



## Ohio Administrative Code

### Rule 4781-6-02 Installation standards for used manufactured homes.

Effective: January 20, 2020

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#### (A) General.

##### (1) Administration.

##### (a) Scope.

These installation standards provide minimum requirements for the initial installation of used or relocated mobile or manufactured homes and shall apply to the installation and occupancy of mobile and manufactured homes in Ohio. This includes "HUD units" and "pre-HUD units."

##### (b) Purpose.

The purpose of Chapter 4781-6 of the Administrative Code is to provide minimum requirements to safeguard the public safety, health, and general welfare through affordability, structural strength, means of egress facilities, stability, sanitation, and safety to life and property from fire and other hazards attributed to the built environment. The requirements for used or relocated manufactured homes set forth in rule 4781-6-02 of the Administrative Code may be exceeded by a homeowner or installer, but no authority having jurisdiction shall require a homeowner or installer to exceed rule 4781-6-02 of the Administrative Code except where specifically permitted under Chapter 4781-6 of the Administrative Code.

##### (c) Applicability.

Where in any specific case, different sections of rule 4781-6-02 of the Administrative Code specify different materials, methods of construction, or other requirements, the most restrictive shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.



(d) Rule 4781-6-02 of the Administrative Code shall apply to any installation of any used or relocated manufactured homes for use as a residence. Rule 4781-6-01 of the Administrative Code shall apply to any installation of a used or relocated manufactured home unless specifically set forth in rule 4781-6-02 of the Administrative Code.

(e) Partial invalidity.

In the event any part or provision of rule 4781-6-02 of the Administrative Code is held to be unlawful or void, this shall not have the effect of making void or unlawful any of the other parts or provisions of rule 4781-6-02 of the Administrative Code.

(f) Existing structures.

The legal occupancy of any structure existing on the date of the adoption of rule 4781-6-02 of the Administrative Code shall be permitted to continue without change, except as is specifically covered in rule 4781-6-02 of the Administrative Code, or as is deemed necessary by the authority having jurisdiction for the general safety and welfare of the occupants and the public.

(g) Additions, alterations, replacement, or repairs to existing installation or foundation systems.

Prior to the performance of work, the authority having jurisdiction shall determine if the existing foundation system can support the load of the used manufactured home. The foundation system shall also conform to rule 4781-6-03 of the Administrative Code. If greater than fifty per cent is to be replaced or repaired, the entire installation or foundation system shall conform to the requirements for a used manufactured home, and additions, alterations, or repairs shall not cause a used manufactured home to become unsafe or adversely affected.

(h) Alternate products, equipment, and materials used during the installation of a used manufactured home that have been approved by the Ohio board of building standards and are not mentioned in rule 4781-6-02 of the Administrative Code and not expressly prohibited in Chapter 4781. of the Revised Code or the rules promulgated thereunder may be approved for use on the installation of a used manufactured homes by the authority having jurisdiction when used in accordance with the products', equipment's, and materials' listing and labeling. Products, equipment, and material to be installed in



association with the installation of manufactured homes that have not been approved by the board of building standards shall be approved by the division in advance of their use.

(i) If rule 4781-6-02 of the Administrative Code is silent on the installation of a manufactured home that includes accessory buildings or structures, those optional elements shall be constructed in a manner consistent with the residential code of Ohio. The inspection of these optional elements does not fall under the jurisdiction of the division, but rather the board of building standards. Installers must contact the authority having jurisdiction to perform the inspection on these optional elements. Division-certified third party inspection agencies and certified health departments are not authorized to perform the inspections on these optional elements.

(2) Installation instructions.

(a) Manufacturer's instructions.

The installer shall install the used manufactured home in accordance with the manufacturer's installation manual. If there is not a manufacturer's installation manual for the installation of a used manufactured home, the installer shall install the used manufactured home in accordance with rule 4781-6-02 of the Administrative Code or in accordance with NFPA 225.

(b) Variations to installation instructions.

When an installer does not provide support and anchorage in accordance with the approved manufacturer's installation instructions, or in accordance with rule 4781-6-02 of the Administrative Code, or encounters site or other conditions (such as areas that are subject to flood damage or high seismic risk) that prevent the use of the instructions or this rule, the installer shall: (i) first attempt to obtain DAPIA-approved designs and instructions prepared by the manufacturer; or (ii) if designs and instructions are not available from the manufacturer, obtain an alternate design prepared and certified by an Ohio registered professional engineer or registered architect for the support and anchorage of the manufactured home that is consistent with the manufactured home design, conforms to the requirements of the MHCSS, and has been approved by the manufacturer and the DAPIA.

(3) Alterations during initial installations.



Additions, modifications, replacement, or removal of any equipment that affects the installation of a used manufactured home shall meet or exceed the requirements of these installation standards, the Manufactured Home Construction and Safety Standard (MHCSS), 24 C.F.R. 3280, and the "Manufactured Home Procedural and Enforcement Regulations," 24 C.F.R. 3282. An alteration shall not affect the ability of the basic manufactured home to comply with the MHCSS, and the alteration shall not impose additional loads to the manufactured home or its foundation unless the alteration is included in the manufacturer's design approval primary inspection agency (DAPIA) approved designs and installation instructions, or is designed by an Ohio registered professional engineer or architect in accordance with the manufactured home design and with the MHCSS.