



Manufactured Home Update

Oregon Department of Consumer & Business Services Building Codes Division

January 2000

Pre-HUD mobile homes used as rentals

by Ken Cochran

Recent field inspections by the Consumer Assistance Program indicate a need for information about homeowners or landlords offering homes for rent that are not in compliance with public health and safety statutes or the codes governing them.

ORS 446.155 (2) states that no person may rent, lease, or sell a manufactured dwelling or offer one for rent, lease, or sale in Oregon unless it bears an insignia of compliance and meets the minimum safety standards of the state. This has been the case since September 1, 1969. ORS 446.180(2) states that manufactured dwellings do not have to have an Oregon insignia of compliance if the dwellings were built to the ANSI A119.1 Mobile Home Standard between September 1, 1969, and June 15, 1976, and bear insignias of compliance from one of Oregon's bordering states.

PRE-HUD ... continued on page 11

Inside

Pre-HUD mobile homes used as rentals	1
Sales practices: Tips for retailers	1
Manufactured structures and parks Q&A...	2
Inspection reports and consumer issues require responses	4
Who are these guys?	5
Re-levels vs. shim checking	6
Understanding shingle installation and warranty	6
Post-sale communication is crucial	7
"Shipped loose" plumbing: Is it all there? ...	7
Contracts: Be specific, put it in writing	8
The walk-through.....	9
BCD shares expertise with Idaho	10
Double-check for roof loads exceeding 30 lbs.	12

Sales practices: Tips for retailers

by Mark Campion

Included in the updated retailer monitoring handout is a new section, "Sales Practices." The section contains common-sense tips for retailers that have been gleaned by BCD from years of experience dealing with consumer complaints and from talking with retailers during our biannual inspections. The tips cover site development, home options, installation, and contracts. Although there are code issues, most of the tips focus on the sales process and how to meet both retailers' and home buyers' expectations.

The tips can help retailers identify items that need clarification and processes that need to be changed. We welcome your input to keep "Sales Practices" informative and up-to-date.

Retailers receive the monitoring handout during the biannual inspections. If you want a copy before your next inspection, please call Mark Campion, (503) 378-4530, to request one. ■

Manufactured structures and parks Q&A

by Patrick D. Lewis

The “OMDS Q&A” column has been a regular feature of Codelink for several years. To broaden the scope of this article to include the other manufactured structures and parks programs, we have decided to change the name of the feature to the new “Manufactured structures and parks Q&A.” This will allow us to answer questions about recreational vehicles, park trailers, recreation parks, organizational camps, manufactured dwelling parks, **and** manufactured dwelling construction, alteration, and installation.

This month we’re concentrating on park trailers, which seem to be a hot topic these days. It’s come to our attention that there may be confusion regarding park trailers and park trailer additions and alterations.

Lets examine the definitions applicable to park trailers, and then we’ll answer the questions we’ve received from municipalities and the industry.

The following are the legal definitions used in Oregon:

- **Park trailer** (also known as a park model or recreational park trailer) as defined in OAR 918-525-0005(29): Park Trailer or Recreational Park Trailer means a recreational vehicle built on a single chassis, mounted on wheels, designed to provide recreational, seasonal, or temporary living quarters which may be connected to utilities necessary for operation of installed fixtures and appliances, and with a gross trailer area not exceeding 400 square feet when in the set-up mode. Such a vehicle shall be referred to and identified by the manufacturer or converter as a recreational vehicle.
- **Cabana** (also known as a room addition, enclosed porch, sun room, or Arizona room) as defined in ORS 446.003(6): Cabana means a stationary, lightweight structure which may be prefabricated, or demountable, with two or more walls used adjacent to and in conjunction with a manufactured structure to provide additional living space.
- **Awning** (also known as a patio cover or porch roof) as defined in ORS 446.003(4): Awning means any stationary structure, permanent or demountable, used in conjunction with a manufactured structure, other than window awning, for the purposed of providing shelter from the sun and rain, and having a roof with supports and not more than one wall or storage cabinet substituting for a wall.

