by the **Oregon Structural Specialty Code**; and

(B) May conduct inspections of work that falls within the B-level structural inspector classification.

(c) Persons certified as A-level mechanical inspectors:

(A) May conduct construction inspections and may review construction plans for all work regulated by the **Oregon Mechanical Specialty Code**; and

(B) May conduct inspections and may review construction plans for work that falls within the B-level mechanical inspector classification.

(4) B-Level.

(a) Persons certified as B-level structural plans examiners may review construction plans for compliance with the provisions of the **Oregon Structural Specialty Code** and **Oregon Fire Code** for work regulated by the **Oregon Structural Specialty Code**, except:

(A) Work in structures required to receive a state fire and life safety plan review; and

(B) Work in structures required to be designed by an Oregon registered architect or certified professional engineer pursuant to ORS chapter 671.

(b) Persons certified as B-level structural inspectors may conduct construction inspections of work regulated by the **Oregon Structural Specialty Code**, except:

(A) Work in structures required to receive a state fire and life safety plan review; and

(B) Work in structures required to be designed by an Oregon registered architect or certified professional engineer pursuant to ORS chapter 671.

(c) Persons certified as B-level mechanical inspectors may conduct construction inspections of work regulated by the **Oregon Mechanical Specialty Code**, except:

(A) Work in structures required to receive a state fire and life safety plan review; and

(B) Work in structures required to be designed by an Oregon registered architect or certified professional engineer pursuant to ORS chapter 671.

(d) Persons certified as B-level structural plans examiners, B-level structural inspectors, or B-level mechanical inspectors:

(A) May qualify to be certified to review construction plans or conduct inspections of structures regulated by the **Oregon Residential Specialty Code**; and

(B) Shall not be authorized to review construction plans or conduct inspections of structures that are outside the B-level classification without first obtaining the appropriate certification.

(5) One and two family dwelling or residential.

(a) Persons certified as one and two family dwelling or residential:

(A) Structural inspectors may conduct construction inspections of structural work regulated by the **Oregon Residential Specialty Code**, excluding apartment buildings, and manufactured structures and manufactured structure accessory buildings and structures under the **Oregon Manufactured Dwelling Installation Specialty Code**, the provisions of OAR chapter 918, division 500, or the **Manufactured Home Construction and Safety Standards located in 24 CFR 3280 and 24 CFR 3282** but not the scope of work described in OAR 918-098-1305;

(B) Mechanical inspectors may conduct inspections of mechanical work regulated by the **Oregon Residential Specialty Code**, excluding apartment buildings, and manufactured dwelling alterations under the **Oregon Manufactured Dwelling Installation Specialty Code** and the provisions of OAR chapter 918, division 500;

(C) Plumbing inspectors may conduct inspections of plumbing work regulated by the **Oregon Residential Specialty Code**, excluding apartment buildings; and

(D) Electrical inspectors conduct inspections of electrical work regulated by the **Oregon Residential Specialty Code**, excluding apartment buildings.

(b) Persons certified as a one-and-two family dwelling plans examiners review construction plans for compliance with provisions of the **Oregon Residential Specialty Code**, excluding apartment buildings and structures under the **Oregon Manufactured Dwelling Installation Specialty Code**, the provisions of OAR chapter 918, division 500, or the **Manufactured Home Construction and Safety Standards located in 24 CFR 3280 and 24 CFR 3282**.

(c) Persons certified as a one and two family dwelling or residential inspectors and plans examiners shall not be authorized to review construction plans or conduct inspections of either A-level or B-level structures without the required commercial A-level or B-level certification.

(d) See OAR 918-098-1325 for additional requirements of one and two family dwelling residential

inspectors and plans examiners performing manufactured dwelling alteration inspections or plan reviews.

(e) See OAR 918-098-1330 for additional requirements of one and two family dwelling residential inspectors performing manufactured structure accessory structure or accessory building inspections.

[Publications: Publications referenced are available from the agency.]

Stat. Auth.: ORS 455.720

Stats. Implemented: ORS 455.720

Hist.: DC 24-1978, f. & ef. 9-1-78; DC 10-1980, f. & ef. 9-10-80; DC 4-1983, f. & ef. 1-12-83; Renumbered from 814-003-0065; BCA 16-1992, f. & cert. ef. 8-11-92; BCD 8-1997, f. & cert. ef. 4-1-97; Renumbered from 918-099-0065; BCD 15-1997, f. 9-30-97, cert. ef. 10-1-97; BCD 16-2005(Temp), f. & cert. ef. 7-7-05 thru 12-31-05, Renumbered from 918-098-0060; BCD 24-2005, f. 9-30-05, cert. ef. 10-1-05, Renumbered from 918-098-0060; BCD 4-2006, f. 3-31-06, cert. ef. 4-1-06; BCD 13-2007, f. 12-28-07 cert. ef. 1-1-08; BCD 1-2010, f. 3-1-10, cert. ef. 4-1-10

## Residential Certification

### 918-098-1210

#### Residential Plumbing Inspectors

(1) A person possessing a "One and Two Family Dwelling Plumbing Inspector" certification prior to July 1, 2005, shall be considered a "Residential Plumbing Inspector" for the purpose of these rules.

(2) A person issued a residential plumbing inspector certification after October 1, 2005 must also possess a valid Oregon Inspector Certification issued under OAR 918-098-1025 prior to performing residential plumbing inspections.

(3) A residential plumbing inspector may conduct inspections for:

(a) Plumbing work regulated by the **Oregon Residential Specialty Code**, except for apartment buildings; and where connection to the building is not a separate plumbing system.

(b) Plumbing work on manufactured dwelling alterations and manufactured structure accessory buildings and structures under the **Oregon Manufactured Dwelling Installation Specialty Code** and the provisions of OAR chapter 918, division 500.

(4) To qualify to perform work as a residential plumbing inspector, individuals must demonstrate compliance with at least one of the following minimum experience, education, or training requirements:

(a) A current division certification as an **Oregon Plumbing Specialty Code** inspector; or

(b) Two years of experience designing or installing plumbing systems as a journeyman plumber or its equivalent; or

(c) 2 years of experience as a plumbing inspector in another jurisdiction inspecting plumbing systems in commercial or residential structures for compliance with a recognized code for plumbing installations; or

(d) 90 quarter hours or 60 semester hours education and training in mechanical engineering which includes designing and installing plumbing systems through a college or community college; or

(e) Current division certification as a one and two family dwelling or residential inspector under one or more provisions of the **Oregon Residential Specialty Code** and:

(A) 1 year of experience administering and enforcing another provision of the **Oregon Residential Specialty Code**; and

(B) Confirmation by the building official of the jurisdiction that employs the applicant that the applicant has completed a one and two family dwelling or residential plumbing inspector cross-training program that meets the minimum requirements established by the division.

(f) Any combination of experience designing, installing, or inspecting plumbing systems totaling 3 years.

(5) Persons certified by a nationally recognized certification body to inspect plumbing systems in commercial or residential structures according to a recognized code in plumbing installations shall be granted 1 year of credit toward the experience requirements listed in subsections (4)(b) and (c) of this rule.

[Publications: Publications referenced are available from the agency.]

Stat. Auth.: ORS 455.720

Stats. Implemented: ORS 455.622

Hist.: BCD 8-1997, f. & cert. ef. 4-1-97; BCD 38-2000, f. 12-29-00, cert. ef. 1-1-01; BCD 16-2005(Temp), f. & cert. ef. 7-7-05 thru 12-31-05, Renumbered from 918-098-0220; BCD 24-2005, f. 9-30-05, cert. ef. 10-1-05, Renumbered from 918-098-0220; BCD 4-2006, f. 3-31-06, cert. ef. 4-1-06; BCD 1-2010, f. 3-1-10, cert. ef. 4-1-10

### **918-098-1215**

#### **Residential Electrical Inspectors**

(1) A person possessing a "One and Two Family Dwelling Electrical Inspector" certification prior to July 1, 2005, shall be considered a "Residential Electrical Inspector" for the purpose of these rules.

(2) A person issued a residential electrical inspector certification after October 1, 2005 must also possess a valid Oregon Inspector Certification issued under OAR 918-098-1025 prior to performing residential electrical inspections.

(3) Residential electrical inspectors may conduct inspections for:

(a) Electrical work regulated by the **Oregon Residential Specialty Code**, excluding for apartment buildings; and

(b) Electrical work on manufactured dwelling alternations and manufactured structure accessory buildings and structures under the **Oregon Manufactured Dwelling Installation Specialty Code** and the provisions of OAR chapter 918, division 500.

(4) To qualify to perform work as a residential electrical inspector, individuals must demonstrate compliance with at least one of the following minimum experience, education, or training requirements:

(a) A current division certification as an **Oregon Electrical Specialty Code** inspector; or

(b) 2 years of Experience installing electrical systems as a limited residential journeyman electrician or a general journeyman electricians license or their respective equivalents; or

(c) 2 years of experience as an electrical inspector in another jurisdiction inspecting electrical installations in commercial or residential structures for compliance with a recognized code for electrical installations; or

(d) 90 quarter hours or 60 semester hours education and training in electrical engineering which includes designing and installing electrical systems through a college or community college; or

(e) Current division certification as a one and two family dwelling or residential inspector under one or more provisions of the **Oregon Residential Specialty Code**, and:

(A) 1 year of experience administering and enforcing another provision of the **Oregon Residential Specialty Code**; and

(B) Confirmation by the division that an applicant has completed a one and two family dwelling or residential electrical inspector cross-training program that meets the minimum requirements established by the division.

(f) Any combination of experience or education listed in subsections (a) through (d) of this section designing, installing or inspecting electrical systems totaling 3 years.

(5) Persons certified by a nationally recognized certification body to inspect electrical installations in commercial or residential structures according to a recognized code in electrical installations may be granted 1 year of credit toward the experience requirements and may be considered as meeting some requirements of a division approved cross-training program, except the experience listed subsections (4)(b) and (c) of this rule.

[Publications: Publications referenced are available from the agency.]

Stat. Auth.: ORS 455.720

Stats. Implemented: ORS 455.622

Hist.: BCD 8-1997, f. & cert. ef. 4-1-97; BCD 38-2000, f. 12-29-00, cert. ef. 1-1-01; BCD 16-2005(Temp), f. & cert. ef. 7-7-05 thru 12-31-05, Renumbered from 918-098-0230; BCD 24-2005, f. 9-30-05, cert. ef. 10-1-05, Renumbered from 918-098-0230; BCD 4-2006, f. 3-31-06, cert. ef. 4-1-06; BCD 1-2010, f. 3-1-10, cert. ef. 4-1-10

## 918-098-1300

### Certifications Related to Manufactured Structures and Parks

References and Undertakings.

(1) Scope. The rules in OAR 918-098-1300 to 918-098-1330 relate to certifications for inspectors and plans examiners dealing with manufactured dwellings, recreational vehicles, manufactured dwelling parks, organizational camps, recreation parks, and picnic parks.

(2) A person issued a manufactured structure installation inspector, recreational vehicle inspector certification, manufactured structure construction inspector, or park and camp inspector certification after October 1, 2005 must also possess a valid Oregon Inspector Certification issued under OAR 918-098-1025 prior to performing inspections.

(3) Hiring Non-Certified Persons. The division or a jurisdiction may employ a person not meeting the minimum requirements of OAR 918-098-1305 through 918-098-1320 while the person is being trained or waiting to qualify to take the division examination. During this period, the person may only perform inspections or plan reviews under the direct supervision of appropriately certified trainers. Training must be provided by an inspector or plans examiner having a minimum of three years experience in the same certification or a person approved by the board. This rule does not waive the requirements of ORS 455.730 or permit the division or jurisdiction to hire or use persons whose certifications have lapsed or been revoked.

(4) Inspectors and plans examiners of prefabricated structures do not require special certifications but shall have the appropriate certifications required for performing inspections or plan reviews under the specific specialty code being used.

(5) The following definitions apply to OAR 918-098-1300 through 918-098-1330 only. Also, see applicable definitions in OAR 918-098-1005:

(a) "Board" means the Residential and Manufactured Structures Board.

(b) "Building Construction," relating to experience qualifications, means site-built construction, prefabricated construction or manufactured structure construction.

(c) "One Year," relating to experience qualifications, means 2,000 hours of work experience, 45 or more credit hours of schooling in the quarter system or 30 or more credit hours of schooling in the semester system.

Stat. Auth.: ORS 455.720

Stats. Implemented: ORS 446.250 & 455.720

Hist.: BCA 25-1990, f. & cert. ef. 10-17-90; BCD 13-1997, f. 9-18-97, cert. ef. 10-1-97; Renumbered from 918-099-0130; BCD 16-2005(Temp), f. & cert. ef. 7-7-05 thru 12-31-05, Renumbered from 918-098-0300; BCD 24-2005, f. 9-30-05, cert. ef. 10-1-05, Renumbered from 918-

098-0300; BCD 4-2006, f. 3-31-06, cert. ef. 4-1-06; BCD 1-2010, f. 3-1-10, cert. ef. 4-1-10

## 918-098-1305

### Manufactured Structure Installation Inspector Certification

(1) Scope of Activities and Authority.

(a) A manufactured structure installation inspector conducts on-site field inspections of manufactured dwelling or park trailer installations including site preparation, setbacks, drainage, stand, foundation support, earthquake bracing systems, tie-downs, under-floor enclosures, access, egress, plumbing utility connections (within 30 lineal feet of the manufactured dwelling), mechanical connections and electrical feeder assembly connections (as defined by **Article 550** of the **National Electrical Code**), electrical fixture connections and plumbing, mechanical and electrical crossover connections for manufactured structures under ORS 446.230 and 446.240;

(b) This certification does not include inspections or plan reviews of manufactured dwelling alterations or manufactured structure accessory structures and accessory buildings. See OAR 918-098-1325 and 918-098-1330 for certification requirements.

(c) This certification can be used only in a jurisdiction that:

(A) Meets all of the requirements of this rule and OAR 918-500-0055;

(B) Complies with ORS 446.250 and 446.253(2) relating to the delegation of full responsibility for permit issuance and inspections;

(C) Issues permits according to ORS 446.253; and

(D) Enforces the current edition of the **Oregon Manufactured Dwelling Installation Specialty Code**, the provisions of OAR chapter 918, division 500, and all referenced standards contained therein.

