

DHCD announces revision to section 421.2 of the USBC, “Site Work for Manufactured Housing”

Effective June 1, 2009, section 421.2 will be amended to allow HUD’s 24 CFR Part 3285 – “Model Manufactured Home Installation Standard” to be used for the installation of manufactured homes when the manufacturer’s instructions are not available or when any aspect of the installation is not provided for in the manufacturer’s instructions.

HUD’s standard will replace the NCSBCS/ANSI A225.1 – 1994, “Manufactured Home Installations”, which is currently referenced in section 421.2.

VCC Section 421.2 Site work for manufactured homes.

The installation of a manufactured home is generally subject to the requirements of the Virginia Manufactured Home Safety Regulations (13 VAC 5-95). Under those regulations, the building official is responsible for assuring that the installation complies with the manufacturer's installation instructions and any special conditions or limitations of use stipulated by the label. To the extent that any aspect of the installation is not provided for in the manufacturer's installation instructions, then the installation shall comply with ~~applicable requirements of this code.~~ Title 24 Code of Federal Regulations, Part 3285 – Model Manufactured Home Installation Standards. In the case where the manufacturer's installation instructions for a manufactured home are not available, ~~the NCSBCS/ANSI A225.1 standard, 1994 edition,~~ Title 24 Code of Federal Regulations, Part 3285 – Model Manufactured Home Installation Standards ~~may~~ shall be substituted for the manufacturer's installation instructions. Foundations, stoops, decks, porches, alterations and additions associated with manufactured homes are subject to the requirements of this code and all administrative requirements of this code for permits, inspections and certificates of occupancy are also applicable. The requirements of the IRC shall be permitted to be used for the technical requirements for such construction work. In addition, Appendix E of the IRC entitled, “Manufactured Housing Used As Dwellings,” shall be an acceptable alternative to this code for construction work associated with the installation of manufactured homes and for additions, alterations and repairs to manufactured homes.

Copies of the Model Manufactured Home Installation Standard can be obtained for \$12 by contacting the Institute for Building Technology and Safety at <http://www.ibts.org/publications.shtml>.