Question: *How may park trailers be used?*

Answer: Park trailers are designed to provide recreational, seasonal, or temporary living quarters for emergency purposes only and cannot be used as primary or full-time residences (ORS 446.003(36) and OAR 918-525-0005(29)). Permissible uses: “recreational use” means park trailers can be used as recreational vehicles for travel, vacation, or leisure activities; “seasonal use” means park trailers can be sited for use during the holidays and weekends; and “temporary living quarters” means park trailers can be used for emergency purposes, such as hardship dwellings or temporary flood-relief housing.

Question: *To what code are park trailers built?*

Answer: Park trailers are built to the American National Standard Institute (ANSI) A119.5 Standard for Recreational Park Trailers (OAR 918-525-0040(b)) and Article 552 of the National Electrical Code (NFPA 70 - 1999).

Question: *Can park trailers have room additions?*

Answer: Yes. Park-trailer room additions are called cabanas and may be added to a park trailer as long as the total combined area of both the park trailer and cabana does not exceed 400 square feet in the set-up mode (ORS 446.003(36) and OAR 918-525-0005(29)). Because most park trailers are manufactured to the maximum size, cabanas are usually not permitted (OAR 918-525-0035(2) and 918-530-0320(5)). If the 400-square-foot limit is exceeded, the park trailer is considered a manufactured home and has to meet all federal requirements for the construction of manufactured homes (24 CFR 3282).

Question: *To what code are cabanas built?*

Answer: Cabanas and awnings and all other accessory buildings or structures used with park trailers are required to be built to the Oregon One and Two Family Dwelling Specialty Code and are required to be free-standing, self-supporting, and attached to the park trailer only with flashing and weather-sealing materials (OAR 918-530-0320(2) and (3)).

Question: Are cabanas less than 120 square feet exempt from permit requirements?

Answer: No. All cabanas, regardless of size, are required to have building permits and do not qualify for the exemption under Section 111 of the Oregon One and Two Family Dwelling Specialty Code. If a cabana is prefabricated, it needs to be built and labeled as a prefabricated structure (OAR 918-530-0320(3) and 918-674). The cabana also requires an electrical permit and plumbing permit for connection to the site's utility services (Section 111, Oregon One and Two Family Dwelling Specialty Code).

Question: Are temporary fabric or tent-type room additions regulated as cabanas?

Answer: No. Temporary fabric or tent-type rooms used with park trailers are exempt from the cabana regulations (OAR 918-530-0320(6)).

Question: Can two park trailers be put together to form a larger structure?

Answer: No. Park trailers must remain on a single chassis and cannot be enlarged by adding another park trailer, recreational vehicle, or manufactured home (OAR 918-530-0320(5)).

Question: Are park trailers required to have installation permits?

Answer: Park trailers are required to have installation permits issued by the local jurisdiction when they are wider than 8½ feet from outside wall to outside wall. Park trailers 8½ feet wide or narrower are not required to have installation permits (OAR 918-525-0370(3)).

Question: Who inspects alterations made to accommodate cabanas on park trailers?

Answer: If alterations are made to accommodate the installation of a cabana, the alterations require a permit and inspection from the Building Codes Division (OAR 918-525-0370(1)).

Question: Are park trailer installers required to be licensed?

Answer: Park trailer installers are required to be registered with the Construction Contractors Board (ORS 701.055 to 701.065) but are not required to have a Manufactured Dwelling Installation License (ORS 446.395 & OAR 918-525-0055). The electrical

connection between the site and the park trailer may be made only by a licensed electrician or the park trailer owner (ORS 479.620). The plumbing connections between the site and the park trailer may be made only by a licensed plumber or the park trailer owner (ORS 693.030). Electrical and plumbing site connections may not be made by a manufacturer, dealer, installer, or park owner unless that person is licensed by the state to perform such work. These provisions would also be applicable to persons altering park trailers.

Question: What are the minimum clearances allowed between park trailers and accessory buildings and structures?

Answer: It depends on the building or structure. Cabanas, awnings, carports, decks, and steps may be placed alongside a park trailer with no clearance (OAR 918-530-310(4)(c)); however, accessory buildings or structures such as storage buildings or sheds are required to have a minimum of three feet of clearance between the two structures (OAR 918-530-310(4)(a) & (b)). In addition, accessory structures or buildings cannot block a park trailer egress window or any door or opening (OAR 918-530-0310(2)).

