

# Manufactured Homes

## Article 21-B Introductory Course

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**Joel Harper**  
CEO

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**Course Information**

This course has been developed MHC Consultants and approved by the Department of State for training credit as follows:

3 hours, Manufactured Housing

Course number: mfg0009500  
Course provider: NYHA  
Course location: Online

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**Course Attendance Issues**

The Division of Building Standards and Codes will not give course attendees credit for a course without the meeting the required milestones:

Arriving more than 15 minutes after training start time,  
leaving before the training end time,  
missing more than 15 minutes of training time(out of room, ie:phone call),  
or failing to successfully complete a required quiz, if applicable.

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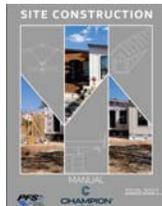
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**Course Development**

Utilized Installation Instruction Manual for



[www.titanhomesny.com](http://www.titanhomesny.com)



Thank you to: Ed Ostrander, General Manager; Mike Perri, Service Manager; Jacob Nelson, Quality Control;  
Champion Home Builders, Titan Homes Division - Sangerfield, NY

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**Course Development**  
Utilized Installation Instruction Manual for

  
**CHAMPION HOMES**  
[www.titanhomesny.com](http://www.titanhomesny.com)



Thank you to: Ed Ostrander, General Manager; Mike Perri, Service Manager; Jacob Nelson, Quality Control; Champion Home Builders, Titan Homes Division - Sangerfield, NY

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**MHC Consultants LLC**

**Course Development**

  
**Blevins**

[www.blevinsinc.com](http://www.blevinsinc.com)

Thank you to: Fred Smith and Tiffany Lawrence for providing manuals, tech specs and demonstration equipment

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**Course Development**

  
**SKYLINE**

[www.skylinehomes.com](http://www.skylinehomes.com)

Thank you to: John Jacon for providing images and technical assistance

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**Course Development**



Thank you to: Christopher Therrian for providing images and technical assistance

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**Course Development**



William Sherman  
Administrator – Manufactured Housing  
Division of Building Standards and Codes



Special thank you to: William Sherman for his invaluable assistance in the creation of this program, and for asking me a question one time at a meeting.

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**MHC Consultants LLC**

**THIS COURSE IS CONTENT HEAVY!**

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- Manufactured Home
  - Mobile Home
- Factory Manufactured Home
  - Park Model Home
  - Trailer

It's only a name, right?

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- Manufactured Home
  - Mobile Home
- Factory Manufactured Home
  - Park Model Home
  - Trailer

It's only a name, right?



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**What is a *Manufactured Home* ?**

- A structure designed as a dwelling

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## Dwelling and Dwelling Unit

*Dwelling* "means any structure that contains one to a maximum of four dwelling units, designed to be permanently occupied for residential living purposes."

*Dwelling unit* "means a single unit that provides complete independent living facilities for one or more persons, where the occupancy is primarily permanent in nature, including permanent provisions for separate living, sleeping, cooking, eating, and sanitation."

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### What is a *Manufactured Home* ?

- A structure designed as a dwelling
  - Transportable in one or more sections
  - 8 feet wide (or more) or
  - 40 feet long (or more) in the traveling mode
  - 320 square feet or larger
  - Built on a permanent chassis
  - With or without a permanent foundation
  - Pre-installed plumbing, heating, hvac
  - Built after June 15, 1976
- And...

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**Bearing a seal signifying conformance to the design and construction requirements of the Department of Housing and Urban Development, Manufactured Home Construction and Safety Standards, 24 CFR Part 3280 (HUD Code)**



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**What is an attached Manufactured Home?**

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**What is an attached Manufactured Home?**

An *attached manufactured home* is two or more adjacent manufactured homes that are structurally independent from foundation to roof and with open space on at least two sides, but which have the appearance of a physical connection (i.e. zero lot line)

**Appendix BA 103**

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What is a Manufactured Home?



