



Ohio Administrative Code

Rule 4781-6-03.1 Pre-installation considerations.

Effective: January 20, 2020

(A) Site safety considerations.

(1) Distances. Fire separation distances shall be in accordance with the requirements of chapter six of NFPA 501A, 2003 edition, or the ordinances of the authority having jurisdiction, whichever is most stringent. In manufactured home parks, the division separation standards as set forth in rules 4781-12-08 and 4781-12-08.1 of the Administrative Code shall govern.

(2) Set back measurement. Setback distances are measured from the lot line or the edge of the road to the eaves, awning, carport, attached porch, or accessory building or to a deck or other combustible element of the home that projects out the furthest. In manufactured home parks, setbacks shall be measured in accordance with rule 4781-12-08 of the Administrative Code.

(3) Fire separation distances shall be in accordance with the requirements of Chapter 6 of NFPA 501A, 2005 edition, or the requirements of the local authority having jurisdiction, or the manufacturer's installation manual.

(B) Installation of manufactured homes in flood hazard areas.

(1) Definitions. Except to the extent otherwise defined in rule 4781-6-03 of the Administrative Code, the terms used in these standards are as defined in 44 C.F.R. 59.1 (October 1, 2018) of the "National Flood Insurance Program" ("NFIP") regulations.

(2) Applicability. The provisions of this rule apply to the initial installation of new or used manufactured homes. All manufactured homes located where there is a local floodplain authority shall be installed in accordance with the local floodplain authority's rules, ordinances, or resolutions.

(3) Pre-installation considerations. Prior to the initial installation of a new or used manufactured home, the installer is responsible to determine whether the manufactured home site lies wholly or



partly within a special flood hazard area as shown on the authority having jurisdiction's "Flood Insurance Rate Map," "Flood Boundary and Floodway Map," or "Flood Hazard Boundary Map." If so located, and before an installation method is agreed upon, the map and supporting studies adopted by the authority having jurisdiction shall be used to determine the flood hazard zone and base flood elevation at the site.

(4) General elevation and foundation requirements.

(a) Methods and practices. Manufactured homes located wholly or partly within special flood hazard areas shall be installed on foundations engineered to incorporate methods and practices that minimize flood damage during the base flood, in accordance with the requirements of the authority having jurisdiction, the floodplain authority, FEMA 85, 44 C.F.R. 60.3(a) to (e) (October 1, 2018), other provisions of 44 C.F.R. 60 referenced by those paragraphs, Chapter 1521. of the Revised Code, and division 1501:22 of the Administrative Code.

(b) Related guidance. Refer to FEMA 85 /September 1985, "Manufactured Home Installation in Flood Hazard Areas," 1985 and the local floodplain authority.

(C) Design zone maps. The design zone maps are those identified in the MHCSS.

(1) Wind zone. Manufactured homes shall not be installed in a wind zone that exceeds the design wind loads for which the home has been designated, as evidenced by the wind zone indicated on the home's data plate. The design wind zone in Ohio is zone one; homes designed for wind zone one, wind zone two, or wind zone three are acceptable. In wind zone one, the horizontal design wind load shall not be less than fifteen pounds per square foot (psf) and the net uplift shall not be less than nine pounds per square foot (psf).

(2) Roof load zone. Manufactured homes shall not be located in a roof load zone that exceeds the design roof load for which the home has been designed as evidenced by the roof load zone indicated on the home's data plate. Refer to rule 4781-6-03.3 of the Administrative Code for special snow load conditions. The design snow load in Ohio shall not be less than twenty pounds per square foot (psf).

(3) Thermal zone. New manufactured homes shall not be installed in a thermal zone that exceeds the



thermal zone for which the home has been designed as evidenced by the thermal zone indicated on the heating/cooling certificate and insulation zone map. The manufacturer may provide the heating/cooling information and insulation zone map on the home's data plate. The design thermal zone in Ohio is thermal zone three. Manufactured homes designed for thermal zone one shall not be installed in Ohio. Used manufactured homes can be thermal zone two homes.

(4) A mobile home manufactured prior to July 1, 1974 shall be exempt from the requirement to provide thermal, wind, and roof load information.

(5) A manufactured home built prior to July 1, 1974 shall be exempt from the requirement to provide thermal information.

(D) Moving manufactured home to location.

Refer to rule 4781-6-03.9 of the Administrative Code.

(E) Permits and alterations and on-site structures

Refer to rule 4781-6-03.9 and Chapter 4781-7 of the Administrative Code