



Manufactured Home Update

Oregon Department of Consumer & Business Services ■ Building Codes Division

January 2003

Mark Long named BCD administrator



Mark Long

DCBS Director Mary Neidig's appointment of Mark S. Long as administrator to Building Codes Division became effective December 16.

Long has worked for the division for more than 14 years in various capacities, most recently as manager of Policy and Technical Services.

Prior to his appointment as administrator, he was on loan to the Department of Administrative Services as coordinator of the governor's regulatory streamlining initiative.

In his capacity as manager of the division's Policy and Technical Services Section, he oversaw the development of the division's legislative and rule-writing processes. He worked closely with stakeholders and other division partners to establish a collaborative climate.

Long plans to continue those outreach efforts and strengthen the division's partnerships with business, labor, and local government and continue to strengthen the division's role in establishing consistent application of building codes statewide.

"I am excited about the challenges and opportunities facing the division and hope to continue our outreach efforts to our stakeholders," Long said.

"BCD employees offer a tremendous resource of competence, dedication, and expertise. I look forward to working with them and with our partners to promote Oregon's economy and to provide excellent customer service in the statewide building codes system."

Long will also continue to assist in the governor's regulatory streamlining initiative. "I see this as a great opportunity to promote a statewide perspective on how the division's services are provided at all levels of government," he said. ■

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Factory stores placing more FHA homes

Independents put more homes in parks, recent informal research shows.

by Mark Campion

I've been visiting dealers all over the state these past several months, and I've been asking them how many of their new homes are placed in parks and how many are financed under FHA terms.

The results of this informal research showed that about one in 10 homes is placed in a park, and a bit more than one in 10 is an FHA deal.

See RESEARCH, Page 2

Building on fill requires care in site preparation

by Mark Campion

During the past year, we have heard more complaints about foundations shifting. Field inspections reveal more homes built on fill now than in past years.

As our land supply shrinks, homes are probably more likely to be built on more challenging sites.

Proper site preparation and foundation design can alleviate most problems, but steep terrain and poor soil present challenges that can be difficult to meet in a cost-effective manner.

Not all sites are amenable to a simple cut and runners or a full slab poured flat.

Step-down foundation designs, like those used for site-built homes, may be more appropriate in some of these challenging situations and should be considered by the dealer, site developer, installer, and homeowner.

Good communication with your customer is critical, as these types of foundations are more costly because of rolling on and off, more complex forms and skirting,

foundation height restrictions that may require tie-downs and double piercing, etc.

The alternative to the step-down foundation is digging to a level at which fill on the downhill side of the site will not be an issue.

Such excavation presents its own set of problems — steep cuts behind the home that may require retaining walls, extra excavation charges, etc.

Homes may be built on fill, but only when it is “controlled” fill. A compaction test is required, which calls for the services of a geotechnical engineer.

Whichever type of approach to site development and foundation is chosen — controlled fill, extra excavation, or step-down — each presents its own challenges and costs.

The bottom line: Building on simple fill is not allowed, and can result in expensive foundation fixes. ■

Research *Continued from Page 1*

Factory-owned stores are making more FHA deals, and they are less likely than independent stores to place homes in parks.

In talking with store managers and owners, I have found that FHA deals have been taking off during the past year, mainly due to changes in the practices and standards of lenders who finance manufactured dwellings in Oregon.

The following table shows the results of my informal survey of the number of homes placed in parks and the number that are financed through the FHA.

	No. of dealers	Homes placed in parks	Homes FHA-financed
All	45	10.6%	11.7%
Factory stores	13	7.3%	14.5%
Independent stores	32	11.9%	10.6%

Currently there are 81 manufactured-home dealers in Oregon. I visited 45 of them recently; as I visit others, I will update the survey results.

If you have questions or comments about this survey, please contact me at (503) 378-4530, e-mail mark.campion@state.or.us. ■

Free newsletter promotes safety on the job site

Reduced injuries create a healthier bottom line. Find out what's happening in workplace safety and health in the *Oregon Health and Safety Resource*, published quarterly by Oregon OSHA. Get your free copy of *Resource* on Oregon OSHA's Web site, www.orosha.org, or by calling (800) 922-2689 in Oregon. ■

Don't cover that label — you might need it later

by Tom Nicolai

On each section of a manufactured home you can find a 2-by-4-inch label. These are the HUD labels, which indicate the home complies with all codes and regulations that applied at the time it was manufactured.