(2) Procedure for Qualification. An applicant for certification under this rule must meet the general qualifications in section (3) of this rule, make application, pay the required fees, attend a division-approved training program and pass a division-approved examination.

(3) Experience, Education and Training Requirements. An applicant must have at least one of the following:

(a) 2 years of supervisory experience in the building construction industry; or

(b) 2 years of experience in design work related to building construction; or

(c) Be a division-certified building inspector or plans examiner; or

(d) 2 years of experience as a quality assurance inspector in a manufactured structure manufacturing plant; or

(e) 2 years of experience as an Oregon licensed manufactured dwelling installer; or

(f) An associate degree or equal from a division-approved education program in a construction-related field; or

(g) Any combination of the experience and education listed in subsections (a) through (f) of this section equaling at least 2 years; or

(h) A one-year certificate of completion in building inspection technology from a division-approved education program and completion of 180 hours working under the supervision of a person with a minimum of three years experience as a certified manufactured structure installation inspector or a person approved by the board.

(4) Inspector Training and Examination. An applicant must successfully complete a division-approved manufactured structure installation inspector training program and pass a division-approved examination covering:

(a) The **Oregon Manufactured Dwelling Installation Specialty Code**, the provisions of OAR chapter 918, division 500, and those standards referenced therein;

(b) ORS 446.003, 446.155 to 446.253, and 446.395 to 446.420; and

(c) OAR chapter 918, divisions 500, 515, and 530.

(5) After October 1, 2005, a Manufactured Structure Installation Inspector must also possess an Oregon Inspector Certification issued under OAR 918-098-1025 prior to performing inspections.

(6) Revocation. The division is authorized to revoke this certification under ORS 446.255. Persons certified under this rule who fail to meet the minimum continuing education requirements shall be subject to revocation. If the minimum continuing education is met within 60 days from the date it was originally due, the division shall discontinue any pending revocation action based on a failure to meet minimum continuing education requirements.

[Publications: Publications referenced are available from the agency.]

Stat. Auth.: ORS 446.250, 446.255, & 455.720  
Stats. Implemented: ORS 446.250, 446.255 & 455.720  
Hist.: BCA 25-1990, f. & cert. ef. 10-17-90; BCD 13-1997, f. 9-18-97, cert. ef. 10-1-97; Renumbered from 918-099-0135; BCD 16-2005(Temp), f. & cert. ef. 7-7-05 thru 12-31-05, Renumbered from 918-098-0310; BCD 24-2005, f. 9-30-05, cert. ef. 10-1-05, Renumbered from 918-098-0310; BCD 19-2006, f. 12-29-06, cert. ef. 1-1-07; BCD 1-2010, f. 3-1-10, cert. ef. 4-1-10

### **918-098-1315 Manufactured Structure Construction Inspector Certification**

(1) Scope of Activities and Authority. A manufactured structure construction inspector conducts field, dealer lot, consumer assistance, alteration, visual and

manufacturing plant inspections, reviews plans, and provides technical services for manufactured dwelling manufacturers, dealers, and owners.

(2) Procedure for Qualification. An applicant for this certification must meet the general qualifications in section (3) of this rule, make application, pay the required fees, and pass a division-approved examination.

(3) Experience, Education, and Training Requirements. An applicant for certification as a manufactured structure construction inspector must have at least one of the following:

(a) 2 years of experience as a supervisor in the building construction industry;

(b) 2 years of experience in design work related to building construction;

(c) 2 years of experience as a certified building inspector or plans examiner;

(d) 2 years of experience as a quality control inspector in a manufactured structures plant;

(e) An associate degree or equal from a division-approved education program in a construction-related field; or

(f) Any combination of the experience and education listed in subsections (a) through (e) of this section equaling at least two years; or

(g) A one-year certificate of completion in building inspection technology from a division-approved education program and completion of 800-hours working under the supervision of a person with a minimum of three years experience as a certified manufactured structure construction inspector or a person approved by the board.

(4) Inspector Examination. An applicant for certification as a manufactured structure construction inspector must pass a division-approved examination covering:

(a) **Oregon Manufactured Dwelling Installation Specialty Code;**

(b) **National Electrical Code (NFPA) 70 (2005 Edition);**

(c) Manufactured Home Construction and Safety Standards Act;

(d) Public Law 93-383, Title VI;

(e) ORS 446.003 and 446.155 to 446.253; and

(f) OAR chapter 918, division 500.

(5) After October 1 2005, a Manufactured Structure Construction Inspector must also possess an Oregon Inspector Certification issued under OAR 918-098-1025 prior to performing inspections.

[Publications: Publications referenced are available from the agency.]

Stat. Auth.: ORS 446.250 & 455.720  
Stats. Implemented: ORS 446.250 & 455.720  
Hist.: BCA 25-1990, f. & cert. ef. 10-17-90; BCD 13-1997, f. 9-18-97, cert. ef. 10-1-97; Renumbered from 918-099-0145; BCD 16-2005(Temp), f. & cert. ef. 7-7-05 thru 12-31-05, Renumbered from 918-098-0330; BCD 24-

2005, f. 9-30-05, cert. ef. 10-1-05, Renumbered from 918-098-0330; BCD 19-2006, f. 12-29-06, cert. ef. 1-1-07; BCD 1-2010, f. 3-1-10, cert. ef. 4-1-10

### **918-098-1320**

#### **Park and Camp Inspector Certification**

(1) Scope of Activities and Authority.

(a) A park and camp inspector conducts field inspections, reviews plans, and provides other technical services for manufactured dwelling parks, recreational parks, organizational camps, and picnic parks under ORS 446.066 and 446.335.

(b) This certification can be used only in a jurisdiction that:

(A) Meets all of the requirements of this rule;

(B) Complies with ORS 446.430, 455.170 and 455.680 relating to the delegation of full responsibility for permit issuance and inspections; and

(C) Issues permits, enforces the current edition of ORS chapter 446, OAR chapter 918, divisions 600 and 650, and all referenced standards contained therein.

(2) Procedure for Qualification. An applicant for certification under this rule must meet the general qualifications in section (3) of this rule, make application, pay the required fees, and pass a division-approved examination.

(3) Experience, Education, and Training Requirements. An applicant for certification as a park and camp inspector must have at least one of the following:

(a) 2 years of experience as a supervisor in the building or road construction industry;

(b) 2 years of experience in design work related to building or road construction;

(c) 2 years of experience as a road construction inspector;

(d) 2 years of experience as a surveyor or landscape architect;

(e) 2 years of experience as a registered sanitarian;

(f) 2 years of experience as an Oregon licensed manufactured dwelling installer;

(g) A division certification as a building inspector or plans examiner;

(h) An associate degree or equal from a division-approved education program in a construction-related field; or

(i) Any combination of the experience and education listed in subsection (a) through (h) of this section equaling 2 years; or

(j) A one-year certificate of completion in building inspection technology from a division-approved education program and completion of 180-hours working under the supervision of a person with a minimum of three years experience as a certified park and camp inspector or a person approved by the board.

(4) Inspector Examination. An applicant for certification under this rule must pass a division-approved

park and camp inspector certification examination covering:

(a) ORS 446.003 to 446.140, 446.310 to 446.350, 446.430, 455.170, and 455.680;

(b) OAR chapter 918, divisions 600 and 650; and

(c) **2002 Oregon Manufactured Dwelling and Park Specialty Code**, Chapters 1, 2, 9, and 10.

(5) After October 1, 2005, a Park and Camp Inspector must also possess an Oregon Inspector Certification issued under OAR 918-098-1025 prior to performing inspections.

[Publications: Publications referenced are available from the agency.]

Stat. Auth.: ORS 455.720

Stats. Implemented: ORS 455.720

Hist.: BCA 25-1990, f. & cert. ef. 10-17-90; BCD 13-1997, f. 9-18-97, cert. ef. 10-1-97; Renumbered from 918-099-0150; BCD 16-2005(Temp), f. & cert. ef. 7-7-05 thru 12-31-05, Renumbered from 918-098-0340; BCD 24-2005, f. 9-30-05, cert. ef. 10-1-05, Renumbered from 918-098-0340; BCD 19-2006, f. 12-29-06, cert. ef. 1-1-07; BCD 1-2010, f. 3-1-10, cert. ef. 4-1-10

### **918-098-1325**

#### **Requirements for Alteration Inspection and Plan Review of Manufactured Dwellings**

(1) Scope of Work. Manufactured dwelling alteration inspections and plan reviews include on-site field inspections of alterations including structural, fire and life safety, electrical, plumbing, and mechanical alterations made to manufactured dwellings after the initial sale of the home to the first consumer after all the terms of the sales contract have been met. Most alteration inspections made prior to this time are the responsibility of the division and must be performed by a certified manufactured structure construction inspector. All alteration inspections made to recreational vehicles and park trailers are the responsibility of the division and must be performed by a certified recreational vehicle inspector.

(2) Certifications. Inspectors of manufactured dwelling alterations are required to be certified by ORS 446.250. The division requires that persons performing inspections or plan reviews on manufactured dwelling alterations have:

(a) The appropriate Oregon Code Certification under OAR 918-098-1015 for the **Oregon Residential Specialty Code** for the specific discipline being used issued prior to October 1, 2005; or

(b) An Oregon Inspector Certification and the appropriate ICC Residential Certification as described in OAR 918-098-1010; or

(f) An Oregon Code Certification issued under OAR 918-098-1210 or 918-098-1215 after October 1, 2005.

(3) The requirement in section (2) is not applicable to alteration inspections performed on

manufactured homes still under the jurisdiction of the U.S. Department of Housing and Urban Development (HUD), recreational vehicles, or park trailers.

(4) Authority. Inspectors and plans examiners of manufactured dwelling alterations may only inspect or review plans in a jurisdiction that has been delegated the manufactured dwelling alteration program and that:

(a) Complies with ORS 446.250 and 446.253(2) relating to the delegation of full responsibility for permit issuance and inspections;

(b) Issues permits and enforces the current edition of ORS chapter 446 and OAR chapter 918, division 500;

(c) Meets the requirements of OAR 918-500-0055 for delegation; and

(d) Enforces the current edition of the **Oregon Manufactured Dwelling Installation Specialty Code** and all referenced standards contained therein.

[Publications: Publications referenced are available from the agency.]

Stat. Auth.: ORS 446.250 & 455.720

Stats. Implemented: ORS 446.250 & 455.720

Hist.: BCD 13-1997, f. 9-18-97, cert. ef. 10-1-97; BCD 16-2005(Temp), f. & cert. ef. 7-7-05 thru 12-31-05,

Renumbered from 918-098-0350; BCD 24-2005, f. 9-30-05, cert. ef. 10-1-05, Renumbered from 918-098-0350;

BCD 19-2006, f. 12-29-06, cert. ef. 1-1-07; BCD 1-2010, f. 3-1-10, cert. ef. 4-1-10

### **918-098-1330**

#### **Manufactured Structure Accessory Structure or Accessory Building Inspection**

(1) Scope of Work. Manufactured structure accessory structure or accessory building inspections and plan reviews include on-site field inspections of installations of manufactured structure accessory structures and accessory buildings (i.e., carports, ramadas, cabanas, garages, storage sheds, awnings, decks, steps, and ramps).

(2) Certifications. Inspectors of manufactured structure accessory structures and accessory buildings are required to be certified by ORS 446.250. To satisfy this mandate, the division requires that persons performing inspections or plan reviews on manufactured structure accessory structures or accessory buildings have the appropriate Oregon Code Certification under OAR 918-098-1015 or the Oregon Inspector Certification and the appropriate ICC Residential Certification as described in OAR 918-098-1010 for the **Oregon Residential Specialty Code** for the specific discipline being used.

(3) Authority. Inspectors of manufactured structure accessory structures and accessory buildings may only inspect or review plans in a jurisdiction that has been delegated the manufactured dwelling accessory structure and accessory building program and that:

(a) Complies with ORS 446.250 and 446.253(2) relating to the delegation of full responsibility for permit issuance and inspections;

(b) Complies with the **Oregon Manufactured Dwelling Installation Specialty Code** and all referenced standards contained therein;

(c) Issues permits and enforces the current edition of ORS Chapter 446 and OAR chapter 918, division 500;

(d) Meets the requirements of OAR 918-500-0055 for delegation; and

(e) Enforces of the current edition of the **Oregon Manufactured Dwelling Installation Specialty Code** and all referenced standards contained therein.

[Publications: Publications referenced are available from the agency.]

Stat. Auth.: ORS 446.250 & 455.720

Stats. Implemented: ORS 446.250 & 455.720

Hist.: BCD 13-1997, f. 9-18-97, cert. ef. 10-1-97; BCD 16-2005(Temp), f. & cert. ef. 7-7-05 thru 12-31-05,

Renumbered from 918-098-0360; BCD 24-2005, f. 9-30-05, cert. ef. 10-1-05, Renumbered from 918-098-0360;

BCD 19-2006, f. 12-29-06, cert. ef. 1-1-07; BCD 1-2010, f. 3-1-10, cert. ef. 4-1-10

## **DIVISION 305**

### **ELECTRICAL CODES AND STANDARDS**

#### **918-305-0030**

##### **Other Codes or Publications that Impact Electrical Installations**

Other codes and publications that impact electrical installations include, but are not limited to those listed below:

(1) Chapter 9 of the **Oregon Structural Specialty Code** (OSSC) as adopted in OAR chapter 918, division 460 relating to fire protection systems and Chapter 3 of the **Oregon Residential Specialty Code** as adopted in OAR chapter 918, division 480 relating to smoke alarm installations.

(2) ORS 455.420 requiring individual electric meters for dwelling units.

(3) Chapter 13 of the **Oregon Structural Specialty Code** as adopted in OAR chapter 918, division 460 which addresses the energy efficiency issues of motors, electric lighting, and other electric equipment; and

(4) Chapter 16 and 17 of the **Oregon Structural Specialty Code** as adopted in OAR chapter 918, division 460 which addresses the seismic requirements of nonstructural components and special inspection requirements.

(5) Publications and requirements of the serving utility.