Question: Can I build a deck or awning that wraps around two or more sides of a park trailer?

Answer: Accessory buildings and structures may not be built in a manner that obstructs the movement or removal of the park trailer (OAR 918-530-0310(3)).

Question: Can I enclose an awning?

Answer: Two walls under an awning may be enclosed and two sides must remain open (ORS 446.003(4)). Awnings can be enclosed with screen that allows free ventilation, but can't be enclosed with a rigid wall, glass, or plastic (OAR 918-530-0330(2) & (5)). If an awning is enclosed on all four sides to create an enclosed porch or sunroom, it is considered a cabana and has to meet the design and construction requirements of the Oregon One and Two Family Dwelling Specialty Code for an occupied living space (918-530-0320(3)). If the enclosed porch or sunroom and the park trailer combined exceed the 400-square-foot limit, the park trailers considered a manufactured home and must comply with the requirements of the federal Manufactured Home Construction and Safety Standards (24 CFR 3282 and OAR 918-530-0320(5)). ■

Inspection reports and consumer issues require responses

by Tony Clifton

When it comes to responding to Customer Assistance Section inspection reports, the attitude seems to be “I don’t have time for this stuff.” Maybe report recipients forget or maybe they don’t know the requirements for responding. But I doubt it.

After various types of inspections out in the field, our inspectors leave reports at sites or send them or fax them (or both) to those involved, who may be contractors, homeowners, dealers, installers, manufacturers, or real estate agents. When our inspectors identify noncompliances and issues that may not be code-related (commonly called “consumer issues”), we require written responses. Responses and corrections to the noncompliances must be made within 30 days. Consumer issues require written responses in the same time frame.

If we identify noncompliances related to the installation of a manufactured house, we typically notify the dealer. In most instances, the dealership that sold the house also arranged its installation. The dealer is required to address these noncompliances and respond to the report. Any questions a dealer has about these requirements may be directed to this office, or the dealer may review ORS 446.405(4). By now, every dealer should have a copy of this statute. If you did not receive one during a monitoring inspection, call this office, (503) 378-2620, and request one.

Every year we meet with each manufacturer and dealer in Oregon. We perform biannual inspections at every retailer in Oregon and review service records four times a year. These inspections and reviews include review of the manufacturer’s, retailer’s or dealer’s responses — or lack thereof. We **will** notice if you have not responded.

BCD urges the entire industry to be proactive: make corrections when inspection reports indicate they are needed and respond to reports within the required time frame. All of our reports give explicit directions for responding.

If, after we contact a party responsible for making correction to a noncompliance, the party refuses to respond, BCD may reinspect. If correction has not been made, the party may be responsible for all costs incurred in reinspection: \$45 an hour and travel costs, as well as costs for meals and lodging. If we don’t get voluntary compliance, the case may be forwarded to our regulatory services for compliance action.

Everyone involved in this industry must agree that effective communication is extremely important. Communication has brought us a long way and provided many successes. Responding to inspection reports is a crucial continuation of our communication efforts.

We have been lenient on this in the past but we are all too often spending time and money on cases where there is a lack of response. Please help us to improve industry support and avoid additional expenses. ■

Who are these guys?

by *Albert Endres*

Because of all the new installers, inspectors, retailer service and sales staff, and manufacturer's staff, it may be that many of you don't know who those guys are at the Building Codes Division who call themselves "customer-assistance" or SAA inspectors. You may read or hear about us — and at times even get a letter or inspection report from us requesting information or corrections. It's probably time, once again, to tell you about our role.

We are another segment of the manufactured home industry. We have been granted full approval by HUD to act as the State Administrative Agency (SAA). Oregon statute also grants the division the authority to assist in issues involving manufactured homes. We refer to ourselves as the Customer Assistance Program for manufactured homes.

We are involved in the many facets of the industry. We monitor retailers, installations, consumer complaints, manufacturers, suppliers, transporters, and regulators. Among the many roles we play, we serve as regulators and mediators. On any day, we may inspect an installation, monitor a retailer's activity, inspect records at a manufacturing plant, inspect an alteration to a manufactured home, meet with a building inspector, provide training, or inspect a home to help resolve a consumer complaint.