At BCD, we receive calls about HUD labels all year long. Consumers who are trying to sell or refinance their homes find out they need to produce these labels. In some cases, customers can't find the labels because they don't know where to look, but in other cases, they can't find them because the labels are gone or hidden.

Labels can seem to disappear for all kinds of reasons — perhaps the home has been repainted and the painter removed the labels or painted over them; perhaps the home has been re-sided and the labels have been covered by the new siding.



A garage firewall under construction is about to cover the HUD labels on the home illustrated here. If you're building a garage or other outbuilding for your customer, be sure to remove the HUD labels and place them on a side wall, where they can be seen. HUD labels are necessary if a homeowner wants to refinance or sell the home.

Labels are often covered during the addition of a garage.

Code requires a firewall when a homeowner attaches a garage or outbuilding to a manufactured home. An additional wall against the exterior of the home meets this code requirement but often covers the label.

In such cases, it's wise to remove the labels carefully and reinstall them on the side of the home where they will be visible. This will save time and frustration if the labels must be produced in the future. ■

How to replace lost HUD labels

by Tom Nicolai

When refinancing or selling your manufactured home, one of the most important factors is whether it was built to 1976 HUD standards. The simplest way to tell if it was is by checking the HUD labels.

These labels should be affixed on the end of each section opposite to the end where the hitches were attached.

What if the labels are not there or cannot be located?

If your home was manufactured in Oregon, you may be able to get replacements. You can find the form on the BCD Web site, www.oregonbcd.org. Click on "Code Programs," then on "Manufactured Dwelling Program." You can also call me, Tom Nicolai, at (503) 378-3955, and I will mail or fax the form to you.

Filling out the form completely and correctly will speed the replacement process. You'll need to know the manufacturer of the home, the serial number and year it was built plus, if known, the number of missing labels and their numbers, the date they were discovered to be missing, and an explanation of how they were lost.

There is also a portion to be filled out by an authorized agent qualified to evaluate the home. Be sure to include on the form the evaluator's name, address and phone number and the company for which he or she works plus the background that qualifies him or her to evaluate the home.

When it's complete, send the form to BCD. If you have any questions about this process, please call me or send an e-mail to tom.nicolai@state.or.us. ■

Contracts the big issue in consumer-dealer disputes

by Albert Endres

The consumer issues we deal with more than any others involve contractual language or its lack. Time and again, when we try to resolve a consumer issue in the field, all we have to go on is what we are told, rather than a written, signed, and acknowledged contract that spells out expectations and obligations.

Things have changed over the past 30 years and a handshake or discussion does not seem to mean what it once did. So to protect yourself, your business, your reputation, and your clients, put it in writing.

The following is a list of simple things that often are not addressed in sales contracts:

- Who does the skirting band between the masonry skirting and the home?
- Who provides drainage around the home?
- Who is responsible for final grading and landscaping?
- Has a dishwasher been promised, even though it is not written on a confirmation order?
- Who is responsible for performing alterations discussed with the retailer but not written and acknowledged?
- Were discounts for display homes with some wear and tear promised but not written down?
- Who will perform tape-and-texture repair, and when?

- Will the dealer perform a rechecking of levels at the end of a year?
- Who is responsible for calling for inspections?
- Who will install tie-downs and earthquake bracing?
- Who will install the electrical-crossover wires and plumbing-crossover pipes?
- Who will make the plumbing and electrical connections?
- Who will do the gas test?
- Are gutters and downspouts included in the price of the house?
- Who will be responsible for making sure the road to the site is adequate?

There are many reasons for putting such specifics in the contract; primary among them is that when a problem becomes apparent, it is clear who is responsible.

I encourage all of you to look at your contract-writing policies and procedures to make sure you are not left holding the bag.

Also, take another look at article on Department of Justice contract requirements by Mark Campion in the December 2001 issue of this newsletter. Copies are online at www.oregonbcd.org. You may also call Albert Endres at (503) 378-5975. ■

Self-installers must work to state standards

by Al Rust

Homeowners installing their own homes don't need to have licenses, but they do need to install the home to the same standards that apply to licensed installers.

BCD's installation-monitoring inspectors have found that owner-installed homes have more than twice the number of nonconforming items as homes installed by licensed contractors.