(6) Public Law 101-336, the Americans with Disabilities Act, Part III; Department of Justice Regulations of Friday, July 26, 1991; 28 CFR Part 36, as amended January 1, 1995, including Americans with Disabilities Act Accessibility Guidelines (ADAAG) and Public Law 100-430, the Fair Housing Act, and the regulations adopted thereunder.

(7) Chapter 11 of the **Oregon Structural Specialty Code** which relates to the Americans with Disabilities Act for mounting height requirements for electrical and communication receptacles located in affected buildings and structures.

(8) The interconnection of all net-metering facilities and solar photovoltaic systems operated as interconnected power production sources must comply with the **Oregon Electrical Specialty Code** as adopted in OAR 918-305-0100. In addition, the interconnection of all net-metering facilities utilizing solid-state inverters must comply with OAR 860-039 Net Metering.

(9) **Oregon Manufactured Dwelling Installation Specialty Code** and the requirements set forth in OAR chapter 918, division 500. The electrical installations must be in accordance with the requirements of the **Oregon Electrical Specialty Code**.

(10) The electrical portions of the installation or product standards identified in OAR 918-306-0005. These standards are informational only and are to be used to clarify code intent. They may be used as installation guides when not specifically referenced or covered in the **Oregon Electrical Specialty Code**. Examples include, but are not limited to, the electrical sections of NFPA 20, NFPA 54, NFPA 99, NFPA 101, NFPA 110, NFPA 780, and NFPA 820.

[Publications: Publications referenced are available from the agency.]

Stat. Auth.: ORS 479.730

Stats. Implemented: ORS 479.730

Hist.: DC 13-1987, f. & ef. 5-1-87; Renumbered from 814-022-0610; BCA 17-1990, f. 6-27-90, cert. ef. 7-1-90; BCA 12-1993, f. 6-23-93, cert. ef. 7-1-93; BCD 19-1996, f. 9-17-96, cert. ef. 10-1-96, Renumbered from 918-290-0020; BCD 1-2000, f. 1-6-00, cert. ef. 4-1-00; BCD 12-2000, f. 6-3-00, cert. ef. 7-1-00; BCD 23-2000, f. 9-29-00, cert. ef. 10-1-00; BCD 19-2002, f. 8-1-02, cert. ef. 10-1-02; BCD 23-2004, f. 12-15-04, cert. ef. 4-1-05; BCD 29-2005, f. 12-30-05, cert. ef. 1-1-06; BCD 6-2008, f. 3-7-08, cert. ef. 4-1-08; BCD 1-2010, f. 3-1-10, cert. ef. 4-1-10

## **DIVISION 500 MANUFACTURED DWELLINGS General Rules**

### **918-500-0000**

#### **Reasonable Notice to Interested Parties**

Before the adoption, amendment, or repeal of any rule relating to the construction, inspection, installation, or alteration of manufactured dwellings or manufactured dwelling accessory buildings or structures, the Building Codes Division must give notice of the proposed adoption, amendment, or repeal:

(1) In the Secretary of State's Bulletin referred to in ORS 183.360 at least 21 days before the effective date; and

(2) By making the notice available to persons as established under ORS 183.335 (8).

Stat. Auth.: ORS 446.176 & 446.230

Stats. Implemented: ORS 183.335

Hist.: BCA 1-1990, f. & cert. ef. 1-2-90; BCA 10-1992, f. 6-15-92, cert. ef. 7-1-92; BCD 2-1994, f. 1-14-94, cert. ef. 2-1-94; BCD 19-1995, f. 12-15-95, cert. ef. 1-1-96; BCD 1-2010, f. 3-1-10, cert. ef. 4-1-10

### **918-500-0005**

#### **Definitions**

The following definitions apply to OAR 918, divisions 500 and 515 and are in addition to those in ORS 446.003:

(1) "Accessory Building" means an accessory building as defined in ORS 446.003(1) and specifically includes but is not limited to cabanas, ramadas, storage sheds, and garages.

(2) "Accessory Structure" means an accessory structure as defined in ORS 446.003(1) and specifically includes, but is not limited, to awnings, carports, decks, steps, and ramps.

(3) "Attached Garage" means a garage which is structurally independent of a manufactured dwelling but is joined through flashings and separated with fire-resistive construction.

(4) "Building" means any permanent building but does not include manufactured dwelling accessory buildings.

(5) "Combination Park" means a lot or tract of land which has been approved to contain both a manufactured dwelling or mobile home park and a recreation park.

(6) "DAPIA" means the Design Approval Primary Inspection Agency, either a state or private organization that has been accepted by the Secretary of HUD to evaluate and approve manufactured dwelling designs and quality control procedures.

(7) "Direct Supervision" means being physically present 85 percent of each day to provide leadership and direction on the job site to limited installers installing manufactured dwellings or cabanas.

(8) "Earthquake-Resistant Bracing System" or "ERB" means an anchoring system, bracing system, or other devices designed and constructed to protect the health and safety of the occupants of, and reducing damage to, a manufactured dwelling in the event of an earthquake.

(9) "Field Technical Service" means the clarification of technical data, including but not limited to, division interpretations, investigations, or training relating to the application of laws, rules, standards and regulations administered and enforced by the Building Codes Division.

(10) "Garage" means a structure located on a manufactured dwelling site designed for the storage of motor vehicles.

(11) “HUD” means U.S. Department of Housing and Urban Development.

(12) “Immediate Family” means father, mother, brother, sister, son, daughter, son-in-law, daughter-in-law, grandson, granddaughter, grandfather, grandmother, stepmother, stepfather, stepson, stepdaughter, brother-in-law, or sister-in-law.

(13) “Insignia” means “Insignia of Compliance” as defined in ORS 446.003.

(14) “Length of a Manufactured Dwelling” means the distance from the extreme exterior of the front wall (nearest to the drawbar and coupling mechanism) to the extreme exterior of the rear wall (at the opposite end of the home) where such walls enclose living or other interior space and such distance includes expandable rooms but not bay windows, porches, drawbars, couplings, hitches, wall and roof extensions, or other attachments.

(15) “Maintenance of Equipment” means performing routine tasks such as lubricating or changing filters, washers, fuses, or bulbs as necessary for the continued operation of the equipment but does not include the replacement, conversion, alteration, or addition of or to any equipment.

(16) “Manufacturer’s Representative” means an employee, dealer, or person authorized by a manufacturer through contract to act on behalf of the manufacturer.

(17) “Minor Repair” means a simple repair such as replacing broken glass, fittings, devices, or fixtures, using approved component parts but does not include the repair or replacement of major portions of the structural, plumbing, electrical, or mechanical system or conversions, alterations, or additions.

(18) “Model” means an individual manufactured dwelling as designated by the manufacturer, intended to be manufactured with a specific floor plan, structural components, and the type, location, and installation of plumbing, mechanical and electrical equipment in accordance with the plans submitted to the Design Approval Primary Inspection Authority.

(19) “Notice of Violation” means written notification by the division stating the manufactured dwelling or equipment may not be used, rented, leased, or sold or offered for rent, lease, or sale due to violations of ORS chapter 446 or the appropriate building code or standard.

(20) “One Year,” relating to experience qualifications, means 1,600 hours of work experience, 45 or more credit hours of schooling in the quarter system, or 30 or more credit hours of schooling in the semester system.

(21) “Porch” means an outside walking area having the floor elevated more than eight inches (20 cm) above grade.

(22) “Ramada” means a stationary structure having a roof extending over a manufactured structure that may also extend over a patio or parking space for a motor vehicle, and is used principally for protection from snow, sun or rain.

(23) “Repair” means the reconstruction or renewal of any part of an existing manufactured dwelling or piece of equipment for the purpose of its maintenance.

(24) “Replacement In Kind” means replacing equipment or accessories with approved like equipment or accessories, such as switches, thermostats, fittings, elements, or motors, but does not include the replacement of major portions of the structural, plumbing, electrical, or mechanical system.

(25) “Single-Family Dwelling” means a manufactured dwelling used by an individual or two or more persons related by blood or marriage or a group of not more than ten persons not related by blood or marriage living together. When located in a labor camp as defined in OAR chapter 437, single-family dwelling includes manufactured dwellings with not more than five bedrooms, used to house up to ten persons not related by blood or marriage.

(26) “Stand” means that area of the manufactured dwelling site which has been reserved for the placement of a manufactured dwelling or accessory structure.

(27) “Structure” means that which is built or constructed.

(28) “Underfloor Enclosure” means the perimeter skirting, foundation wall or retaining wall used to enclose the underfloor area of a manufactured dwelling.

(29) “Utility Connection” means:

(a) Installation and connection of the manufactured dwelling electrical feeders to the utility termination (electrical service);

(b) Installation and connection of the manufactured dwelling drain (building drain) to the sewer utility termination (building sewer);

(c) Installation and connection of the manufactured dwelling water distribution system to the water utility termination (building supply); and

(d) Installation and connection of the manufactured dwelling fuel gas distribution system to the gas utility termination.

(30) “Utility Termination” means:

(a) The electrical service equipment provided on a lot for the manufactured dwelling utility connection;

(b) The building sewer provided on a lot for the manufactured dwelling utility connection; and

(c) The building water supply provided on a lot for the manufactured dwelling utility connection.

(31) “Visual Inspection” means an inspection by the division of the visible portions of completed construction for the purpose of identifying code violations or approving and issuing an insignia of compliance.

(32) “Width of a Manufactured Dwelling” means the distance between the extreme exterior of two opposite walls enclosing living or other interior space and including expandable rooms but not bay windows, porches, wall and roof extensions, or other attachments.

[Publications: Publications referenced are available from the agency.]

Stat. Auth.: ORS 446.176 & 446.230  
Stats. Implemented: ORS 446.240  
Hist.: BCA 1-1990, f. & cert. ef. 1-2-90; BCA 31-1991(Temp), f. 9-25-91, cert. ef. 9-30-91; BCA 5-1992, f. & cert. ef. 3-23-92; BCA 10-1992, f. 6-1; BCD 19-1995, f. 12-15-95, cert. ef. 1-1-96; BCD 1-1997, f. 2-24-97, cert. ef. 4-1-97; BCD 22-1998, f. 11-9-98, cert. ef. 1-1-99; BCD 1-2002, f. 1-28-02, cert. ef. 4-1-02; BCD 1-2010, f. 3-1-10, cert. ef. 4-1-10

#### **918-500-0010**

##### **Objective**

(1) The provisions of OAR 918, divisions 500 and 515 apply to the design, manufacture, installation, alteration, licensing of installers, handling and storage of equipment, and manufactured dwellings rented, leased, sold, installed, or offered for rent, lease, or sale in Oregon as authorized by ORS chapter 446.

(2) A dealer subject to the requirements of OAR 918, division 500, must also comply with OAR 918, division 550 and OAR 441-446-0100 through 441-446-0300.

Stat. Auth.: ORS, 446.160, 446.230, 446.240, & 455.010 to 455.130,  
Stats. Implemented: ORS 446.003 to 446.200, 446.225 to 446.423, 446.430 to 446.440 & 446.990  
Hist.: BCA 1-1990, f. & cert. ef. 1-2-90; BCA 10-1992, f. 6-15-92, cert. ef. 7-1-92; BCD 19-1995, f. 12-15-95, cert. ef. 1-1-96; BCD 10-2005, f. 4-29-05, cert. ef. 5-1-05; BCD 1-2010, f. 3-1-10, cert. ef. 4-1-10

#### **Construction Requirements**

#### **918-500-0035**

##### **Minimum Safety Standards for the Construction of Manufactured Dwellings**

(1) The federal **Manufactured Home Construction and Safety Standard (24 CFR 3280)** in accordance with the National Manufactured Housing Construction and Safety Standards Act of 1974 is the state of Oregon's minimum construction and safety standard for manufactured dwellings.

(2) Where the design, construction, alteration, or repair of a manufactured dwelling is not covered by the minimum safety and construction standards of these rules or the **Oregon Manufactured Dwelling Installation Specialty Code**, the requirements in the **Oregon Residential Specialty Code** apply.

[Publications: Publications referenced are available from the agency.]

Stat. Auth.: ORS 446.185  
Stats. Implemented: ORS 446.185

Hist.: BCD 5-1998, f. 2-10-98, cert. ef. 7-1-98; BCD 22-1998, f. 11-9-98, cert. ef. 1-1-99; BCD 1-2010, f. 3-1-10, cert. ef. 4-1-10

#### **918-500-0040**

##### **Disclosure Regarding Permissible Uses, Roof Snow Loads, and Anchoring**

(1) Dealers and distributors selling manufactured homes for installation in Oregon must present each potential buyer of a new manufactured home with a division disclosure statement to read and sign prior to the completion of the sales contract of any new manufactured home. Prior to presenting disclosures to potential buyers and prior to any sale, dealers and distributors must complete the disclosure in writing indicating the date, dealer's or distributor's name, address, and Department of Consumer and Business Services dealer license number. Dealers and distributors must give one signed copy of the disclosure to the buyer and retain one copy in the dealer's or distributor's files for not less than five years from the date of sale. Copies of signed disclosures must be made available to the division upon request.

(2) Dealers or distributors may reprint the division's disclosure form or include the division's disclosure statement within their own sales contract. If a dealer or distributor prints its own disclosure, the content must be identical to the division's disclosure statement and must not be less than 11 point type size.

(3) Dealers and distributors are responsible for maintaining accurate records and filing those reports where required by the federal **Manufactured Housing Procedural Regulations (24 CFR 3282)**, ORS chapter 446 and OAR chapter 918, divisions 500 and 515.

[NOTE: Disclosure form is available from the division and can be found on the division Web site at <<http://www.bcd.oregon.gov>>.]

[Publications: Publications referenced are available from the agency.]

Stat. Auth.: ORS 446.260  
Stats. Implemented: ORS 446.260  
Hist.: BCD 4-1998, f. 2-10-98, cert. ef. 7-1-98; BCD 22-1998, f. 11-9-98, cert. ef. 1-1-99; BCD 1-2010, f. 3-1-10, cert. ef. 4-1-10

#### **918-500-0055**

##### **Municipal Authority**

(1) When the division delegates the authority to perform plan reviews, issue permits, and perform inspections for alterations and installations of manufactured dwellings and accessory buildings and structures to a local government as provided by ORS 446.250, the delegation includes the obligation to comply with all applicable laws, rules, standards, and codes including collection and remittance to the division of state fees and surcharges.

