



Manufactured Home Update

Oregon Department of Consumer & Business Services ■ Building Codes Division

April 2004

Rules change for temporary steps

by Al Rust

The rules for construction of temporary steps changed January 1, 2004. The change affects steps that are built during the installation of a manufactured home. These are the changes, which can also be found on Page 65 of the Oregon Manufactured Dwelling and Park Specialty Code:

- All temporary steps shall be a minimum of 36 inches wide, have a maximum 8-inch tread rise, and have a minimum 10-inch tread run.
- All temporary steps shall have a non-slip surface on each tread run.
- All temporary steps having a top step at 30 inches or higher shall have handrails and intermediate rails on both sides.
- All temporary steps shall be marked “TEMPORARY” in red.

All contractors and inspectors need to be aware of this code change. ■

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Statewide Services staff changes

Welcome Dan McNally

The Building Codes Division welcomes Dan McNally as the manager of the Statewide Services section. Dan replaces Dana Roberts who retired earlier this year. Dan comes to us from the Workers' Compensation Division. He has over 15 years' experience with WCD in various positions and has worked on many projects in state government. We look forward to having Dan work with us on many of the challenges we face. If you would like to welcome Dan, he can be reached at (503) 378-8450.

Dana Roberts retires

After many years of service with the State of Oregon, Dana Roberts, Statewide Services operations manager, has retired. Dana was instrumental in many changes and improvements to the manufactured home industry during his 15 years with the division. Dana will remain active in the industry as chairman of the Manufactured Home Consensus Committee, representing AARP. Many thanks to Dana for all he has done for the industry while at Building Codes. ■

Make sure your rental meets minimum requirements

by Tom Nicolai

Recently, a family renting a manufactured home contacted Building Codes Division with numerous issues relating to health and safety standards.

The family had decided to relocate after numerous attempts to have their landlord attend to these issues. After deciding to move, they contacted our office to notify us of the condition of the home in hopes that it would be taken care of before another family moved in.

We inspected the home and a number of health and safety issues were noted in accordance to Oregon Statutes 446.155 Section 2, (a) (b) (c).

The statutes outline the requirements for a manufactured dwelling to be offered as a rental property; the following is a summary:

- The home must have an insignia of compliance, indicating that it meets building codes standards.

- Plumbing, mechanical, and electrical equipment or installations must meet minimum safety standards.
- Thermal, fire, and life-safety equipment, material, and installations must meet minimum safety standards.
- Structural and transportation equipment, materials, installations, and construction must meet the minimum safety standards.

If you decide to offer a manufactured home for rent, remember that these requirements must be met before you can do so.

If you have any questions concerning this issue or want to schedule an inspection to see if your home meets the requirements, contact Albert Endres, (503) 378-5975. ■

Out-of-state inspection rules change

The Building Codes Division has changed the procedures for inspecting homes built under the Alternate Construction Program that are installed outside the state of Oregon. The change involves using qualified independent agents rather than Building Codes Division inspectors.

In most alternate construction approval letters, the Production Instruction Primary Inspection Agency (IPIA) or a qualified and experienced independent agent acceptable to the IPIA is authorized to review all site-construction aspects covered by the standards. A qualified agent must be independent of the manufacturing and assembly process and not a representative or employee of the manufacturer.

BCD asks the manufacturer to locate a qualifying individual, a local building inspector, or experienced contractor in the areas where the homes are to be set.

Upon BCD approval, these individuals become agents of the Building Codes Division and will be a part of the alternate construction site completion. The agent must show BCD proof of experience in the industry and construction process or have inspector credentials; self-certification will not be allowed.

After approval by BCD, new agents will be trained in inspection standards and procedures. As our agents, they will be given letters certifying and authorizing them to act on behalf of BCD to ensure that federal requirements of the alternate construction letter are met.

Payment for inspection services will be negotiated by the agent and the manufacturer. The Building Codes Division retains responsibility and the right to monitor the activity of agents through on-site inspections.