BCD will work with homeowners who want to install their own homes, but we also will try to steer them toward using licensed contractors. Licensed contractors have correct and updated code information, and that makes the job simpler.

The Manufactured Dwelling and Park Specialty Code (MD&P) is available from bookstores, or call (503) 364-2470 to request one. ■

Call for the final inspection — it's the law

by Albert Endres

There are many obvious reasons for ensuring that a final inspection is called for and completed. All too often, though, we find that a final inspection was not called for, or, if it was, it revealed necessary repairs that didn't get done, so that the reinspection was not done, either.

Section 1-8.13.4 of the *Manufactured Dwelling and Park Specialty Code* requires that the permit holder or the permit holder's agent call for a final inspection within 10 working days of the completion of the installation.

If the building code jurisdiction determines that the permit holder failed to call for an inspection, the jurisdiction may charge an investigation fee and a reinspection fee.

In addition, failure to call for a final inspection or failure to complete repairs of violations noted may lead to civil action through the regulatory process.

Section 1-8 of the MD&P further describes the requirements of permits, calling for inspection, and the entire process of inspections.

All parties are encouraged to ensure that the entire process of obtaining the permit, completing the installation, and getting the final inspection takes place. Call Albert Endres, (503) 378-5975, if you have any questions. ■

Take off old roofing before installing new

by Albert Endres

This winter, I have been getting calls about reroofing manufactured homes by laying shingles over existing shingles.

There are several good reasons not to do this, specifically on manufactured homes.

The most important reason is Section 7-5.2 of the *Manufactured Dwelling and Park Specialty Code*. It specifies that existing shingles and underlayment must be removed prior to installation of new roofing.

Some of the practical reasons for not overlaying the roof :

- The dead load designed by the manufacturer may not be capable of supporting the additional weight.

- If a roof needs replacing, the moisture barrier may have failed and the roof sheathing may be damp or rotten. Removal of shingles exposes this so that it can be fixed.

- From an aesthetic standpoint, roofing over a de-graded roof usually does not look good.

Reroofing with equivalent material does not require a permit, although this does not mean the work does not need to conform.

If you are a contractor, you must have a license from the Construction Contractors Board to install roofing on a manufactured home. If the replacement roofing material is of a significantly different weight or requires a substantially different method of application, a permit may be required. Contact your local jurisdiction if you are uncertain. ■

Have you taken your code-update class?

A class for inspectors and installers who haven't taken the update on the 2002 *Oregon Manufactured Dwelling and Park Specialty Code* (MD&P) is scheduled for 8 a.m.-noon, Monday, March 31, in Salem.

If the last class in manufactured-housing installation or inspection you took was for the 1997 OMDS, you're due for an update.

To register, call the Oregon Manufactured Home Association, (503) 364-2470. ■

Marriage lines must conform to new code

by Dwight West

The 2002 *Oregon Manufactured Dwelling and Park Specialty Code*, which took effect last April, requires that endwalls and marriage-line interior walls be secured to specific standards.

Here at BCD, we've concluded that a lot of people don't know or don't understand this new rule, as we have seen many homes that fail to conform to it.

The MD&P 3-11.2.2 requires endwalls to be secured with either No. 10 wood screws at 12-inch intervals on center same side or alternating side to side, or 3/8-inch lag screws alternating side to side at 24-inch intervals on center.

Lag screws must be long enough to penetrate both sides of the marriage-line studs.

Interior marriage-line walls must be secured with No. 8, at minimum, wood screws spaced equally at 16-inch intervals on center on one side or alternating from side to side.

The purpose of the code change was to help eliminate wallboard cracking at the marriage lines.

If there is a gap between these walls, as is often the case, shim installation is recommended to reduce the chances of the walls shifting, which can result in cracked wallboard.

On random installation inspections, we've seen contractors using too-short screws or lags. Remember, a gap between walls will require a longer fastener; fasteners must penetrate a minimum of 1½ inches into each framing member. ■

Clarifying Table 5-C in the MD&P

by Albert Endres

Some clarification is needed concerning Table 5-C in the 2002 *Oregon Manufactured Dwelling and Park Specialty Code*. You might want to make a note for future reference.

The table lists the piping material used most commonly in this application, but it does not include them all. It also includes some materials that have restrictions. The restrictions that you should note concern PVC, ABS, and PE water piping.