(2) Failure to comply with all applicable laws, rules, and codes constitute failure to consistently act in the public interest or to carry out the duties assumed by local government, and must be enforced under the provisions of ORS 446.253 and 446.255.

Stat. Auth.: ORS 446.253

Stats. Implemented: ORS 446.250 & 455.150

Hist.: BCA 11-1991(Temp), f. 4-30-91, cert. ef. 5-1-91; BCA 23-1991, f. 7-2-91, cert. ef. 7-5-91; BCA 10-1992, f. 6-15-92, cert. ef. 7-1-92; BCD 2-1994, f. 1-14-94, cert. ef. 2-1-94; BCD 19-1995, f. 12-15-95, cert. ef. 1-1-96; BCD 22-1998, f. 11-9-98, cert. ef. 1-1-99; BCD 1-2010, f. 3-1-10, cert. ef. 4-1-10

## Fees

### 918-500-0100

#### General Fees

The following fees apply to the division and do not apply to municipalities. Municipalities who have been delegated the manufactured dwelling alteration program by the division may establish their own fee schedule or adopt the division's fee schedule through local ordinance.

(1) Inspection Fee: \$55 for an inspection requiring one hour or less, and \$27.50 for every additional 30 minutes or fraction thereof exceeding one hour, including travel time. Mileage must be paid at the rate established by the Oregon Department of Administrative Services.

(2) Field Technical Service Fee: \$55 for service requiring one hour or less, and \$27.50 for every additional 30 minutes or fraction thereof exceeding one hour, including travel time. Mileage must be paid at the rate established by the Oregon Department of Administrative Services.

(3) Out-of-State Inspection or Field Technical Service Fee: In addition to the hourly charges of sections (1) and (2) of this rule, the division must be reimbursed for the actual cost based on published air fare or equivalent, plus required surface transportation and cost for food and lodging consistent with the allowances established by the Oregon Department of Administrative Services for authorized state employee travel.

(4) Hourly Re-inspection Fee: Same fee schedule as noted in sections (1), (2), and (3) of this rule.

(5) Change of Manufacturer's Name, Ownership or Address Fee: \$20 for each change.

(6) Insignia Fee: \$50 per insignia.

(7) Replacement Insignia: \$50 per insignia.

(8) Alteration Permit Fees:

(a) Alteration Inspection Fee: \$125 per inspection including insignia of compliance;

(b) Alternate Construction Inspection Fee: \$55 per hour including travel time but not to exceed \$300 for any one manufactured home; or

(c) Single Visual Inspection Fee: \$125 per inspection.

(9) Installation Certification Tag: \$8 per tag.

(10) Manufacturer Registration Fee: \$100 per facility.

(11) Manufacturer Annual Registration Renewal Fee: \$20 per facility.

(12) Manufactured Dwelling Inplant Inspection Fee: \$42.50 per floor inspected, and must be paid monthly. A maximum of four floor overlap inspections may be performed without charge during each regularly scheduled complete inplant inspection. The fee for re-inspections and additional overlap inspections may be charged at the rate for each floor or at the rate per hour, whichever is less.

(13) Installer License Program Hitch Fee: \$4 per floor produced in Oregon, and must be paid monthly.

(14) Manufactured Dwelling Label or Tag Handling Fee: \$2 per floor.

(15) Plan Review Fee: \$55 for non-structural plan review requiring one hour or less, and \$27.50 for every additional 30 minutes or fraction thereof exceeding one hour.

(16) Structural Plan Review Fee: \$70 for plan review requiring one hour or less; \$35 for every 30 minutes or fraction thereof exceeding one hour.

(17) Manufactured Dwelling Installer License and Examination Fee: \$55.

(18) Education Provider Application Fee: \$55.

(19) Manufactured Dwelling Limited Installer and Limited Skirting Installer License Fee: \$55.

(20) Manufactured Dwelling Installer and Educational Provider Re-examination Fee: \$40.

(21) Manufactured Dwelling Temporary Limited Installer License Fee: \$10.

(22) Installer, Limited Installer and Limited Skirting Installer License Two-Year Renewal Fee: \$80.

(23) Manufactured Dwelling Accessory Building or Structure Installation Permit Fees: The fees are those published in the **Oregon Residential Specialty Code**.

[Publications: Publications referenced are available from the agency.]

Stat. Auth.: ORS 446.176

Stats. Implemented: ORS 446.176

Hist.: BCA 1-1990, f. & cert. ef. 1-2-90; BCA 9-1991(Temp), f. 4-24-91, cert. ef. 7-1-91; BCA 34-1991, f. 10-23-91, cert. ef. 10-31-91; BCA 10-1992, f. 6-15-92, cert. ef. 7-1-92; BCA 1-1993, f. & cert. ef. 1-4-93; BCD 2-1994, f. 1-14-94, cert. ef. 2-1-94; BCD 23-1994, f. 10-26-94, cert. ef. 11-18-94; BCD 19-1995, f. 12-15-95, cert. ef. 1-1-96; BCD 13-1996, f. & cert. ef. 7-1-96; BCD 11-1998(Temp), f. 6-2-98, cert. ef. 7-1-98 thru 12-27-98; BCD 23-1998, f. 11-9-98, cert. ef. 11-15-98; BCD 15-2000(Temp), f. 8-2-00, cert. ef. 10-1-00 thru 3-29-01; BCD 1-2001, f. 1-24-01, cert. ef. 2-1-01; BCD 15-2005, f. & cert. ef. 7-5-05; BCD 1-2010, f. 3-1-10, cert. ef. 4-1-10

## 918-500-0105

### Installation Permit Fees

The following fees apply to the division and do not apply to municipalities. Municipalities who have been delegated the manufactured dwelling installation program by the division may establish their own fee schedule or adopt the division's fee schedule through local ordinance.

(1) Manufactured Dwelling and Cabana Installation Permit Fee: \$160 per installation. This permit fee includes review of the plot plan, the installation inspection and the final inspection. This permit fee does not include retaining walls over four feet high or basement construction under a manufactured dwelling.

(2) Earthquake-Resistant Bracing System Installation Permit Fee: \$110 per installation. This permit fee is only charged when the earthquake-resistant bracing (ERB) system is not part of the original manufactured dwelling installation.

(3) Manufactured Dwelling Retaining Wall (if over 48 inches) or Basement Permit Fees: The fees are those published in the **Oregon Residential Specialty Code**.

(4) Manufactured Dwelling, Cabana, and ERB Installation Reinspection Fee: \$110 per inspection.

(5) State Code Development and Training and Monitoring Fee: \$30:

(a) This fee is in addition to all other fees and charges and must be paid by all purchasers of manufactured dwelling or cabana installation permits regardless of whether the permit is issued by the state or a municipality;

(b) If the installation permit is issued by a municipality, this fee must be collected and remitted to the division in the same manner as required by ORS 455.220(2) for surcharges collected by municipalities.

[Publications: Publications referenced are available from the agency.]

Stat. Auth.: ORS 446.176 & 446.230

Stats. Implemented: ORS 446.176

Hist.: BCA 10-1992, f. 6-15-92, cert. ef. 7-1-92; BCD 2-1994, f. 1-14-94, cert. ef. 2-1-94; BCD 19-1995, f. 12-15-95, cert. ef. 1-1-96; BCD 11-1998(Temp), f. 6-2-98, cert. ef. 7-1-98 thru 12-27-98; BCD 23-1998, f. 11-9-98, cert. ef. 11-15-98; BCD 15-2000(Temp), f. 8-2-00, cert. ef. 10-1-00 thru 3-29-01; BCD 1-2001, f. 1-24-01, cert. ef. 2-1-01; BCD 6-2001(Temp), f. 6-15-01, cert. ef. 7-1-01 thru 12-27-01; BCD 14-2001, f. 10-15-01, cert. ef. 11-1-01; BCD 1-2002, f. 1-28-02, cert. ef. 4-1-02; BCD 1-2010, f. 3-1-10, cert. ef. 4-1-10

## 918-500-0110

### Additional Fees

(1) When the division determines that a person has failed to obtain required inspections, permits, labels, insignias, tags, or plan reviews, which requires the division staff to work outside normal business hours, the person

may be charged additional fees as described in sections (4) and (5) of this rule.

(2) Persons who sell or ship manufactured dwellings or equipment known to be out of compliance or that require inspections or reinspections prior to selling or shipment, that require division staff to work outside normal business hours, may be charged additional fees as described in sections (4) and (5) of this rule.

(3) Installers failing to leave a copy of the manufacturer's installation manual when required, failing to attach an installation certification tag or failing to respond to a correction notice are subject to a reinspection fee required under section (6) of this rule.

(4) Persons requesting or requiring inspections or field technical service outside the normal business hours of the division are charged fees at 1 and 1/2 times the amounts shown in OAR 918-500-0100 except for travel expenses.

(5) Persons requesting or requiring inspections or field technical service on recognized state holidays are charged two times the amounts shown in OAR 918-500-0100 except for travel expenses.

(6) Persons requesting inspections when work is not ready for inspection, or causing an inspector to make an additional trip for failure to make corrections or failure to notify the division of corrections are charged reinspection fees as described in OAR 918-500-0100(4).

Stat. Auth.: ORS 446.176 & 446.230

Stats. Implemented: ORS 446.176

Hist.: BCA 1-1990, f. & cert. ef. 1-2-90; BCA 10-1992, f. 6-15-92, cert. ef. 7-1-92; BCD 2-1994, f. 1-14-94, cert. ef. 2-1-94; BCD 19-1995, f. 12-15-95, cert. ef. 1-1-96; BCD 22-1998, f. 11-9-98, cert. ef. 1-1-99; BCD 1-2010, f. 3-1-10, cert. ef. 4-1-10

## Registration and Certification

### 918-500-0300

#### Manufacturer Registration

(1) All manufactured dwelling manufacturers who are located in or who ship into Oregon must register with the division.

(2) Manufacturing facility registration must be renewed by January 1 of each year by complying with the renewal notice sent by the division.

(3) A current copy of each manufacturing facility's **Quality Assurance Manual, Installation Manual, Home Owner's Manual, and Warranty Provisions** must accompany each application for registration and renewal.

[Publications: Publications referenced are available from the agency.]

Stat. Auth.: ORS 446.176 & 446.230

Stats. Implemented: ORS 446.230

Hist.: BCA 1-1990, f. & cert. ef. 1-2-90; BCA 10-1992, f. 6-15-92, cert. ef. 7-1-92; BCD 2-1994, f. 1-14-94, cert. ef. 2-1-94; BCD 19-1995, f. 12-15-95, cert. ef. 1-1-96; BCD 22-1998, f. 11-9-98, cert. ef. 1-1-99; BCD 1-2010, f. 3-1-10, cert. ef. 4-1-10

#### **918-500-0310**

##### **Manufacturer Certification**

All manufacturers of manufactured dwellings must be certified by the division or other approved HUD primary inspection agency, pursuant to the federal **Manufactured Home Procedural and Enforcement Regulations (24 CFR Section 3282.362)**, and meet the requirements for registration in OAR 918-500-0300.

[Publications: Publications referenced are available from the agency.]

Stat. Auth.: ORS 446.176 & 446.230

Stats. Implemented: ORS 446.225

Hist.: BCA 1-1990, f. & cert. ef. 1-2-90; BCA 10-1992, f. 6-15-92, cert. ef. 7-1-92; BCD 2-1994, f. 1-14-94, cert. ef. 2-1-94; BCD 19-1995, f. 12-15-95, cert. ef. 1-1-96; BCD 1-2010, f. 3-1-10, cert. ef. 4-1-10

#### **918-500-0320**

##### **Change of Ownership**

If there is a change of ownership of a manufactured dwelling manufacturer, the new owner must, within ten days of the date of change, register with the division pursuant to OAR 918-500-0300.

Stat. Auth.: ORS 446.176 & 446.230

Stats. Implemented: ORS 446.230

Hist.: BCA 1-1990, f. & cert. ef. 1-2-90; BCA 10-1992, f. 6-15-92, cert. ef. 7-1-92; BCD 2-1994, f. 1-14-94, cert. ef. 2-1-94; BCD 19-1995, f. 12-15-95, cert. ef. 1-1-96; BCD 1-2010, f. 3-1-10, cert. ef. 4-1-10

#### **918-500-0330**

##### **Change of Name, Address, or Location**

When a manufacturer changes its name, address, or location, the manufacturer must notify the division in writing within ten days of the date of change. The notice must be accompanied by an Application for Manufacturer Registration, together with the fee.

Stat. Auth.: ORS 446.176 & 446.230

Stats. Implemented: ORS 446.230

Hist.: BCA 1-1990, f. & cert. ef. 1-2-90; BCA 10-1992, f. 6-15-92, cert. ef. 7-1-92; BCD 2-1994, f. 1-14-94, cert. ef. 2-1-94; BCD 19-1995, f. 12-15-95, cert. ef. 1-1-96; BCD 1-2010, f. 3-1-10, cert. ef. 4-1-10

#### **918-500-0340**

##### **Production Discontinuance**

When a manufactured dwelling manufacturer discontinues production, the manufacturer must return all unused insignia of compliance to the division.

Stat. Auth.: ORS 446.176 & 446.230

Stats. Implemented: ORS 446.230

Hist.: BCA 1-1990, f. & cert. ef. 1-2-90; BCA 10-1992, f. 6-15-92, cert. ef. 7-1-92; BCD 2-1994, f. 1-14-94, cert. ef. 2-1-94; BCD 19-1995, f. 12-15-95, cert. ef. 1-1-96; BCD 1-2010, f. 3-1-10, cert. ef. 4-1-10

#### **918-500-0400**

##### **Required Inspection**

(1) A person may not manufacture, transport, rent, lease, or sell or offer for rent, lease, or sale a new manufactured dwelling without requesting an inspection from the division if any of the following conditions exist:

(a) The manufactured dwelling has been altered by the manufacturer or dealer before or at the time of sale to the first consumer but has not been approved by the division;

(b) The manufactured dwelling has left the manufacturer's facility under a "Notice of Violation" or "Red Tag" condition; or

(c) Violations noted in an inplant inspection report have not been corrected through the inspection process.