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What is a Manufactured Home?



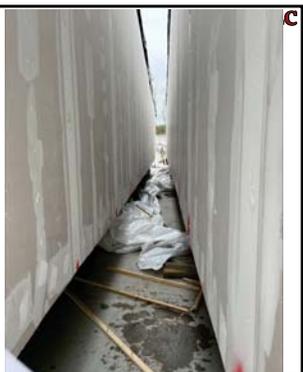
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What is a Manufactured Home?



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What is a Manufactured Home?



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What is a Manufactured Home?



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What is a Manufactured Home?



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*“A manufactured home is not a motorhome or trailer, and although it is often called a “mobile home,” it is not that either.”*

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What is a **Mobile Home** ?

- A structure designed as a dwelling
  - Transportable in one or more sections
  - Built on a permanent chassis
  - With or without a permanent foundation
  - Pre-installed plumbing, heating, hvac
  - Built before June 15, 1976
- And...

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May or may not contain a label certifying compliance with NFPA, ANSI or a specific state standard .

For the purpose of these provisions, a mobile home shall be considered a manufactured home.



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What is a **Factory Manufactured Home** ?

- AKA: Modular Home
  - A structure designed as a dwelling
  - Transportable in sections
  - Intended for permanent foundation
  - Constructed in a manufacturing facility
  - Frame on modular
- And...

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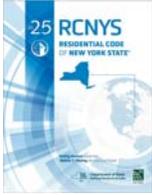
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- Bearing a NYS Insignia of Approval signifying conformance to design and construction requirements of the NYS Uniform Fire Prevention and Building Code




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Image courtesy of Skyline Champion




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★ **What is a CrossMod® ?**

A CrossMod® is a marketing term for a HUD code home that meets the requirements of the Fannie Mae and Freddie Mac MH Advantage program.

- Multi-Section, not single
- No metal siding
- Eaves 6" or greater
- One of the following:
  - Dormer and covered porch (Min 72 sq. Ft.)
  - Dormer and attached garage or carport
  - Covered porch (Min 72 sq. Ft. And attached garage or carport)
- Low profile finished floor set not to exceed 30" from bottom of floor joist to exterior grade for front or other entry elevation barring site topography

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### What is a CrossMod ® ?

Definition continued:

- One of the Following Energy Standards
  - U-Value of 0.076 or less
  - 2009 International Energy Conservation Code
  - Energy STAR
- Finished Drywall throughout including closets
- All cabinets must be solid wood or veneered
- No plastic features in bathrooms

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### What is a Park Model Home?

- A structure designed as a **temporary** dwelling  
Seasonal Use
  - Transportable by LD truck
  - Built on a single chassis
  - 400 Sq. Ft. or less
- And...

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What is a Park Model Home?

- A structure designed as a **temporary** dwelling
  - Seasonal Use
- Transportable by LD truck
- Built on a single chassis
- 400 Sq. Ft. or less



And...

**May or may not contain a label certifying compliance with ANSI A119.5 "Recreational Vehicle" standard.**

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What is a Park Model Home?

- A structure designed as a **temporary** dwelling
  - Seasonal Use
- Transportable by LD truck
- Built on a single chassis



ANSI A119.5, Standard for Park Model Recreational Vehicles, is developed by the Recreational Vehicle Industry Association (RVIA) and defines a Park Model Recreational Vehicle as, "A single living recreational vehicle that is primarily designed and completed in a single chassis, mounted on wheels, to provide temporary living quarters for recreational, camping or seasonal use, [and] is certified by the manufacturer as complying with all applicable requirements of ANSI A119.5..."