These piping materials can be used for the water connection but are restricted to use outside the building line. They may not be installed underneath the home.

Remember, too, that Section 5-2.1(c) limits the licensed MDI to installing not more than 30 linear feet of piping beyond the exterior of the building line of the home. Call Albert Endres, (503) 378-5975, if you have questions about this. ■

Good links



OMHA's code-comparison page

www.omha.com

In the "Information" menu, click on "Codes."

This page features a side-by-side comparison of the 1997 Oregon Manufactured Dwelling Standard (OMDS) and the 2002 Manufactured Dwelling and Parks (MD&P) code.

Rating:

★★★★

Links include the Oregon Building Codes Division, federal Housing and Urban Development (HUD), plus sites on home construction standards and federal regulations. ■

Ratings key: ★★★★★ — Necessary for business, really useful ★★★ — Interesting ★★ — Fun ★ — Don't bother

Get BCD to examine your AC request

by Dwight West

The Building Codes Division has received questions from some manufacturers about alternate construction and how to get started in it.

Manufacturers are required to submit a request for alternative construction of a manufactured home to HUD. The request must include a copy of the floor plan and an explanation of how the design fails to conform to the standards. The request also contains data to support the request, such as applicable test data, calculations or certifications. The manufacturer must also estimate the total number of homes that are going to be built, the period in which they will be built, and a list of dealers that will sell them.

We're asking manufacturers planning to request HUD AC approval to send floor plans to us here at BCD for review prior to submitting them to HUD. This way we can let manufacturers know if there are unnecessary

parts of their plans that may end up costing extra time and money, or if there are parts that can be added to make the process easier.

Over the past several years of working with contractors and manufacturers, we have found that some manufacturers may have added unnecessary detail or didn't add enough detail. In the end, as we know, the people who end up having to deal with the resulting problems are contractors in the field.

Installation instructions to be used for AC homes should be easy to read and follow and usable with the material that is shipped with the home. If anyone has any questions regarding the alternative-construction process, call Dwight West, (503) 378-2620, or Albert Endres, (503) 378-5975. ■

New smoke-alarm standards take effect

by Albert Endres

New standards for the installation of smoke alarms in manufactured homes took effect in September. While these standards do not directly affect the 2002 *Oregon Manufactured Dwelling and Park Specialty Code*, they do mean you will be seeing a difference in the number, location, operation, and installation of smoke alarms installed in new homes.

Some of the highlights of the new standards:

- The units are called smoke alarms rather than smoke detectors.
- They are required inside bedrooms.
- Smoke alarms are required in living areas remote from the kitchen.

- They can be installed on ceilings in accordance with instructions.
- Smoke alarms are to be interconnected so activation of one activates all.

Probably the most important issue for those of us in the manufactured-home field will be the absolute necessity to ensure that crossover wires are connected correctly for smoke detectors in different sections of multi-section homes; because they are to be interconnected, care must be taken to ensure proper wiring and testing. If you have any questions about this change, please call Albert Endres at (503) 378-5975. ■

How do you get kudos?

by Irene Lickiss

Have you been wondering how certain installers get their names mentioned in the "Kudos" segment of this newsletter?

The installers are, in effect, nominated by inspectors in their jurisdictions.

Inspectors send reports about each month's inspections, detailing the quality of the home setups and the installers who perform them.

If you haven't been mentioned, and you think you should have been, it may be because your jurisdiction doesn't take part in the monthly reporting program. ■

Contact us

Here are the state inspectors and other SAA-section staff members, their primary duties, and how to reach them:

- **Mark Champion**
Dealer-lot inspection, dealer assistance
(503) 378-4530
- **Dwight West**
Alternate construction, on-site inspection
(503) 378-2620
- **Tom Nicolai**
HUD label distribution to plants, replacements
(503) 373-7243; HUD desk, (503) 378-3955
- **Albert Endres**
Lead worker, field inspections; writer/editor of *Manufactured Home Update*
(503) 378-5975
- **Al Rust**
Training, installer licensing
(503) 378-8053
- **Irene Lickiss**
Insignia distribution to installers, insignia reports
(503) 373-1257

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If you want to be included on our *Manufactured Home Update* mailing list, please call Albert Endres, (503) 378-5975.



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