



# Manufactured Home Update

Oregon Department of Consumer & Business Services ■ Building Codes Division

April 2008

## Damaged homes

*Albert Endres*

Each year the Building Codes Division issues about a half dozen permits to repair homes that are damaged during transportation or delivery. When a home hits a bridge or a guardrail or gets tweaked during spotting, damage usually occurs. If this damage involves the structural components of the home, the repair requires a permit. The Building Codes Division issues the permit.

It is not uncommon for BCD to hear through the grapevine about homes being damaged. I suspect there are more than a half dozen homes a year that are damaged to a degree that a permit is necessary.

The permit process is very simple. All someone needs to do is to call 503-378-5975 and request a permit. When you call, we take the information and issue the permit. The permit costs \$140, which

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## Skirting inspections

*Tom Nicolai*

As required in the Oregon Manufactured Dwelling and Park Specialty Code Section 1-8.13.3, the authority having jurisdiction on each manufactured dwelling installation shall perform a set-up inspection. The permit holder or the permit holder's agent shall request a set-up inspection when the manufactured dwelling is ready for occupancy.

If the dwelling is located on the west side of the Cascade summit, the authority having jurisdiction shall perform the set-up inspection within 48 hours of notification by the permit holder or the permit holder's agent (excluding weekends and holidays). On the east side of the Cascade summit, the authority having jurisdiction shall perform the

set-up inspection within 72 hours of notification by the permit holder or the permit holder's agent (excluding weekends and holidays).

If the authority having jurisdiction does not perform the inspection within the stated timelines, the permit holder may proceed to enclose (skirt) the under-floor area of the manufactured dwelling. If the inspection is not performed within the stated timelines, the authority having jurisdiction shall either perform the set-up inspection or shall be responsible for hiring a certified inspector to perform the inspection at the jurisdiction's expense.

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## Damaged homes, *continued from Page 1*

includes a 12 percent surcharge. This fee includes the inspections necessary to verify the completion of the repairs.

Aside from the administrative requirement of a permit, perhaps more importantly is that by going through the process, the home gets recertified as

being compliant with code. It gives the repairing party the protections of this certification and also relieves the buyer of any concerns they may have had about receiving a “damaged” home.

If you have any questions about the permitting process, please give us a call. ■

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## Skirting inspections, *continued from Page 1*

If the permit holder or the permit holder’s agent fails to call for an inspection or causes the under-floor area to be enclosed prior to the set-up inspection, the authority having jurisdiction may perform the set-up inspection at an additional cost to the permit holder or hire a certified inspector to perform the

set-up inspection at the permit holder’s expense. If the permit holder or the homeowner decides to skirt the home prior to having it inspected, they can hire a certified inspector to inspect the dwelling and still meet the requirements. ■

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## Pressure-treated wood

*Kurt Pugh*

Recently, there was an article written on the new type of pressure-treated wood now in use. Since both field and plant people read this material, I thought I would give a little update. For the longest time, the type of pressure-treated wood used was designated CCA for the type of chemicals used to treat it. This type is still available, just not for residential use. The wood now used is marked ACQ. It is safer for the environment and human exposure. The only drawback is that this product is more corrosive and the requirement for fastening is more stringent. One manufacturer does not even set the wood on the metal frame, but puts paper between them.

There are only two types of fasteners that can be used. One is stainless that can be expensive. The other is a galvanized staple, nail, screw, or lag. These need to meet G185. The G stands for Galvanization and the 185 stands for the thickness of the Galvanization.

So when homes are assembled in the plant and in the field, there are several areas that we should look at. Most plants extend the treated material into the main floor area at porches and recessed entries. Any

fastener that penetrates the treated wood needs to meet the aforementioned requirements. Areas that could be affected include:

- Any lag installation
- Siding (we ship loose, for field installation)
- Bottom board
- Flashings (metal or EPDM)
- Any porch deck material
- Any strapping
- Tie downs
- Interior and exterior wall installation
- Interior deck material

This also applies to metal pier stands that may rest directly on the wood footing.