We will respond to virtually anyone's request for assistance if it involves a manufactured home. There is no fee for many of our inspections, but fees are charged for alteration inspections, field technical inspections,

and an occasional special inspection. We are the third-party, independent, take-no-sides inspection agency. If it is wrong, and you did it, we require you to fix it. If it is correct and someone says it is not, we stand behind the party that is correct. If we see work that doesn't resemble what you normally produce, we say so.

An important point is that if we get involved, a report is generally written. The report usually requires some type of response from the recipient. The response is required to be submitted to the division within the time lines given in the report. Regulations, statute, and administrative rule require these responses. Also, we need a response so we can further assist in each case. In addition to the response, you may be required to make corrections. These too must be completed in the time frame indicated on the report, and a closing response must be sent to the division.

It may sound a little harsh, but remember that responses can be quite simple: They can be hand-written on a napkin, sent by fax, or typed on letterhead. We just need an answer. If you have to fix something because it was wrong, it only makes sense that you fix it. If you didn't do it, tell us.

Our staff is given three general rules to govern their activity: Do what is right. Be consistent. Be practical.

This, in a nutshell, is what we do. If you want more information about our activities, please call Albert Endres, (503) 378-5975. ■

Understanding shingle installation and warranty

by Tom Nicolai

The phone rings. Someone in the service department of the dealership or the factory answers. The customer on the line says that she has a problem with her roof. The homeowner also shares the fact that she's been told by the contractor that the roof on her home has not been installed correctly or to code. She adds the fact that she was informed during the sale her roof has a 20-year warranty and that she wants someone to fix it.

Has any of you ever gotten such a phone call?

I'm sure that most of you know and understand the codes and requirements to which manufactured homes and their roofs are constructed. So why then, if this information is so generally known and understood by the industry, does the homeowner — the one party who needs to — *not* know and understand it?

After much thought, I've come to the conclusion that those involved either do not fully understand or are not sharing this information with the potential homeowner when they go through the homeowner packet at the time of the sale.

For those who still don't know or understand the codes or requirements (and for those who might need a little refresher), here are a few facts to review:

Manufactured homes are built to HUD codes and requirements. The codes and requirements include manufacturing plants' approved drawings (approved by the Design Approval Primary Inspection Agency or DAPIA) showing how the home will be constructed from foundation to roof. The DAPIA also lists approved materials, including what kinds of shingles can

be used and how they are to be installed. In some cases, the DAPIA method may differ from the shingle manufacturers' instructions on the shingle wrappers or from the way the homeowner's contractor has done it for years. The application method used isn't necessarily incorrect, although it may be different. The shingle application method used at the factory must meet code and the requirements of HUD. Applications are also inspected by Production Inspection Primary Inspection Agency (PIPA) inspectors at the factory.

So how should the information concerning the roof shingles get to the homeowner? The logical time would be during the sale of the home, when most issues concerning the home are discussed, and warranties are signed. The 20-year roof warranty that the homeowner usually believes she or he possesses probably applies only to the shingles themselves. It's a warranty offered by the shingle manufacturer, stating that the shingles are free from defects and should perform under normal circumstances and conditions for 20 years. If the shingles should fail during this period, the shingle manufacturer will deal with the problem.

The manufacturer of the home warranties the roof for various items, including the *installation* of the shingles. Normally, these home-manufacturers' warranties range from one to five years and cover a variety of issues.

Make sure the correct information is passed along to the homeowner and that it is understood. This will eliminate many problems in the future. ■

Re-levels vs. shim checking

by Mark Campion

On occasion, homeowners tell us that their retailer is going to come out and "re-level" the home after they have been in it for a year. A handful of retailers do offer this service, although it is rare in my experience.

To those retailers who do re-levels, I recommend that you put in writing what the "re-level" entails. Is the installer going to look for loose shims and piers and tighten them as needed, or will the set be checked with a water level? If the home needs to be re-leveled, and there is resultant plasterboard damage, will this be repaired — and at whose expense? ■

Post-sale communication is crucial

by John Collins

In my recent travels around the state, I've talked to installers, contractors, dealers, building officials, and consumers, and it seems to me that no one knows what or who is responsible for the next step in the home sale-delivery-set-up process.