(2) When inspections reveal that a manufacturer is not manufacturing structures according to their approved design or to the Federal Construction and Safety Standard, and the manufacturer has been provided with a written report identifying specific provisions of the design or the standard that have been in violation, and the manufacturer continues to manufacture structures in violation, the division may withhold or remove insignia, increase the frequency of inspections, or provide training.

(3) To facilitate required inplant and field inspections, a manufacturer may not construct a manufactured dwelling under an alternate construction method according to the federal **Manufactured Home Procedural and Enforcement Regulations (24 CFR Section 3282.14)** without first notifying the division in writing and supplying a copy of the alternate construction method approval from HUD.

[Publications: Publications referenced are available from the agency.]

Stat. Auth.: ORS 446.176 & 446.230

Stats. Implemented: ORS 446.155

Hist.: BCA 1-1990, f. & cert. ef. 1-2-90; BCA 10-1992, f. 6-15-92, cert. ef. 7-1-92; BCD 2-1994, f. 1-14-94, cert. ef. 2-1-94; BCD 19-1995, f. 12-15-95, cert. ef. 1-1-96; BCD 1-2010, f. 3-1-10, cert. ef. 4-1-10

## 918-500-0410

### Inspection Request

(1) Requests for inspection from a manufacturer must:

(a) Be made to the division by mail, electronic mail, phone, or fax transmittal, and received at least five working days prior to the desired time of inspection; and

(b) Indicate the serial number of the manufactured dwelling to be inspected. Inspection fees must be paid by the manufacturer within 30 days of the billing date.

(2) Requests for inspection from a dealer must:

(a) Be made on forms supplied by the division, and received at least five working days prior to the desired date of inspection;

(b) Indicate the location, make, model, and serial number of the manufactured dwelling; and

(c) Be accompanied by the minimum inspection fees required by OAR 918-500-0100 and 918-500-0110. All additional inspection fees are payable upon completion of each inspection.

(3) All work must be accessible for inspection by the division.

(4) Occupancy may not prevent the physical inspection of manufactured dwelling alterations, repairs, or installations.

Stat. Auth.: ORS 446.176 & 446.230

Stats. Implemented: ORS 446.155

Hist.: BCA 1-1990, f. & cert. ef. 1-2-90; BCA 10-1992, f. 6-15-92, cert. ef. 7-1-92; BCD 2-1994, f. 1-14-94, cert. ef. 2-1-94; BCD 19-1995, f. 12-15-95, cert. ef. 1-1-96; BCD 22-1998, f. 11-9-98, cert. ef. 1-1-99; BCD 1-2010, f. 3-1-10, cert. ef. 4-1-10

## 918-500-0420

### Notice of Violations

(1) When an inspection reveals that a manufactured dwelling, installation, or the equipment violates a provision of ORS chapter 446, the HUD Standard, the **Oregon Manufactured Dwelling Installation Specialty Code** or these rules, the division may serve upon the dealer, distributor, installer, contractor, manufacturer, or agent thereof a copy of the inspection report giving details of the violations. The division may also post a Notice of Violation on the manufactured dwelling or equipment.

(2) Violations must be corrected within 30 days from the date of such notice or at a later date, if approved by the division.

(3) If the violations are not corrected in the allotted time, the division may withdraw any previously issued insignia of compliance or certification tags.

(4) Within 30 days of the date of notice, the recipient of a Notice of Violation or inspection report must inform the division in writing of the action taken to correct the violations. Persons failing to reply to the division within 30 days may be subject to the reinspection fees in OAR 918-500-0100(4) and those civil penalties described

in ORS 446. 271, 446. 416 and 446.990. A manufactured dwelling subject to a Notice of Violation may not be transported without division approval.

(5) When a Notice of Violation has been posted on the manufactured dwelling or equipment, the notice may not be removed until authorized by the division. A Notice of Violation may be removed only by the division or a person authorized by the division. **EXCEPTION:** If a Notice of Violation or inspection report has been posted on a manufactured dwelling while in storage and the violations noted were only related to the storage conditions, the manufactured dwelling may be moved to the manufactured dwelling site without notification to or approval from the division. Under these conditions only, the dealer, distributor, or manufacturer may remove the Notice of Violation from the manufactured dwelling.

[Publications: Publications referenced are available from the agency.]

Stat. Auth.: ORS 446.176 & 446.230

Stats. Implemented: ORS 446.160

Hist.: BCA 1-1990, f. & cert. ef. 1-2-90; BCA 10-1992, f. 6-15-92, cert. ef. 7-1-92; BCD 2-1994, f. 1-14-94, cert. ef. 2-1-94; BCD 19-1995, f. 12-15-95, cert. ef. 1-1-96; BCD 22-1998, f. 11-9-98, cert. ef. 1-1-99; BCD 1-2002, f. 1-28-02, cert. ef. 4-1-02; BCD 1-2010, f. 3-1-10, cert. ef. 4-1-10

## 918-500-0430

### Field Technical Service

Any person may request field technical service by submitting the request in writing to the division; however, the division may deny the request if budget or staffing levels are not sufficient to provide the service.

Stat. Auth.: ORS 446.176 & 446.230

Stats. Implemented: ORS 446.230

Hist.: BCA 1-1990, f. & cert. ef. 1-2-90; BCA 10-1992, f. 6-15-92, cert. ef. 7-1-92; BCD 2-1994, f. 1-14-94, cert. ef. 2-1-94; BCD 19-1995, f. 12-15-95, cert. ef. 1-1-96; BCD 1-2010, f. 3-1-10, cert. ef. 4-1-10

## 918-500-0450

### Insignia and Label Requirements

(1) All manufactured dwellings constructed on or after June 15, 1976, must bear an insignia of compliance.

(2) Recreational park trailers, as defined in OAR 915-525-0005, may be dual labeled by the manufacturer at the time of initial construction as both a recreational park trailer and a manufactured home if the manufacturer meets all the requirements of OAR chapter 918, divisions 500 and 525, or where the requirements are different, to the more stringent of the two requirements.

(3) Factory built homes may be dual labeled by the manufacturer at the time of initial construction as both a manufactured home and a prefabricated structure if the manufacturer meets all the requirements of **24 CFR 3280** and **3282** and the **Oregon Residential Specialty Code**, or

where the requirements are different, to the more stringent of the two requirements.

[Publications: Publications referenced are available from the agency.]

Stat. Auth.: ORS 446.176 & 446.230  
Stats. Implemented: ORS 446.170  
Hist.: BCA 1-1990, f. & cert. ef. 1-2-90; BCA 10-1992, f. 6-15-92, cert. ef. 7-1-92; BCD 2-1994, f. 1-14-94, cert. ef. 2-1-94; BCD 19-1995, f. 12-15-95, cert. ef. 1-1-96; BCD 1-2010, f. 3-1-10, cert. ef. 4-1-10

#### **918-500-0470 Denial of Insignia**

(1) If the division, after inspection, determines that a manufacturer is not building manufactured dwellings or equipment according to approved plans, the **HUD Standards**, or to the minimum safety standards approved by the division, and after notification continues to build manufactured dwellings or equipment in violation of ORS chapter 446 and these rules, applications for new insignia may be denied and all previously issued insignia must be returned to or removed by the division. Upon proof of compliance, satisfactory to the division, the manufacturer may resubmit an application for insignia.

(2) The division may deny all applications for insignia from a manufacturer who is delinquent more than 45 days in paying the fees prescribed in these rules.

[Publications: Publications referenced are available from the agency.]

Stat. Auth.: ORS 446.176 & 446.230  
Stats. Implemented: ORS 446.170  
Hist.: BCA 1-1990, f. & cert. ef. 1-2-90; BCA 10-1992, f. 6-15-92, cert. ef. 7-1-92; BCD 2-1994, f. 1-14-94, cert. ef. 2-1-94; BCD 19-1995, f. 12-15-95, cert. ef. 1-1-96; BCD 22-1998, f. 11-9-98, cert. ef. 1-1-99; BCD 1-2010, f. 3-1-10, cert. ef. 4-1-10

#### **Manufactured Dwelling Installations**

#### **918-500-0510 Standards for the Installation of Manufactured Dwellings**

(1) The **Oregon Manufactured Dwelling Installation Specialty Code, 2010 Edition**, and those standards referenced within are adopted as the division standards for the installation of manufactured dwellings.

(2) When a municipality's rules, regulations, standards, ordinances, or codes refer to the **Oregon Manufactured Dwelling Standard** or the **Oregon Manufactured Dwelling and Park Specialty Code**, it means those documents are referring to the **Oregon Manufactured Dwelling Installation Specialty Code** and the rules adopted in OAR chapter 918, division 500. This rule does not apply to OAR 918-600-0010.

[Publications: Publications referenced are available from the agency.]

Stat. Auth.: ORS 446.185, 446.230, 455.020, & 455.110  
Stats. Implemented: ORS 446.225  
Hist.: BCA 1-1990, f. & cert. ef. 1-2-90; BCA 10-1992, f. 6-15-92, cert. ef. 7-1-92; BCD 2-1994, f. 1-14-94, cert. ef. 2-1-94; BCD 14-1995, f. 9-15-95, cert. ef. 1-1-96; BCD 19-1995, f. 12-15-95, cert. ef. 1-1-96; BCD 1-1996(Temp), f. & cert. ef. 1-12-96; BCD 12-1996, f. & cert. ef. 7-1-96; BCD 1-1997, f. 2-24-97, cert. ef. 4-1-97; BCD 22-1998, f. 11-9-98, cert. ef. 1-1-99; BCD 1-2002, f. 1-28-02, cert. ef. 4-1-02; BCD 1-2010, f. 3-1-10, cert. ef. 4-1-10, Renumbered from 918-500-0020

#### **918-500-0520 Amendments to the Manufactured Dwelling Installation Specialty Code**

(1) The **Oregon Manufactured Dwelling Installation Specialty Code** is adopted and amended pursuant to OAR chapter 918, division 8. Amendments adopted are placed in this rule, showing the section reference, a descriptive caption, and a short description of the amendment.

[Publications: Publications referenced are available from the agency.]

Stat. Auth.: ORS 446.185, 455.020, & 455.110  
Stats. Implemented: ORS 455.110  
Hist.: BCD 3-2005, f. 3-16-05, cert. ef. 4-1-05; BCD 9-2006, f. 6-30-2006, cert. ef. 7-1-06; BCD 9-2007 (Temp), f. 8-21-07, cert. ef. 8-21-07 thru 2-17-08; Administrative correction 3-20-08; BCD 1-2010, f. 3-15-10, cert. ef. 4-1-10, Renumbered from 918-500-0021

#### **Additional Requirements**

#### **918-500-0530 Alternate Uses**

Manufactured dwellings are constructed, approved, and intended for use as detached single-family dwellings. However, manufactured dwellings may be used as other than detached single-family dwellings provided the manufactured dwelling remains in compliance with the federal **Manufactured Home Construction and Safety Standards (24 CFR 3280)**, is installed according to the **Oregon Manufactured Dwelling Installation Specialty Code** prior to occupancy, and complies with applicable requirements of these rules.

(1) Manufactured dwellings may be used as temporary sales offices provided the manufactured dwelling:

(a) Does not have any design, construction, transportation, fire and life safety, plumbing, mechanical, or electrical alterations made to it to accommodate the temporary sales office use;

(b) Has a 36 inch wide by 80 inch high exit door;  
(c) Is continuously offered for sale to the public as a manufactured dwelling during the office use;  
(d) Has a certificate of occupancy issued by the municipality prior to occupancy; and  
(e) Is accessible to employees, the public, and persons with disabilities prior to use in accordance with the **Oregon Structural Specialty Code** in all the following areas:

(A) All rooms and all floor levels within the manufactured dwelling that will be used for office use, such as bedrooms, dens, living rooms, family rooms, foyers, entry ways, and hallways must be accessible.

(B) Bathrooms must contain a water closet and a lavatory and must be made accessible. Only one bathroom is required to be accessible if the bathroom is properly marked as a unisex facility and provided with a privacy lock. Bathtubs and showers are not required to be accessible if they are not part of the regular office function.

(C) Areas that are not a part of the regular office function, such as the kitchen, utility room, and unused cabinets or clothes closets are not required to be accessible.

(D) One main entry door is required to be accessible. Secondary exterior doors are not required to be accessible. Interior doors that are part of the regular office function must be accessible.

(E) Appropriate signage must be provided in all accessible areas, both inside and outside of the office.

(F) When provided, drinking fountains, public telephones, furnishings, and similar equipment must be accessible.

(G) Accessibility from the public way up to the main entry door must be provided;

(H) An accessible parking area must be provided near the main entry.

(2) A portion of a manufactured dwelling may be used for an in-home business provided:

(a) The business portion of the manufactured dwelling is restricted to one room only, not including a bathroom, entry, or foyer;

(b) The remainder of the manufactured dwelling is used as a single-family dwelling by the same person using it as a business;

(c) The manufactured dwelling has one 36 inch wide by 80 inch high door exiting to the exterior from the business portion of the manufactured dwelling;

(d) The type of business and location is approved by the municipality prior to installation or occupancy;

(e) The business portion of the manufactured dwelling is accessible to persons with disabilities when the business is open to the public or has employees other than family members using the business space; and

(f) The manufactured dwelling has a certificate of occupancy issued by the municipality prior to occupancy.

(3) Manufactured dwellings may be used for farm worker housing provided the manufactured dwelling:

(a) Is located in a labor camp as defined in OAR chapter 437 and consists of:

(A) Not more than six manufactured dwellings on a lot, parcel, or aggregation of lots or parcels; or

(B) Four or more manufactured dwellings in a manufactured dwelling park, a mobile home park, a temporary manufactured dwelling park, or a combination park.

(b) Is not occupied by more than ten persons not related by blood or marriage;

(c) Has a maximum of five bedrooms;

(d) Is accessible to persons with disabilities, if an affected building;

(e) Conforms to the Oregon Occupational Safety and Health Code, OAR chapter 437; and

(f) Has a certificate of occupancy issued by the municipality prior to occupancy.