Hopefully, this covers most of the applications. If you are securing into PT wood, it needs stainless or G185. If you have any other special applications or questions, please give us a call. ■

# Certification requirements of Oregon Administrative Rule 918-098-1010

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By *Brian Lamb*

## General requirements

Beginning July 1, 2005, individuals who hold the following International Code Council (ICC) certifications also must have an Oregon Inspectors Certification (OIC) in order to work in Oregon:

- Building official legal/management portion of certified building official examinations
- Building plans examiner
- Commercial building inspector
- Commercial mechanical inspector
- Fire plans examiner
- Residential building inspector
- Residential mechanical inspector

Beginning Oct. 1, 2005, new applicants for the following Oregon Code Certifications (OCC) also must have an Oregon Inspector Certification (OIC) in order to work in Oregon:

- Electrical inspector
- Residential electrical inspector
- Manufactured structure installation inspector
- Manufactured structure construction inspector
- Park and camp inspector
- Plumbing inspector
- Residential plumbing inspector
- Limited plumbing inspector – building sewer
- Recreational vehicle inspector

Those who hold certifications prior to these dates are not affected. The Oregon Inspectors Certification is required for any new certifications. Further information may be found in Oregon Administrative Rules, starting at 918-098-1010. ■

## Site drainage

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*Albert Endres*

We have probably covered the topic of site drainage to the point where many of you are saying, "Enough." I would agree with you, except we continue to find wet crawl spaces during our inspections. Site drainage remains one of the most common findings of our high profile categories noted during field inspections. Also, on consumer complaint inspections, if the issues do not relate to a crawl-space problem, we generally do not get under the home. If we did, I suspect the rate would be higher.

Three remaining drainage problems are lack of sealing the skirting on a pit-set home; lack of gutters and downspouts to keep water from migrating under the home; and when a drain system is installed around the perimeter, the drain piping is higher than the lower elevation of the crawl space.

If these three issues were adequately addressed on each installation, the problem would be greatly reduced. Of course, these issues involve different

parties in the installation process. Homeowners need to be advised of these potential problems. If homeowners want the protection, they need to be informed and they must pay for the preventative measures. The dealer and the installer need to bring this up during the process and make sure that the homeowners are aware of the potential problem and how to prevent it.

The local jurisdiction should also take an active role in this. During the permit process, site plan review, knowledge of the area where the home is to be located, and visual observation during the inspection process should alert the jurisdiction to take action to assure prevention is accomplished before the problem surfaces. ■

## High-pressure gas test

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*Gary Hart*

Apparently there are some individuals out there that are conducting the high-pressure gas test at 20 PSI. While this amount of pressure may more readily identify a leak if present, it also may have adverse effects. The gas shutoff valves that are installed at each appliance are usually rated for five PSI. If the valves are closed and the appliance connector is attached to the appliance it may be damaged.

The Manufactured Home Construction and Safety Standards: Part 3280.705(k)(8) Testing for leakage states that before the appliances are connected, the

piping system shall stand a pressure of three PSI or six inches of mercury for a period not less than 10 minutes without a drop in pressure. Oregon Manufactured Dwelling and Park Specialty Code mirrors this test procedure.

If the piping system is going to be subjected to 20 PSI, the shutoff valves should be removed and the piping capped "gas tight" prior to conducting this test. Reinstall the shutoff valves, attach appliance connectors, and test these connections with a leak detector solution per the requirement. ■

## Homes over basements

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*By Mark Campion*

If a home is set over a basement with standing-room height (not a crawl space), and is used as a garage, storage, or work area, then the underside of the home will need to be protected with ½-inch gypsum board or the equivalent fire resistive construction. I know from my field experience that

in many instances architects and engineers have not been including this part of the construction in their plans, leaving homeowners and site contractors a little confused as to how to proceed. Local building officials should also check for this during plan submittal (reference OMDPSC 8-6 et al). ■

## Code clarifications

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*Albert Endres*

On our Web site, there is a page that has listed some clarifications or corrections to the 2002 Manufactured Dwelling and Park Specialty Code. If you go to [www.bcd.oregon.gov/programs/mdprogram/html](http://www.bcd.oregon.gov/programs/mdprogram/html) or just open our main page [www.bcd.oregon.gov](http://www.bcd.oregon.gov) and click on "Manufactured Dwellings" and then click on the code clarifications heading, you will see the list of those we have entered. Keep in mind

these do not cover everything and that they are not "interpretations." They are there simply to correct or make interpretations easier.

If you have questions, need more clarification about any of the articles in this newsletter, or would like to see a subject addressed in a future issue, please call me at 503-378-5975 or send an e-mail to [albert.g.endres@state.or.us](mailto:albert.g.endres@state.or.us). ■

*Manufactured Home Update* is a regular publication of the Building Codes Division of the Oregon Department of Consumer & Business Services.

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