**May or may not contain a label certifying compliance with ANSI A119.5 "Recreational Vehicle" standard.**

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★ **Consultants LLC**

APPLICATION FOR TITLE

UNLADEN WEIGHT:  Less than 16,000 lbs.  16,000 lbs. or more

MAXIMUM GROSS WEIGHT (FOR TRUCKS):  Less than 16,000 lbs.  16,000 lbs. or more

ADULT SEATING CAPACITY (including Driver):  Yes  No

**C MANUFACTURED HOMES ONLY** How was the manufactured home obtained?  New  Used

SERIAL NUMBER

YEAR MAKE COLOR SIZE (Width Length)

**D TRAILERS ONLY** How was the trailer obtained?  New  Used  Leased  Salvage

VEHICLE IDENTIFICATION NUMBER

YEAR MAKE COLOR UNLADEN WEIGHT

Is the trailer currently registered in new owner's name?  Yes  No

TYPE:  House Trailer  Boat Trailer  Semi Trailer  Refrigerator Trailer  Other

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TYPE:  House Trailer  Boat Trailer  Semi Trailer  Refrigerator Trailer  Other

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**Federal Legislation - MH Improvement Act 2000**

Signed by President William Clinton 12/27/2000  
Amended Manufactured Housing Construction and Safety Standards Act 1974

Appoint Manufactured Housing Consensus Committee (MHCC)

- Equivalent of NYS Codes Council

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Amended Manufactured Housing Construction and Safety Standards Act 1974

- Appoint MHCC

Modernized Construction Requirements

- Including creation of a model MH installation standard

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Amended Manufactured Housing Construction and Safety Standards Act 1974

- Appoint MHCC
- Modernized Construction Requirements

Creating new mandates including

- MH Installation Program
- Dispute Resolution Program

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- Installation program shall include
- An installation standard
  - Training and licensing of installers
  - Inspection program of homes

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- Installation program shall include
- Dispute program shall include
- Avenue to resolve disputes between Man/Ret/Inst
  - Correction or repair of defects in MH
  - Timeframe to file complaint (1yr from Installation)
  - Notification to consumer

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- Installation program shall include
- Dispute program shall include
- Avenue to resolve disputes between Man/Ret/Inst
  - Correction or repair of defects in MH
  - Timeframe to file complaint (1yr from Installation)
  - Notification to consumer

Each state must adopt legislation establishing respective program by December 27, 2005

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**State Legislation – NY Manufactured Housing Advancement Act 2005**

Signed by Governor George Pataki 10/11/2005  
Implement provisions of Federal MHIA 2000

**Article 21-B of Executive Law of NY  
“Manufactured Homes”**

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**Article 21-B of Executive Law of NY**

Established requirements for:

- Certifications
- Warranty Seals & Quarterly Reporting
- Dispute Resolution
- Training & Continuing Education
- NYS DOS Responsibilities

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**§602 Certification**

*On and after July 1, 2006, no person or business entity shall... Manufacture, Sell, Install or Service unless*

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**§602 Certification**

*On and after July 1, 2006, no person or business entity shall... Manufacture, Sell, Install or Service unless*

- The person or business is certified **and**

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**§602 Certification**

*On and after July 1, 2006, no person or business entity shall... Manufacture, Sell, Install or Service unless*

- The person or business is certified **and**
- At least 1 certified person is on-site

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**Certification Types**

**Manufacturer:** Any person or business entity engaged in manufacturing or producing manufactured homes

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**Manufacturer**

**Installer:** Any person or business entity, including, but not limited to, a retailer or mechanic, who installs or sets up a manufactured home for a buyer

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**Manufacturer**

**Installer**

**Retailer:** Any person or business entity engaged in the in the Retail selling or offering for sale, brokering or distribution of manufactured homes

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**Manufacturer**

**Installer**

**Retailer**

**Mechanic:** Any person or business entity engaged in the business of performing **service** on manufactured housing

**Service:** The modification, alteration or repair of the structural systems of a manufactured home

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**§604 Powers of the Department**

- Establish program Rules & Regulations
  - **19 NYCRR Part 1210**
- Issue/Deny Certifications
- Receive complaints, conduct investigations
- Maintain an Online Registry
  - List certified parties
  - Record of violations & fines
- State Administrative Agency