There is a drastic lack of communication after the sale. It's after the sale, when everything is signed, sealed, and delivered, that communication is especially important. Then, questions like these need to be answered: Is the site work completed? Can the trucks deliver? Is a set-up crew scheduled? Has an electrician been scheduled? How high does the home need to be blocked? Where are the utilities? All these questions and more come up, but nobody is sure of the answers.

Recently, I was on a job site when a contractor showed up and started doing his job without checking the job site plans that had been left on site because there were special stipulations on the plans.

The contractor did his job as usual, the inspector failed the installation, and corrections were required. The contractor unnecessarily lost a lot of time and money that a little communication could have saved.

Consumers observe these snafus and lose trust in the industry. They tell their friends and, somewhere down the line, they buy site-built homes instead of manufactured homes. The manufactured housing industry loses.

Communication and research could prevent many problems. If you don't know, ask. Require information before you begin.

Some helpful hints:

- Copy the job plan or plot plan that shows sidewalks, garages, utilities, and setbacks.
- Find out what type of enclosure, special items, extra blocking, etc., are required on each job
- Get a copy of the floor plan, and look for decks, recesses, overhangs, etc.
- Study the centerline loading chart.
- Make a check sheet to use on all jobs.

"Shipped loose" plumbing: Is it all there?

by Al Rust

I got a phone call recently from an installer who was installing a home with most of the sewer line shipped loose in the home, and he was concerned because this was the fourth or fifth home he had installed of the same model and the sewer system was different in each one. Every home sold should have plumbing blueprints with it that shows installers all of the options for plumbing configurations. Ensure that all plumbing shipped loose in the home is right for the style of home you are shipping and that all materials needed for the installation of the loose plumbing are included.

This will make the job of installing the plumbing and complying with code easier for the installer and the inspector.

If you're an installer and you're having problems installing plumbing systems that have been shipped loose in a home, or in certain models of homes, please contact the factory for help. If you find that your questions are not being handled in a positive manner, please call BCD for assistance. ■

Contracts: Be specific, put it in writing

by Tom Nicolai

What is a contract? Webster's Dictionary defines "contract" as a binding agreement between two or more persons or parties, especially one legally enforceable; or a business arrangement for the supply of certain goods or services at a fixed price.

In the course of inspecting and mediating "request for assistance investigations," BCD customer-assistance staff members are frequently faced with preventable situations. Many of investigations could be avoided if communication between all parties involved was better. Both oral communications and written contracts among contractors, installers, dealers, and other parties involved in the manufactured-home business need to accurately describe what is to be done and who is responsible for doing it.

All contracts need to be written with care and understanding on the part of all parties who are to sign them. Contracts are not binding unless they are signed. If contracts were prepared and signed in this manner, they would help BCD inspectors assign responsibility and accountability when asked to do so.

The following are typical of situations that we frequently face:

Example 1 — What are upgraded appliances?

A potential homebuyer is being shown homes set up on display on a dealer's lot. While touring the kitchen, the homeowner asks if the appliances, range, dishwasher, and side-by-side refrigerator that he sees are standard. The salesman indicates that they are upgrades and would have to be ordered as so. The homeowner says that these are "what he wants" but he does not specifically request a side-by-side refrigerator.

When the home is delivered, the refrigerator is not the side-by-side that the homeowner saw displayed on the lot. When he questions the dealership about the problem, he is told that the refrigerator in the home is upgraded from what is standard, but to have gotten a side-by-side, the homeowner would have had to specify a side-by-side in the sales contract.

The salesperson and the home buyer share the responsibility for this unhappy situation. If either had taken more time or given or asked for more specifics, this could have been prevented.

Tips:

- Be specific.
- List exactly what is wanted on the sales contract.

Example 2 — What is included in a park package?

Many homeowners have their newly purchased homes installed in developments offered by the dealer who sold them the home. They may be offered a "park package" for some amount beyond the cost of the home. Items included in park packs are driveways, carports, sidewalks, gutters, etc. Even though each of the items included in the homeowner's park pack is listed in the sales agreement, homeowners often are not happy with what they receive — it's just not what they had pictured. For instance, even though the driveway is poured according to the sales agreement, it is a single-car driveway when the homeowner expected it to be a double-car driveway. According to the agreement, a driveway was supplied.