For more information, call (503) 378-2620. ■

HUD label verification

In the last couple of years, with interest rates reaching all-time lows, numerous people have and are refinancing their homes.

When refinancing a manufactured home, there is one requirement that almost every bank or finance company needs — proof that the home was built to HUD standards. If you are financing through FHA or Fanny Mae, this is a must.

Appraisers know to look on the exterior end of manufactured homes for HUD labels in order to record the numbers. In some cases, these labels cannot be located.

Over the years, these homes may have been painted, had old siding replaced, or had vinyl siding installed over the existing siding. The HUD labels have been removed, lost, or covered up.

What do you do now? The processing of the loan will be delayed until the HUD numbers are found. Where do you find the numbers?

If the HUD labels are missing, there are ways to find them.

Look for a data sheet in a cabinet

In newer homes, there will be a data sheet installed by the manufacturer. It will have the home's serial number, the date it was built, HUD label numbers and various other information. It can usually be found

under the kitchen sink, in a utility-room cabinet, or in a bedroom closet.

Call the manufacturer or BCD

If you cannot locate this data, contact the manufacturer or BCD. Before you call, obtain the name of the home's manufacturer, the year or date the home was manufactured, and the serial number. This information will help in locating the HUD label numbers that were assigned to the home.

In some instances, lenders need only the HUD numbers. In some cases they will indicate they have to have the label reinstalled on the home; in other cases, a letter verifying the HUD numbers are accurate and were assigned to the home will be acceptable.

HUD label numbers for a home manufactured in Oregon or a letter verifying the HUD label numbers can be obtained by contacting Tom Nicolai at BCD, (503) 373-7243. You may be able to get the information for homes produced in Washington by calling (360) 902-5218 or for homes produced in Idaho by calling (208) 334-3896.

Remember, HUD has indicated that under no circumstances can replacement labels be reissued for previously sold homes. ■

Correct MD&P's CMU retaining-wall requirements

For those of you who have not been informed of an error in the Manufactured Dwelling and Park Specialty Code, please take note of this article and make the correction in your code book.

In Section 3-9.8(c), we refer to the required CMU retaining-wall footing size. We show the depth as

8 inches or 20 centimeters. The true requirement is a depth of 5½ inches or 14 centimeters. The rebar requirements remain the same.

If you have any questions about this, please call Albert Endres at (503) 378-5975, or e-mail albert.g.endres@state.or.us. ■

Industry sponsors special on-site training

by Al Rust

The next classes will be July 28 and 29 at the Marlette home-manufacturing plant in Hermiston.

Class will be held in a training room at the plant, but both classes will get to see homes being built and homes after installation.

Thanks to the industry for these opportunities; they will be great training for our contractors and inspectors. ■

Mold, mildew eradication present challenges

by Mark Campion

Plumbing leaks, rainwater leaks, drainage, and occupant lifestyles are some of the causes of mold and mildew growth.

Factories and dealers have no control over occupant lifestyles, although many include literature on the subject with the homeowner packets.

When it comes to mold growth as a result of a leak that is the responsibility of the dealer or factory — skylight, window, and plumbing leaks, for example — treatment after the source of the leak is addressed usually includes drying and airing out the affected area, and treating the surfaces with mildicides or bleach.

If repainting is required, as it usually is on drywall that has been permanently stained, there are special paints and primers such as Kilz that have mildicides in them. These are highly recommended, as mold stains have a habit of bleeding through or becoming active again.

Please note that replacing drywall is not always necessary. If drywall is wet from a freshwater-sourced leak and is not brittle once it has dried, replacement is typically not necessary.

Leaks that have soaked wall cavities will normally require the removal of drywall to let air circulate for complete drying. ■

Local building inspector and site drainage

Many areas have potential drainage problems because of high groundwater tables and saturation. These areas include the Willamette Valley, Medford and White City, bottomland in valleys, and any area with drainage challenges, especially areas with clay soils that do not let water percolate down.