(4) Up to six manufactured dwellings may be placed on a single lot, parcel, or aggregation of lots or parcels and adjoined to give the appearance and economy of multi-family housing provided:

(a) Plans showing the adjoined structures are submitted to and approved by the division to verify compliance with the federal Manufactured Home Construction and Safety Standards (24 CFR 3280), the federal **Manufactured Home Procedural Regulations (24 CFR 3282)**, the **Oregon Manufactured Dwelling Installation Specialty Code**, and these rules;

(b) Land use approval has been granted by the municipality;

(c) Division-approved plans are submitted to and approved by the municipality prior to installation permits being issued;

(d) Each manufactured dwelling is used only as a single-family dwelling;

(e) Fire separation is provided at the wall separating each manufactured dwelling according to the **Oregon Residential Specialty Code**;

(f) Adjoined structures located on the property have fire-resistive protection of exterior walls and openings according to the **Oregon Structural Specialty Code**, Sections 602 and 704.8;

(g) Each manufactured dwelling is structurally independent of an adjacent manufactured dwelling. However, two manufactured dwellings may be supported by a common foundation wall adequately sized to support both structures;

(h) Each electrical, plumbing, heating, and mechanical system within a manufactured dwelling is independent of the systems within adjacent manufactured dwellings; and

(i) The manufactured dwellings are joined only by flashing and weather resistant roofing materials.

(5) Manufactured dwellings accommodating not more than 10 persons may be used as lodging houses, congregated residences, adult foster homes, or family day care (Group R Occupancies) provided the manufactured dwelling:

(a) Meets all applicable requirements of the **Oregon Structural Specialty Code**;

(b) If an affected building, must be accessible to persons with disabilities;

(c) Has a minimum of two 36 inch wide by 80 inch high exit doors located remote from each other, exiting to the exterior of the manufactured dwelling;

(d) Has a minimum of two bathrooms;

(e) Meets the minimum setback requirements of the **Oregon Residential Specialty Code**;

(f) Has the occupancy and its location approved by the municipality prior to installation or occupancy; and

(g) Has a certificate of occupancy issued by the municipality prior to occupancy.

[Publications: Publications referenced are available from the agency.]

Stat. Auth.: ORS 446.160

Stats. Implemented: ORS 446.003, 446.055, 446.155, 446.185, 446.225, 446.245, 455.020, & 455.380

Hist.: BCD 1-2010, f. 3-1-10, cert. ef. 4-1-10

#### **918-500-0540**

##### **Certificate of Occupancy and Change of Occupancy**

(1) A certificate of occupancy is not required for a manufactured dwelling used for single-family dwelling occupancy. A certificate of occupancy may be required as specified in these rules or when the intended use changes as described in OAR 918-500-0530.

(2) To convert a manufactured dwelling to another occupancy type or use not specifically addressed in these rules, a person must:

(a) Apply to the municipality for a change of occupancy;

(b) If required by the municipality, apply for a change in land use;

(c) Bring the manufactured dwelling into conformance with the appropriate Oregon specialty codes for the new use and occupancy;

(d) Make it accessible for persons with disabilities, if accessibility is required by the new use or occupancy;

(e) Ensure that persons converting the manufactured dwelling have the appropriate state licenses and registrations required to perform such work;

(f) Return any federal or state labels or insignias attached to the manufactured dwelling to the division before the change in use or occupancy; and

(g) Obtain a certificate of occupancy from the municipality, if required.

(3) Manufactured dwellings used for other than residential, temporary sales offices, or in-home businesses that are affected buildings under the Americans with Disabilities Act must be accessible according to the requirements of the **Oregon Structural Specialty Code**.

(4) When a manufactured dwelling is sold “as is” or “with all faults” and is intended to be used as a non-

regulated structure, such as an agricultural use, the owner must remove all appliances, all plumbing fixtures in the kitchen and baths, and must return any federal or state insignias or labels to the division.

[Publications: Publications referenced are available from the agency.]

Stat. Auth.: ORS 446.160

Stats. Implemented: ORS 446.155, 446.245, 446.253, & 455.055

Hist.: BCD 1-2010, f. 3-1-10, cert. ef. 4-1-10

#### **918-500-0550**

##### **Warranty Work**

Permits are not required for manufacturer’s warranty work on manufactured dwellings as per the **Manufactured Home Procedural and Enforcement Regulations (24 CFR 3282)** when completed by the manufacturer or the manufacturer’s representative.

[Publications: Publications referenced are available from the agency.]

Stat. Auth.: ORS 446.160

Stats. Implemented: ORS 446.185 & 446.225

Hist.: BCD 1-2010, f. 3-1-10, cert. ef. 4-1-10

#### **918-500-0560**

##### **Siting Without Insignia**

Insignias of compliance are not required to site a manufactured dwelling, unless the requirement is provided by the municipality.

Stat. Auth.: ORS 446.160

Stats. Implemented: ORS 446.170

Hist.: BCD 1-2010, f. 3-1-10, cert. ef. 4-1-10

#### **918-500-0570**

##### **Insignias and Labels**

(1) No person may remove, destroy, alter, or cover an insignia of compliance except as permitted by these rules. Insignias may be removed by the division or a municipality when a manufactured dwelling bearing an insignia is found to be in violation of ORS 446.155, the **Manufactured Dwelling Installation Specialty Code**, these rules, or is determined to be a dangerous structure. When the division or a municipality removes an insignia, it must provide the owner or occupant with an inspection report listing the violations.

(2) An insignia may be removed and reinstalled by the homeowner or contractor when a manufactured dwelling is being re-sided.

(3) HUD certification labels or state insignias of compliance are not required to be removed from a manufactured dwelling as a result of alterations, as long as the alterations conform to the requirements of these rules

and, when required, have been permitted, inspected, and approved by the division or a municipality.

(4) Manufactured dwellings damaged beyond repair as a result of flood, fire, earthquake, mishap in transit, or any other reason must have the insignias of compliance removed and returned to the division.

[Publications: Publications referenced are available from the agency.]

Stat. Auth.: ORS 446.160

Stats. Implemented: ORS 446.155, 446.170, 446.245, & 446.253

Hist.: BCD 1-2010, f. 3-1-10, cert. ef. 4-1-10

### **918-500-0580**

#### **Alterations**

(1) Alterations to manufactured dwellings include, but are not limited to any change, addition, alteration, repair, conversion, replacement, modification, refurbishing, re-manufacturing, or removal of any part of the manufactured dwelling or manufactured dwelling equipment.

(2) The following alterations are exempt from permits but are not exempt from the requirements of these rules or the **Manufactured Dwelling Installation Specialty Code**:

(a) Minor repairs with approved component parts;  
(b) Conversion of listed fuel burning appliances in accordance with the terms of their listing;

(c) Adjustment and maintenance of equipment;  
and

(d) Replacement of equipment or accessories in kind.

(3) Alteration work on manufactured dwellings must conform to or may exceed the federal or state code in effect at the time of original manufacture.

(4) Alterations before or at the time of sale to the first consumer performed or arranged by the manufacturer, dealer, or distributor must:

(a) Conform to the federal **Manufactured Home Construction and Safety Standards (24 CFR 3280)**, the manufacturer's DAPIA approved plans, these rules; and

(b) Be inspected by the division, with the exception of certain site installed mechanical equipment identified in these rules.

(5) The following site installed mechanical equipment must be inspected by the municipality according to the **Oregon Manufactured Dwelling Installation Specialty Code**. Site installed mechanical equipment includes, but is not limited to:

(a) Solid fuel burning appliances, wood stoves and fireplaces listed or approved for manufactured dwellings or mobile home use, and listed pellet-fired appliances;

(b) Listed heat pumps; and

(c) Listed air conditioners.

(6) Solid fuel-burning devices, wood or pellet burning, as defined in ORS 468A.485, must be installed according to the device manufacturer's installation instructions and to the applicable requirements in these rules. Solid fuel burning devices must be certified as required by the Oregon Department of Environmental Quality pursuant to ORS 468A.460 to 468A.480. **NOTE:** Listed or approved fuel burning appliances must be installed to provide for the complete separation of the combustion system from the interior atmosphere of the manufactured dwelling.

(7) Alterations to manufactured dwellings after the initial sale to the first consumer must conform to the following:

(a) The code that was in effect at the time of original manufacture;

(b) The equivalent provisions of the Oregon **Residential Specialty Code**;

(c) The 1972 edition of **ANSI A119.1 Standard for Mobile Homes** and the 1971 edition of the **National Electrical Code NFPA 70** for manufactured dwellings constructed prior to June 1976; or

(d) In cases where the original manufacture date cannot be determined or where it is impractical for the manufactured dwelling to conform to the strict letter of the code, a municipality may accept methods or materials that are substantially equivalent to the code. Engineering may be required to substantiate equivalency if structural components of the manufactured dwelling have been altered or replaced.

(8) Unless specified otherwise, alterations may not take a manufactured dwelling out of compliance with the federal **Manufactured Home Construction and Safety Standards (24 CFR 3280)**, the **Oregon Manufactured Dwelling Installation Specialty Code**, and these rules.

(9) The following applies to any alteration of a manufactured dwelling:

(a) The installation or alteration of fuel burning appliances must conform with the federal **Manufactured Home Construction and Safety Standards (24 CFR 3280)**, the **Oregon Manufactured Dwelling Installation Specialty Code**, and these rules.

(b) Energy conservation standards are not required to be increased to the levels of the state energy code.

(c) Roof live load capabilities are not required to be increased unless specifically required in these rules.

(10) Re-roofing must conform to the following:

(a) Existing roofing material and underlayment must be removed prior to installing new roofing material; and

(b) Damaged or defective rafters, trusses, or sheathing must be repaired or replaced before installing new roofing material.

(11) Two or more manufactured dwellings may be joined together to enlarge the total gross floor area of a manufactured dwelling provided:

(a) The joined manufactured dwellings are used only as a single-family dwelling;

(b) Each manufactured dwelling is installed according to the **Oregon Manufactured Dwelling Installation Specialty Code**;

(c) The manufactured dwellings are joined only by flashing and weather resistant roofing materials; and

(d) Fire separation between the joined manufactured dwellings is not required.

[Publications: Publications referenced are available from the agency.]

Stat. Auth.: ORS 446.160

Stats. Implemented: ORS 446.003, 446.155, 446.180, 446.225, 446.245, & 468A.460

Hist.: BCD 1-2010, f. 3-1-10, cert. ef. 4-1-10

### **918-500-0590**

#### **Smoke Alarms**

Manufactured dwellings must have approved operating smoke alarms installed and located according to the following:

(1) At the time of initial sale and installation, a new manufactured dwelling must have operating smoke alarms installed complying with the federal **Manufactured Home Construction and Safety Standards (24 CFR 3280)**.

(2) After the initial sale or installation, a manufactured dwelling must have approved operating smoke alarms according to the following:

(a) When a manufactured dwelling is relocated to or within a manufactured dwelling park, mobile home park, or combination park, as required by ORS 90.740;

(b) When a manufactured dwelling is being altered or repaired to the degree that a permit is required;

(c) When a manufactured dwelling is being installed on a site as a secondary installation;

(d) When a manufactured dwelling is being sold or offered for sale, as required by ORS 479.260(2);

(e) When a manufactured dwelling is being rented, leased, or offered for rent or lease, as required by ORS 479.270;

(f) When a visual inspection is being performed on a manufactured dwelling by the division; and

(g) Prior to an Oregon insignia of compliance being issued by the division.

(3) Unless specified otherwise, smoke alarms must be installed according to the device manufacturer's instructions and located according to the following:

(a) In the living area remote from the kitchen and cooking appliances;

(b) In each room designated for sleeping;

(c) In the corridor or area giving access to sleeping areas; and

(d) On each additional level where sleeping areas are located.

[Publications: Publications referenced are available from the agency.]

Stat. Auth.: ORS 446.160 & 446.155

Stats. Implemented: ORS 90.740, 446.185, 446.225, 455.412, 479.260, & 479.270

Hist.: BCD 1-2010, f. 3-1-10, cert. ef. 4-1-10

## **DIVISION 515 MANUFACTURED HOUSING INSTALLER LICENSING AND EDUCATIONAL PROVIDER APPROVAL**

### **918-515-0010**

#### **License Exceptions**

(1) Except as otherwise provided in this rule, no individual is required to obtain a license to install a manufactured dwelling, cabana, skirting, tie-downs, or ERBs when the manufactured dwelling or cabana being installed is owned by the same individual or a member of the individual's immediate family, the manufactured dwelling or cabana is not intended for sale, exchange, lease or rent, and the individual makes no more than one such installation within a 12-month period.

(2) Except as otherwise provided in this rule, the owner is not required to obtain a license for maintenance, repair, or correction on a manufactured dwelling or cabana installation.

(3) Except as otherwise provided in this rule, no license is required for the installation of manufactured dwelling accessory buildings or structures such as ramadas, garages, carports, awnings, porches, steps, tool sheds, or storage sheds.

(4) Except as otherwise required by this rule, no person installing additional perimeter blocking under a manufactured dwelling or cabana for the exclusive support of awnings, carports, or roof additions is required to be licensed.

(5) Except as otherwise required by this rule, no license is required for the installation of a manufactured dwelling or cabana when the manufactured dwelling or cabana is installed temporarily on a dealer's, distributor's, or manufacturer's sales or storage lot or at a show and is not occupied or intended to be occupied. This exemption does not include those manufactured dwellings and cabanas installed in manufactured dwelling parks, mobile home parks, or manufactured dwelling subdivisions.

(6) Except as otherwise required by this rule, no license is required for excavating, concrete flat work, drywall, or carpet laying.

(7) Except as otherwise required by this rule, no manufactured dwelling installation license is required for plumbing or electrical work when the person doing the work is an Oregon licensed plumber or electrician respectively.

(8) Except as otherwise required by this rule, no license is required for manufacturers performing

maintenance, repairs, or corrections to an installation for the purpose of customer service.

(9) Nothing contained in the exceptions listed in this rule exempt a person from necessary licensure with the Oregon Construction Contractors Board.

(10) The licensing exceptions established by this rule do not exempt the work performed from complying with ORS chapter 446 and the rules and standards adopted thereunder.