Again, the salesperson and the homebuyer share the responsibility for going over each item that will be part of the park pack. If the buyer is allowed to leave the sales meeting with a picture in his head that differs from what the salesperson has on paper, the scene is set for customer dissatisfaction.

Tips:

- Take the time to be sure you understand one another — that you are "talking the same language."
- Put in writing what will be delivered/received. Each party should sign and keep a copy of the agreement.

To eliminate potential contract misunderstandings, take the time to understand, be specific, and "**say it in writing.**" ■

The walk-through

by Mark Campion

Many homeowners are disgruntled when the walk-through takes place after they have taken occupancy. They assume that the walk-through should be done before they move in, so that their home is “complete” — with no service work required. Other homeowners want a walk-through after they have been in the home awhile so that they have a chance to discover items that need attention. Some are upset because they don’t have a walk-through at all. Homeowners may complain that they were not given a copy of the walk-through, or that not all the items listed on the walk-through were repaired.

I recently talked with two retailers: one independent and one who worked for a factory-owned store. While there were differences in how they dealt with walk-throughs, there were also many areas of agreement. Both believed that walk-throughs should be done, that homeowners should receive a copy of the walk-through document, and that the document should be signed and dated by both parties.

The retailers also agreed that only those items that the dealership or the factory would fix should be addressed during a walk-through. If everything the homeowner or the retailer sees is written down, the homeowner will assume that it is going to be fixed, which is not always the case.

The independent retailer lets the homeowner know early in the sales process that the home will not be ready for occupancy for six weeks after delivery. During this time, the home is inspected by the retailer and installer. Lists are developed and service work begins. The goal is to end up with few or no code or cosmetic items needing attention by occupancy.

After the homeowners move in, they develop a list of their own. The walk-through occurs after one week of occupancy. The dealer speaks for the factory and tells the homeowners on the spot what will be fixed. The goal is one list, developed jointly by the homeowners and the retailer. The homeowners receive a copy.

The key for the independent retailer is that the homeowners have one week of living in the home to find and list substandard cosmetic items, such as faulty shower heads, etc.

The retailer at the factory-owned store does the walk-through with the homeowner before the homeowner takes occupancy. Before then, the home has been gone through and many items have already been addressed. The homeowner is given a copy of the walk-through document. Service work may occur after the homeowner has taken occupancy. This retailer also informs the homeowner, as do the walk-through together, what will and will not be addressed. Both retailers make sure the walk-through list also serves as a service work order, not a list of the homeowners’ dislikes, which has little chance of being addressed.

Although the timing of the walk-through differs for these two retailers, both report satisfactory results. The key is communicating with homeowners: Inform them when the walk-through is going to take place and what the walk-through is intended to accomplish. Of course, both retailers use the walk-through to explain the warranty, show the homeowners how systems work (egress windows, vent fans, GFI receptacles, etc.), and answer questions about service. ■

BCD shares expertise with Idaho

Oregon's Building Codes Division shared its successful manufactured dwelling installation and inspection program with the state of Idaho. The division is also shared a couple of employees who taught new rules to Idaho installers and inspectors this fall.

BCD employees Al Rust and John Collins made a seven-day tour of five Idaho cities beginning in late October to teach methods that will replace the use of manufacturer manuals to conduct installations and inspections.

"Idaho has adopted our program pretty much across the board," said Rust, who conducts manufactured dwelling installer and inspector training programs for BCD.

Oregon is considered a leader in manufactured housing installation. In 1996, Oregon created its *Oregon Manufactured Dwelling Standard*, which replaced the requirement to install to each manufacturer's instructions.

Rust reported that several out of the approximately 566 attendees had taken BCD classes in Pendleton and Ontario in the past, and that they said "this is the best thing Idaho had done" regarding manufactured housing, and that they had been using the Oregon standard since attending those classes, and had not encountered an inspection rejection since.

"That in itself speaks pretty highly of our standard," said Rust. "Idaho has taken a first step in a long road — it's an important first step, but only a first step, as Idaho will understand as they get into it more."