It is not unusual for us to come across a home with a flooded crawlspace. A typical situation is a pit-set home on runners with masonry-block skirting on a flat site.

Although an excellent stable foundation design, the drawback of runners is that groundwater can well up between the runners and flood the crawlspace.

In addition, unless the masonry-block skirting is “hot mopped” or otherwise sealed against moisture penetration, water can slowly seep in through the mortar and small voids.

In these situations, it might be more appropriate to pour a full slab, with a small drain running outside through the block skirting where it meets the slab.

This drain can be tied into the drainage system for the gutters or to a perimeter drain, and water can run out to the street or to a lower spot on the home site. Then, ideally, the masonry-block skirting should be treated on the outside to stop water infiltration.

The local building inspector has the authority to require site-specific modifications and upgrades to the foundation system.

The MD&P addresses grading and site drainage at length in 3-4.3 (Page 38).

In addition, 3-4.1 Suitability of Site, quite clearly states that the site be “suitable for its intended use and *acceptable to the authority having jurisdiction*” (emphasis mine).

Although we do not wish to burden the homeowner with higher costs, we are obligated to make sure that the homeowner’s residence meets the code. Local inspectors are well within their rights to require full slabs, sealing of masonry-block skirting, perimeter drainage, etc., on a site-by-site basis. ■

Backfill issues often take homeowners by surprise _____

Most homeowners are not experts when it comes to site-development issues, and they are confronted with a mass of paperwork when purchasing a new home.

One area that often gets overlooked, and then takes homeowners by surprise, is backfill and final grading.

Bids and contracts typically spell out site excavation, runners or slab, skirting type, and trenching for utilities but fall silent on the issue of backfill or final grading.

If a contractor or dealer is going to perform backfill or final grading, make sure it is a specific line item in the contract. To be safe, you may want to include a specific line item in the contract even when you are not including either service; this way there is absolutely no confusion.

Many homeowners assume that excavation implies that the dirt will be put back. What they don't understand is that final grading can be quite costly, since at some sites it becomes part of a larger landscaping plan.

Educating homeowners about the time and costs involved allows them to better budget the total cost of developing of their site and to decide whether such work should be included in their financing package. ■

Floor dropoff re-emerging as a problem _____

by *Albert Endres*

In this industry, it seems some issues just come and go for no apparent reason.

Several years ago, we were dealing on a regular basis with floor dropoff at the perimeters. There were some identifiable reasons for this phenomenon and factories and regulation dealt with those causes.

A couple of corrective actions that seemed to help included requiring support of homes during storage and factories' efforts, such as attempts to align the crowns of floor joists.

For a few years, floor dropoff was no longer one of our most common field complaints. Just recently, however, it has started to become an issue again.

I am confident that some of the problems I have seen could have been corrected before the consumer took residence.

While homes are in storage or in the process of being sited, the weight of the walls causes some sag at the perimeters. Most installers are aware of this and prob-

ably deal with the sag when setting the perimeter blocks. The perimeters of a home that has dropped off a bit should be jacked up to transfer the load to the perimeter blocks and I-beams.

What I have been finding is that some homes are supported by the I-beams and the perimeters are just wedged in place. Although this wedging keeps the home from sagging any further, it does not take out much of the sag. Remember, code calls for a level floor (Section 3-1.8).

I know this sag is not always the responsibility of the installer, but it is essential that it be reduced as much as possible. Sometimes, the I-beam supports should be left slightly loose until the weight of the home causes the center of the floor to drop as the load is placed on the perimeters.

I know this is a contentious issue, but when it arises, it needs to be addressed. If you have any questions about this, please call me at (503) 378-5975. ■

Oregon manufactured home producers receive energy awards

by Tom Hewes, residential energy analyst, Oregon Department of Energy

Oregon manufactured home producers have received achievement awards for producing certified energy-efficient manufactured homes. The awards were presented at the 2004 Manufactured Home Show in March at the Oregon State Fairgrounds.