Stat. Auth.: ORS 446.176, ORS 446.400 & ORS 446.405

Stats. Implemented: ORS 446.230

Hist.: BCA 1-1990, f. & cert. ef. 1-2-90; BCA 10-1992, f. 6-15-92, cert. ef. 7-1-92; BCD 2-1994, f. 1-14-94, cert. ef. 2-1-94; BCD 15-1995, f. 9-15-95, cert. ef. 1-1-96; BCD 19-1995, f. 12-15-95, cert. ef. 1-1-96; BCD 22-1998, f. 11-9-98, cert. ef. 1-1-99; BCD 1-2010, f. 3-1-10, cert. ef. 4-1-10

### **918-515-0020**

#### **Minimum Requirements of Educational Provider**

All manufactured dwelling installation education and continuing education classes used to satisfy the requirements of this rule must be approved by the division. All instructors teaching required manufactured dwelling installation education and continuing education classes must be employees of the division or approved educational providers. To be approved as an educational provider for manufactured dwelling installers, limited installers, limited skirting installers, and installation inspectors, an individual must meet the following requirements:

(1) Have a minimum of 3,200 hours experience in one or more of the following areas:

(a) As a supervisor of manufactured dwelling installations;

(b) As a supervisor of manufactured dwelling service or repair;

(c) As a supervisor in the building construction industry;

(d) In design work related to the building construction industry;

(e) As an Oregon-certified manufactured dwelling installation inspector;

(f) Completion of a two-year educational institution program in a construction-related field that is recognized by the division; or

(g) Any combination of experience or education from subsections (a) through (f) of this section totaling 3,200 hours.

(2) Have successfully completed the following:

(a) Attendance at a division-approved manufactured dwelling and cabana installation education program; and

(b) Received a passing grade of 90 percent on the division-approved examination covering ORS chapter 446, OAR 918, divisions 500 and 515, and the **Oregon Manufactured Installation Specialty Code**.

(3) The applicant must provide to the division the following:

(a) A copy of a personal photo identification with submittal of any division application;

(b) A completed division application;

(c) The required application fee; and

(d) A class curriculum for division approval.

(4) Verification of experience must be submitted in the form of signed statements by past or present employers, or other verification acceptable to the division. Verification may not be provided by a member of the applicant's immediate family, by a live-in companion, or by any person dependent upon the applicant. The division may contact any person to verify experience of an applicant.

(5) Licensed manufactured dwelling installers and certified manufactured dwelling installation inspectors are not required to show evidence of section (4) of this rule.

(6) Personal photo identification is required for admission to all required manufactured dwelling installation examinations.

[Publications: Publications referenced are available from the agency.]

Stat. Auth.: ORS 446.176, 446.400 & 446.405

Stats. Implemented: ORS 446.395

Hist.: BCA 1-1990, f. & cert. ef. 1-2-90; BCA 10-1992, f. 6-15-92, cert. ef. 7-1-92; BCD 2-1994, f. 1-14-94, cert. ef. 2-1-94; BCD 19-1995, f. 12-15-95, cert. ef. 1-1-96; BCD 1-1997, f. 2-24-97, cert. ef. 4-1-97; BCD 22-1998, f. 11-9-98, cert. ef. 1-1-99; BCD 8-2005, f. & cert. ef. 4-1-05; BCD 1-2010, f. 3-1-10, cert. ef. 4-1-10

### **918-515-0030**

#### **Course Curriculum Requirements for Educational Provider Training**

(1) The course curriculum shall be submitted to the division for approval and shall include a detailed description of course content and materials.

(2) The course curriculum for manufactured dwelling installers, limited installers, and manufactured dwelling installation inspectors must, at a minimum, include the following areas of training:

(a) Definitions, as provided in the **Oregon Manufactured Dwelling Installation Specialty Code**;

(b) License and registration requirements;

(c) Permits and penalties;

(d) Installer and limited installer qualifications;

(e) Location and stand of manufactured dwellings and cabanas;

(f) Foundation systems;

(g) Structural connections;

(h) Anchoring systems;

(i) Electrical utility, crossover, and fixture connections;

(j) Plumbing utility, crossover, and fixture connections;

(k) Mechanical crossover and appliance connections;

(l) Fuel gas utility, crossover, and appliance connections;

(m) Fire protection and separation;

(n) Underfloor enclosures, access, and ventilation;

(o) Alternate manufactured dwelling uses;

(p) Accessory buildings and structures; and

(q) Alterations, repairs, and additions.

(3) The course curriculum for manufactured dwelling skirting installers must, at a minimum, include the following areas of training:

(a) Definitions, as provided in the **Oregon Manufactured Dwelling Installation Specialty Code** ;

(b) License and registration requirements;

(c) Permits and penalties;

(d) Skirting installer qualifications;

(e) Foundation systems;

(f) Perimeter support;

(g) Anchoring systems;

(h) Underfloor enclosures;

(i) Plumbing and electrical access;

(j) Underfloor vapor retarders;

(k) Underfloor access and ventilation;

(l) Appliance venting;

(m) Carport and awning support;

(n) Attached garages and cabanas;

(o) Home access and egress;

(p) Underfloor fire protection and separation; and

(q) Accessory buildings and structures.

(4) Within 30 days of notification of any change in course curriculum requirements adopted by the division, the provider must submit a revised curriculum to the division for approval.

(5) The provider shall notify the division in writing seven days prior to each class, indicating the time, date, and location of the class. Division or board representatives may be permitted to audit any class, without fee or cost for entry.

[Publications: Publications referenced are available from the agency.]

Stat. Auth.: ORS 446.176, 446.400 & 446.405

Stats. Implemented: ORS 446.395

Hist.: BCA 1-1990, f. & cert. ef. 1-2-90; BCA 10-1992, f. 6-15-92, cert. ef. 7-1-92; BCD 2-1994, f. 1-14-94, cert. ef. 2-1-94; BCD 19-1995, f. 12-15-95, cert. ef. 1-1-96; BCD 1-1997, f. 2-24-97, cert. ef. 4-1-97; BCD 22-1998, f. 11-9-98, cert. ef. 1-1-99; BCD 1-2002, f. 1-28-02, cert. ef. 4-1-02; BCD 1-2010, f. 3-1-10, cert. ef. 4-1-10

## Manufactured Dwelling Installer License

### 918-515-0110

#### Requirements for Installer License

(1) To be licensed as a manufactured dwelling installer, an applicant must meet the following minimum experience requirements:

(a) 1,600 hours experience as a manufactured dwelling installer in another state or 1,600 hours experience as an Oregon licensed limited installer or limited skirting installer;

(b) 3,200 hours experience servicing or repairing manufactured dwellings;

(c) 3,200 hours experience in the construction of manufactured dwellings;

(d) 3,200 hours experience as a building construction supervisor;

(e) 1,600 hours experience as an active Oregon certified manufactured dwelling installation inspector;

(f) Completion of a one year college program in a construction related field which is recognized by the board; or

(g) Any combination of experience or education from subsections (a) through (f) of this section totaling 3,200 hours.

(2) In addition to the requirements in section (1) of this rule, applicants must have:

(a) Attended a division-approved manufactured dwelling installation education program; and

(b) Received a passing grade of 75 percent on the division approved examination.

(3) Verification of experience must be submitted in the form of signed statements by past or present employers. Verification may not be provided by a member of the applicant's immediate family, by a live-in companion, or by any person dependent upon the applicant. The division may contact any person to verify experience of an applicant.

(4) In addition to the completed application form and application fee, an applicant must provide personal photo identification for admission to all required manufactured dwelling examinations and with submittal of the division's license application.

Stat. Auth.: ORS 446.176, 446.400 & 446.405

Stats. Implemented: ORS 446.395

Hist.: BCA 1-1990, f. & cert. ef. 1-2-90; BCA 10-1992, f. 6-15-92, cert. ef. 7-1-92; BCD 2-1994, f. 1-14-94, cert. ef. 2-1-94; BCD 19-1995, f. 12-15-95, cert. ef. 1-1-96; BCD 1-1997, f. 2-24-97, cert. ef. 4-1-97; BCD 22-1998, f. 11-9-98, cert. ef. 1-1-99; BCD 8-2005, f. & cert. ef. 4-1-05; BCD 1-2010, f. 3-1-10, cert. ef. 4-1-10

### 918-515-0150

#### Installer Responsibilities and Limits

(1) An installer must:

(a) Work for a business with a valid Construction Contractors Board license; or

(b) The installer is a business with a valid Construction Contractors Board license.

(2) Work covered by an installer's license is limited to:

(a) Preparing the site and stand for the installation of the manufactured dwelling or cabana;

(b) Installing manufactured dwellings, cabanas, skirting, underfloor vapor retarder, ventilation, access, and temporary steps;

(c) Installing the support, tie-down, ERB's, and the structural connections for manufactured dwellings and cabanas;

(d) Providing setbacks, clearances, and fire life and safety protection;

(e) Providing plumbing and electrical utility connections;

(f) Providing plumbing, electrical, and mechanical crossover, appliance, and fixture connections of and to the manufactured dwelling or cabana as permitted by these rules;

(g) Install appliance exhaust ducts and terminations when required;

(h) Performing plumbing, mechanical, and electrical tests when required; and

(i) Serving as the supervisor of individuals licensed by the division as limited installers.

(3) An installer must, at a minimum:

(a) Assure the manufactured dwelling or cabana stand is in compliance with the **Oregon Manufactured Dwelling Installation Specialty Code** prior to the installation of the manufactured dwelling or cabana;

(b) Assure all setbacks, clearances, and fire life and safety installations are in compliance with the **Oregon Manufactured Dwelling Installation Specialty Code**;

(c) Perform electrical and plumbing tests if the respective plumbing and electrical connections were made by the installer;

(d) Close and secure all access panels and covers on or under the manufactured dwelling or cabana;

(e) Assure the underfloor dryer and range exhaust ducts are roughed in if the manufactured dwelling is equipped with or provides for the installation of such an appliance requiring exhaust ducts;

(f) Assure that all doors and windows are adjusted, secured in place, and operational;

(g) Assure all ship-loose flue vents and chimneys are installed, secured in place, and capped according to their listing;

(h) Where the installer also installs the skirting, comply with OAR 918-515-0490(1);

(i) Affix a certification tag to each manufactured dwelling or cabana installed;

(j) Complete all reporting and application forms required by these rules; and

(k) Leave the manufacturer's installation instructions at the installation site to be available at the time of the inspection if used for any part of the installation;

(l) Assure all portions of the manufactured dwelling installation performed by the installer are in compliance with the **Oregon Manufactured Dwelling Installation Specialty Code**; and

(m) Correct all applicable nonconformances within 30 days of receipt of a correction notice .

[Publications: Publications referenced are available from the agency.]

Stat. Auth.: ORS 446.176, 446.400 & 446.405

Stats. Implemented: ORS 446.395

Hist.: BCA 1-1990, f. & cert. ef. 1-2-90; BCA 10-1992, f. 6-15-92, cert. ef. 7-1-92; BCD 2-1994, f. 1-14-94, cert. ef. 2-1-94; BCD 19-1995, f. 12-15-95, cert. ef. 1-1-96; BCD 1-1997, f. 2-24-97, cert. ef. 4-1-97; BCD 22-1998, f. 11-9-98, cert. ef. 1-1-99; BCD 1-2002, f. 1-28-02, cert. ef. 4-1-02; BCD 1-2010, f. 3-1-10, cert. ef. 4-1-10

### **918-515-0300**

#### **Requirements for Installer Certification Tags**

(1) Licensed manufactured dwelling installers and limited skirting installers installing manufactured dwellings, cabanas, tie-downs, ERB's, and skirting shall affix a division-issued certification tag to the manufactured dwelling, cabana, or skirting upon completion of the installation, and prior to inspection .

(2) Certification tags may be purchased in bulk by licensed installers, manufactured dwelling dealers, and limited skirting installers. An application to purchase certification tags must be submitted to the division in duplicate and accompanied by the appropriate tag fee.

(3) Only licensed installers and licensed limited skirting installers may be assigned certification tags by the dealer or division. Certification tags may only be affixed by licensed installers and licensed limited skirting installers upon completion of the installation.

(4) The person purchasing certification tags from the division is responsible for their security, use, and reporting.

(5) The division may sell a maximum two-month supply of certification tags to a manufactured dwelling dealer based on monthly installations and certification tag reports submitted to the division.

(6) The division or a manufactured dwelling dealer may issue a maximum of 30 certification tags to an installer at one time and a maximum of 30 certification tags to a limited skirting installer at one time.

(7) Certification tags assigned to licensed installers and limited skirting installers can only be transferred by the division.

(8) If an installer or limited skirting installer license is suspended, revoked, or expires, all unused certification tags assigned to that person must be returned to the division.

(9) If a manufactured dwelling dealer is no longer in business or changes ownership, all unused certification

tags assigned to the original dealer must be returned to the division.

Stat. Auth.: ORS 446.176, ORS 446.400 & ORS 446.405  
Stats. Implemented: ORS 446.240  
Hist.: BCA 1-1990, f. & cert. ef. 1-2-90; BCA 10-1992, f. 6-15-92, cert. ef. 7-1-92; BCD 2-1994, f. 1-14-94, cert. ef. 2-1-94; BCD 19-1995, f. 12-15-95, cert. ef. 1-1-96; BCD 22-1998, f. 11-9-98, cert. ef. 1-1-99; BCD 12-2008, f. 6-30-08, cert. ef. 7-1-08; BCD 1-2010, f. 3-1-10, cert. ef. 4-1-10

### **918-515-0330**

#### **Denial of Certification Tags**

The division may deny any request for certification tags when:

(1) An inspection reveals that a manufactured dwelling, cabana, skirting, tie-down, or ERB installation is not installed according to the **Oregon Manufactured Dwelling Installation Specialty Code**, and no corrective action is taken by the installer as required by OAR 918-515-0150(2)(m);

(2) An installer's license or limited skirting installer's license has expired, or been suspended or revoked;

(3) There is evidence of certification tag misuse as described in these rules;

(4) An installer, limited skirting installer, or manufactured dwelling dealer has failed to report the use of installer certification tags within 60 days of their use; or

(5) An installer, limited skirting installer, or manufactured dwelling dealer has a supply of unused and unreported certification tags exceeding the quantities allowed in OAR 918-515-0300(5) and (6).