"Since 1996, we've had one way for all (manufactured) homes in Oregon," said Rust. "There are eleven different manufacturers selling and building in Oregon, and each has individual engineering and installation programs. That would be eleven ways of doing installation and eleven ways of inspecting them, if not for the standard we adopted."

That, Rust said, has led to homes being built and installed better. Rust worked in the manufactured dwelling industry as a quality assurance manager before becoming a trainer at BCD in 1996 and was familiar with installing and inspecting manufactured dwellings to a variety of manufacturer's requirements.

"Only 16 states have manufactured dwelling programs, and Oregon serves as a lightning rod," said Rust. "I feel other states will also follow our lead."

BCD's administrator, Joe Brewer, who supported the training program in Idaho, received a letter of thanks from Dave Munroe, administrator of the State of Idaho Building Bureau Division of Building Safety.

The letter read, in part:

"This training ... addressed Idaho's first attempt to implement a prescriptive statewide installation standard for manufactured housing. Our new prescriptive standard is substantially based upon your 1997 Oregon Manufactured Dwelling Standard in order to achieve consistency where possible between our states. Although Idaho's new installation standard is yet to be approved by our upcoming legislature, we anticipate their approval in March so that we can begin implementation by July 1, 2000 ... Both Al (Rust) and John (Collins) were prepared to provide training to Idaho's manufactured housing industry while taking into account those particular issues which may differ from Oregon's requirements and consequently were very well received by the class attendees ... I enjoyed the time spent with Al and John in providing these important training programs and hope that we may be able to reciprocate to your agency in the future."

"I really enjoyed the opportunity to assist Idaho in this endeavor," said Rust.

Oregon's manufactured dwelling industry and the state have worked together to respond to consumers' concerns and improve and standardize installations and inspections. The industry pays Oregon State University Extension Service to provide an installation monitoring program that monitors 10 percent of all manufactured dwellings, gathers information, and performs training for and with BCD. ■

PRE-HUD *continued from page 1*

This means as long as a manufactured dwelling has an insignia of compliance from the states of California, Idaho, Nevada, or Washington and has not been subjected to any unapproved alterations of the original structure, it would not have to have an insignia of compliance from Oregon.

An insignia of compliance should clearly identify the issuing state and the statutes, administrative rules, codes, and standards to which the structure is built. It should also have some sort of traceable number on the label.

Recent inspections have revealed that either the homeowners or local jurisdictions have mistakenly accepted a manufacturer's identification label instead of the insignia of compliance as evidence of a home being in compliance. Later, renters, homeowners or local jurisdictions with concerns about a home's livability have contacted BCD to verify that the homes are in compliance. They've been met with violation of statute for no insignia of compliance in addition to whatever else is uncovered during the course of an inspection.

The law does not permit a person to rent or lease a manufactured dwelling that is out of compliance.

If a home fails to meet minimum code requirements, it may not continue to be offered for rent, lease, or sale until it has been inspected and an insignia of compliance is affixed. The only way to obtain an inspection or an insignia of compliance is to contact BCD's Consumer Assistance Program. Someone in the program will determine what needs to be done to ensure that the home meets minimum code requirements. Costs for this kind of inspection and insignia under OAR 918-500-0100 (8) are \$95 for a visual inspection and \$25 per insignia. The fees must be received before a final report, inspection, or insignia is issued.

If you have questions about these matters, call Ken Cochran, (503) 378-3731, or Albert Endres, (503) 378-5975. ■

Double-check for roof loads exceeding 30 lbs. _____

by Al Rust

On a recent consumer inspection of a home that was built with a 90-pound roof load, I soon understood that neither the installer nor the inspector realized that this home was to be installed to the manufacturer's installation instructions and not to the Oregon standard.

The installation instructions were in the home and were provided to me by the homeowner. The instructions were difficult to understand and needed updating, but I was able to understand what the factory's engineer required for this home's installation.

The installer had fallen short of the centerline and the perimeter-piering requirements, and the inspector had missed this, also. The home might have failed if the roof had been loaded with the live and dead loads expected. Remember to always check the data sheet located in the home to find out what roof load the home was built for. If you have a home with more than a 30-pound roof load, you must follow the factory installation instructions for that aspect of the installation. ■

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BCD Administrator
Joseph A. Brewer III



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