The awards were given to the top manufacturers of energy-efficient homes. The homes were certified by four Northwest state energy offices, including the Oregon Department of Energy through the Northwest Energy Efficient Manufactured Housing Program (NEEM).

State certified energy-efficient manufactured homes use approximately 30 percent less energy than manufactured homes built to federal standards. This equates to approximately \$30 in savings every month on utility bills.

2004 Achievement Awards for Oregon include:

- **Most energy-efficient homes produced in Oregon** — Marlette Homes (Hermiston)
- **Highest percentage of energy-efficient homes produced in Oregon** — Fuqua Homes, Inc. (Bend)

- **Top sales of energy-efficient manufactured homes, Gold Award** — Palm Harbor Village (Millersburg)
- **Silver Award** — Hermiston Home Center (Hermiston)
- **Bronze Award** — High Mountain Homes (Bend)

A “best of show” award was also given to Marlette Homes of Hermiston for showing the home displaying the most energy-efficient features, appliances, and design.

Energy-efficient certified homes have more insulation in ceilings, walls and floors, better windows and doors, specially designed — and quiet — ventilation systems, better sealed heating ducts, and fewer drafts.

The Oregon Department of Energy collaborates with the Washington State University Energy Program, the Idaho Department of Water Resources, Montana Department of Environmental Quality, Northwest Energy Efficiency Alliance, Energy Star, and the Building America Industrialized Housing Partnership in making the awards to the manufacturers. ■

Staff changes at BCD's manufactured-home unit

by Albert Endres

Due to the production levels in the industry, we have had to cut back some staff within the manufactured-dwelling section of Building Codes. One of the cuts involved Al Rust.

Al has taken an assignment with the Department of Energy, where he will be involved with manufactured-home issues that relate to energy efficiency.

You will still see and hear from Al, because the Department of Energy is extensively involved in the manufactured-home industry. Al will continue to be the primary instructor for home-installation classes. If you need to contact Al, his phone number is (503) 378-3269.

If you have questions about installations or other issues related to manufactured homes, you may call Albert Endres, (503) 378-5975. Although this section now has fewer staff and has picked up some other duties, we anticipate providing services as usual.

Installer-certificate staff member Irene Lickiss has returned from her temporary assignment with the Elevator Program. Irene will resume the post that had been filled by Peggy Clark on temporary assignment.

Irene will answer the phone at (503) 373-1257 and will be able to assist you with your installation tags and recreational-vehicle insignias. Please help her readjust to the return. Also, thank you all for your patience while Ann and Peggy were filling in for Irene. ■

Quizzin' Corner

By Irene Lickiss

In December 2002 I picked out 30 active installer names completely at random. Roberson was one of those names. I left that out of the puzzle. I have included it here to make up for my error. It's time for another game. Can you find all the installer names? You can go right to left, left to right, bottom up, top down, horizontal, backward and forward. Have fun.



~~Allen~~

Alliman

Astorga

Baarstad

Beck

Brown

Camps

Chisholm

Culley

Desantis

Fowler

Humphrey

Jerin

Korthof

Linse

Lutz

Marple

Murphy

Nicholson

Osborne

Polk

Rhodes

Roberson

Rupert

South

Stith

Theroux

Toews

Walker

Winters

P.S. No hidden message this time!



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Web Board “Notify” service

by Albert Endres



BCD has created a new service that will allow you to receive all the publications, meeting schedules, and rule-change notices you need electronically.

When you sign up for the service, you select which types of information and publications you want to receive. Then, each time there's an update, it will be sent to you automatically.

To sign up, go to the BCD Web site, oregonbcd.org, and find the link to “WebBoard.” Click on “Notify” and follow the instructions to open accounts and sign up for the notifications you wish to receive. ■

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