[Publications: Publications referenced are available from the agency.]

Stat. Auth.: ORS 446.176, 446.400 & 446.405  
Stats. Implemented: ORS 446.395  
Hist.: BCA 1-1990, f. & cert. ef. 1-2-90; BCA 10-1992, f. 6-15-92, cert. ef. 7-1-92; BCD 2-1994, f. 1-14-94, cert. ef. 2-1-94; BCD 19-1995, f. 12-15-95, cert. ef. 1-1-96; BCD 22-1998, f. 11-9-98, cert. ef. 1-1-99; BCD 1-2010, f. 3-1-10, cert. ef. 4-1-10

### **918-515-0350**

#### **Issuance and Possession of License**

(1) A manufactured dwelling installer license, limited installer license, temporary limited installer license, and limited skirting installer license are issued to the individual named on the application and is not transferable.

(2) The licensee must physically possess the license and one photo identification when at a job site.

(3) The licensee must provide satisfactory evidence of being licensed when requested to by the division or municipality.

(4) The licensee must notify the division in writing within 30 days of any address change.

Stat. Auth.: ORS 446.400 & 446.405  
Stats. Implemented: ORS 446.400 & 446.405  
Hist.: BCD 19-1995, f. 12-25-95, cert. ef. 1-1-96; BCD 22-1998, f. 11-9-98, cert. ef. 1-1-99; BCD 1-2010, f. 3-1-10, cert. ef. 4-1-10

### **918-515-0360**

#### **License Renewal**

(1) Licenses issued under ORS chapter 446 and 918-515-0480 expire on January 1 of the second year following issuance.

(2) An application for renewal of a current license must provide:

(a) Evidence of continuing education credits; and

(b) The required renewal fees as set forth in OAR 918-500-0100.

(3) 45 days prior to license expiration, the division mails each licensee a license renewal application.

(4) A license renewal application must be submitted to the division prior to the expiration date of the license. Persons wishing to apply for a license after their license has expired must reapply for a new license and meet all requirements of a new applicant. The division is not responsible for notification if the licensee has changed addresses without notifying the division within 30 days of the address change.

Stat. Auth.: ORS 446.176, ORS 446.400 & ORS 446.405  
Stats. Implemented: ORS 446.400 & ORS 446.405  
Hist.: BCA 1-1990, f. & cert. ef. 1-2-90; BCA 10-1992, f. 6-15-92, cert. ef. 7-1-92; BCA 2-1994, f. 1-14-94, cert. ef. 2-1-94; BCD 19-1995, f. 12-15-95, cert. ef. 1-1-96; Renumbered from 918-515-0130; BCD 22-1998, f. 11-9-98, cert. ef. 1-1-99; BCD 1-2010, f. 3-1-10, cert. ef. 4-1-10

### **918-515-0370**

#### **License Suspension and Revocation**

(1) The director may suspend or revoke a manufactured dwelling installer license, limited installer license, or limited skirting installer license issued by the division.

(2) The basis for such suspension or revocation of a license may include violations to applicable statutes, rules, standards, or the following:

(a) Failure to submit required reports and applications on time to the division;

(b) Failure to provide direct supervision of limited installers;

(c) Allowing a limited installer to perform work outside the scope of a limited installer license;

(d) Hiring unlicensed persons to perform installation work;

(e) Allowing installation work to be conducted on a site where no manufactured dwelling installation permits have been issued;

- (f) Failure to affix certification tags upon completion of the installation, if required;
- (g) Failure to complete corrective action when required by the division or municipality;
- (h) Failure to complete required continuing education classes; and
- (i) Failure to renew the license prior to expiration.

Stat. Auth.: ORS 446.176, 446.400 & 446.405  
 Stats. Implemented: ORS 446.400  
 Hist.: BCD 19-1995, f. 12-15-95, cert. ef. 1-1-96; BCD 22-1998, f. 11-9-98, cert. ef. 1-1-99; BCD 1-2010, f. 3-1-10, cert. ef. 4-1-10

### Limited Skirting Installer License

#### 918-515-0480

#### Requirements for Limited Skirting Installer License

To be licensed as a limited skirting installer, an applicant must:

- (1) Provide personal identification;
- (2) Submit a completed application, together with the fee required in OAR 918-500-0100; and
- (3) Attend a division-approved manufactured dwelling installation education program;

Stat. Auth.: ORS 183.325 - ORS 183.410, ORS 446.400, ORS 446.405, ORS 455.130 & ORS 455.610  
 Stats. Implemented: ORS 446.400 & ORS 446.405  
 Hist.: BCD 19-1995, f. 12-15-95, cert. ef. 1-1-96; BCD 22-1998, f. 11-9-98, cert. ef. 1-1-99; BCD 1-2010, f. 3-1-10, cert. ef. 4-1-10

#### 918-515-0485

#### Limited Skirting Installer Responsibilities and Limits

- (1) A limited skirting installer must:
  - (a) Work for a business with a valid Construction Contractors Board License; or
  - (b) Be a business with a valid Construction Contractors Board license.
- (2) Work covered by a limited skirting installers license is limited to:
  - (a) Installation of manufactured dwelling and cabana skirting, temporary steps, underfloor vapor retarder, ventilation, tie-downs, perimeter foundation supports, appliance exhaust terminations, and underfloor skirting access;
  - (b) Affixing a certification tag to the manufactured dwelling or cabana skirting;
  - (c) Completing all reports and application required by the division and these rules;
  - (d) Serving as the supervisor of individuals licensed by the division as limited installers; and
  - (e) Any work described in OAR 918-515-0150 when under the direct supervision of a licensed installer.

Stat. Auth.: ORS 183.325 - ORS 183.410, ORS 446.400, ORS 446.405, ORS 455.130 & ORS 455.610

Stats. Implemented: ORS 446.400 & ORS 446.405  
 Hist.: BCD 19-1995, f. 12-15-95, cert. ef. 1-1-96; BCD 1-1997, f. 2-24-97, cert. ef. 4-1-97; BCD 22-1998, f. 11-9-98, cert. ef. 1-1-99; BCD 1-2010, f. 3-1-10, cert. ef. 4-1-10

#### 918-515-0490

#### Limited Skirting Installer Responsibilities to Consumer

A limited skirting installer must, at a minimum:

- (1) Install the skirting, underfloor skirting access, underfloor ventilation, and underfloor dryer and range exhaust ducts and terminations through the skirting when required;
- (2) Ensure all work performed is in compliance with the **Oregon Manufactured Dwelling Installation Specialty Code**;
- (3) Affix a certification tag to each manufactured dwelling or cabana on which skirting has been installed.
- (4) Complete all reporting and application forms required by OAR 918-515-0300, 918-515-0340, and 918-515-0360.
- (5) Notify the division or municipality upon completion of the installation work; and
- (6) Correct all nonconforming skirting installations within 30 days of receipt of a correction notice from the division or municipality.

[Publications: Publications referenced are available from the agency.]

Stat. Auth.: ORS 183.325 - 410, 446.400, 446.405, 455.130 & 455.610  
 Stats. Implemented: ORS 446.400 & 446.405  
 Hist.: BCD 19-1995, f. 12-15-95, cert. ef. 1-1-96; BCD 1-1997, f. 2-24-97, cert. ef. 4-1-97; BCD 22-1998, f. 11-9-98, cert. ef. 1-1-99; BCD 1-2010, f. 3-1-10, cert. ef. 4-1-10

### DIVISION 525

### SAFETY AND CONSTRUCTION STANDARDS FOR RECREATIONAL VEHICLES

#### 918-525-0042

#### Amendments to the Adopted Minimum Safety Standards

- (1) Amend NFPA 1192 as follows:
  - (a) Amend Section 5.4 Fuel-Burning Appliances by adding the following language after Section 5.4.1. "Solid-fuel-burning appliances and unvented room heaters shall not be installed in recreational vehicles, except where specifically permitted in these rules."
  - (b) Amend Section 6.2 Minimum Means of Escape by adding subsection 6.2.1.3. "6.2.1.3. Each bedroom or separate designated area for sleeping shall be required to have a means of escape to the exterior of the vehicle. For the purposes of this code, a bedroom or separate designated area for sleeping means an area separated from the main living and cooking area by a wall or partition. The means of escape may be an outside

window, outside door, or roof hatch sized in accordance with 6.2.5.

(2) The following amendments apply to recreational park trailers over 8-1/2 feet wide in the travel mode.

(a) Amend ANSI 119.5 as follows:

(A) Amend Chapter 1 by inserting the following language after Section 1-5.

(i) Each loft area shall have a minimum of one electrical light fixture and a convenience receptacle.

(ii) Each enclosed stairway shall have a light fixture that is controlled by switches from both the top and the bottom of the stairway. The light fixture in subparagraph (i) of this rule may be used to serve this purpose.

(B) Amend Chapter 2 by inserting the following language after Section 2-1. "Recreational park trailers shall not be equipped with gasoline or diesel fuel storage, transfer or dispensing systems as identified in NFPA 1192, Section 5.11."

(C) Amend Section 2-6 Fuel-Burning Appliances by inserting the following language after Section 2-6.1. "Wood-burning stoves, wood-burning fireplaces and pellet fired appliances may be installed if they are approved and listed for manufactured home use and installed according to the manufacturer's installation instructions.

(b) Amend NFPA 70 Article 552.43(A) by inserting the following language after paragraph (A). "Recreational park trailers over 8-1/2 feet wide in the travel mode may have up to two listed power supply cords for the electrical feeders."

[Publications: Publications referenced are available from the agency.]

Stat. Auth.: ORS 183.325 - 183.410 & 446.003 - 446.285

Stats. Implemented: ORS 446.185

Hist.: BCD 25-2008, f. 10-31-08, cert. ef. 11-1-08; BCD 1-2010, f. 3-1-10, cert. ef. 4-1-10

**DIVISION 600**  
**MANUFACTURED DWELLING PARKS**  
**AND MOBILE HOME PARKS**

**918-600-0010**

**Scope**

These rules and the **Oregon Manufactured Dwelling and Park Specialty Code, 2002 Edition**, including amendments adopted effective April 1, 2005 establish minimum safety standards for the design and construction of mobile home and manufactured dwelling parks in accordance with ORS chapter 446.

[Publications: Publications referenced are available from the agency.]

Stat. Auth.: ORS 446.095 & 446.100

Stats. Implemented: ORS 446.062

Hist.: DC 66, f. & ef. 1-20-76; DC 3-1979, f. 1-5-79, ef. 2-1-79; DC 12-1982, f. 3-17-82, ef. 3-18-82; Renumbered from 814-028-0010; BCD 19-1995, f. 12-15-95, cert. ef. 1-1-96; BCD 1-2002, f. 1-28-02, cert. ef. 4-1-02; BCD 1-2010, f. 3-1-10, cert. ef. 4-1-10

# MANUFACTURED DWELLING BUYER'S STANDARD DISCLOSURE FORM

**PERMITTED USE:** Manufactured dwellings are designed to be used as single-family dwellings only. With a few exceptions, most commercial uses of manufactured dwellings are prohibited by Oregon Law. If the manufactured dwelling is intended to be used for other than single-family dwelling use, it is the buyer's responsibility to obtain prior approval from the local building and planning departments before purchasing the manufactured dwelling.

**WIND AND FLOOD PROTECTION:** All manufactured dwellings, both initial and secondary installations, must be anchored against the wind. Some areas in Oregon are regarded as flood hazard areas and require manufactured dwellings to be elevated and anchored. Check with your local building department to find out whether the manufactured dwelling must be elevated or anchored in flood hazard areas. Anchoring device installations may require a permit and inspection. This should be accomplished before the skirting is installed. Anchoring device installations may only be made by a licensed manufactured dwelling installer or the homeowner. It is the buyer's responsibility to assure approved anchoring devices are installed when required by the Oregon Manufactured Dwelling Installation Specialty Code.

**SEISMIC PROTECTION:** Some areas in Oregon are susceptible to seismic activity and may require the installation of either an earthquake-resistant bracing system or other approved anchoring methods. Check with your local building department to find out whether seismic anchoring is required. The installation of earthquake-resistant bracing systems and other anchoring methods may require a permit and inspection. This should be accomplished before the skirting is installed. Earthquake-resistant bracing systems and other anchoring methods may only be installed by a licensed manufactured dwelling installer or the homeowner. It is the buyer's responsibility to assure approved anchoring methods are used when required by the Oregon Manufactured Dwelling Installation Specialty Code.

**SNOW AND ICE PROTECTION:** Manufactured dwellings are constructed to a minimum 20 pound-per-square-foot roof live load. If the manufactured dwelling is going to be sited in a heavier snow load area, it is the buyer's responsibility to protect the dwelling from excessive snow loads by ordering a stronger roof from the manufacturer or building a ramada over the dwelling. Check with your local building department for the snow load at your site. Check with your manufactured dwelling dealer for available roof load options. If building a ramada, permits and inspections are required from your local building department.

**DISCLOSURE LIMITATION:** This disclosure document is not intended to provide the buyer with a comprehensive statement of all disclosures related to the manufactured dwelling being purchased. It has been prepared by the State of Oregon Building Codes Division and must be provided to the buyer by the seller according to Oregon Revised Statute 446.260. This disclosure is limited to permissible uses, roof snow loads, anchoring, and bracing of manufactured dwellings. It is not intended to cover disclosures related to the contract terms, defects, or limitations of the particular manufactured dwelling, or any and all other matters between the seller and buyer. Buyers should inquire about other disclosures, and should not rely on the disclosures herein as comprehensive.

**BUYER'S STATEMENT:** I acknowledge that I have read and understand all aspects of the above disclosure prior to purchase.

Dealer's Name: \_\_\_\_\_

DCBS Dealer License No.: \_\_\_\_\_

Dealer's Address: \_\_\_\_\_

Buyer's Name: \_\_\_\_\_

(Please print)

Buyer's Signature: \_\_\_\_\_

Date: \_\_\_\_\_

**Additional Information:** Questions regarding the use of this form can be directed to the Building Codes Division at 503-378-5975.

(Last updated March 2010)