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**§609 State Administrative Agency Requirements**

- Carry out the state plan and enforce the National Manufactured Housing Construction and Safety Standards Act
- Manufacturers and Retailers are subject to Federal requirements
- Authorized to enter at reasonable times... Any factory, warehouse, or establishment where manufactured housing is stored or held for sale

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As a condition of receiving and retaining any certification...the certified party agrees to submit to the jurisdiction copies of records, reports or certifications in connection with any disputes or resolution of disputes.

To accept service of any notice, complaint, or other paper provided by the Dept. of State

To be bound by any consent order, decision, or final decision and order made by the Dept. of State

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**Definition: Installation**

- Affixation of a manufactured home to a foundation or supports at a building site

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**Definition: Installation**

- Affixation of a manufactured home to a foundation or supports at a building site
- Assembly and fastening of structural components...including the completed roof system; and

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**Definition: Installation**

- Affixation of a manufactured home to a foundation or supports at a building site
- Assembly and fastening of structural components...including the completed roof system; and
- The connection to electric, oil, water, gas, sewage and any necessary systems for the use of the manufactured home for dwelling purposes.

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**Promulgated Regulation: 19 New York Codes Rules and Regulations Part 1210 “Manufactured Homes Regulations”**

Implements the provisions of Article 21-B

Applies to... Manufacturers, Retailers, Installers & Mechanics

\*Factory manufactured homes

A4112-2013 (3/25/2014) Recommended: Assembly Government Operations  
S3223-2013 (3/25/2014) Amended & Recommended: Senate Housing, Construction & Community Development

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**Established rules and regulations for**

Training & Continuing Education  
Certification & the standards for  
Application Fees  
Resolution of disputes  
And More...

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**Application Fees**

Entity	Initial	Renewal
Manufacturer	\$200	\$200
Retailer	\$200	\$200
Installer	\$200	\$200
Mechanic	\$100	\$100
Limited	\$25	\$25
Owner Occupant	\$25	N/A

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**Corporations, LLC's, LP's**

- These business entities applying for certification must employ...
  - (1) at least one certified person
    - That employee must apply for limited certification & meet the experience and education requirements
- Provide appropriate Financial Security
- Fee: \$200 + \$25 for each employee

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**Individuals/DBA's**

- Individuals applying for certification must...
  - Meet the experience and education requirements
  - Provide appropriate Financial Security
- Fee \$200, + \$25 for each additional employee

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**Multiple Categories**

Such as:

- Manufacturer & Retailer
- Retailer & Installer

A limited certification must be assigned to each category

Installer with a Limited Mechanic

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**Multiple Locations (manufacturers/retailers)**

Operating more than one plant or sales location

- Such as Skyline Champion Corporation
  - 36 manufacturing facilities throughout US
  - 9 currently certified for NYSkyline Homes, Champion Homes, Redman Homes, Titan Homes, Atlantic Homes and others
- or CMH Homes, Inc.
  - Multiple retail sales centers in NY

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- Each location shall be certified
- **A limited certification must be assigned to each site.**
- One representative can be assigned to more than one site.

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**Owner Occupant Certification**

- Complete 21-b and Installer Course
- Identify the home and location
- Valid until completion or 1yr, whichever is earlier
  - not renewable
- Owner/occupant or co-owner/co-occupant
- Not authorized to act as Mechanic
- Not authorized to complete another installation

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**Qualifications**

• **Manufacturer**

- HUD Approval
- Provide Financial Security
- Completion this course

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• **Retailer**

- Provide Financial Security
- 1 yr. full time employment in MH industry or substantially similar
- High school graduate or equivalent
- Completion this course

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• **Installer**

- Provide Financial Security
- 2 yrs. full time employment installing MH or substantially similar  
Or have Substantial involvement in 20 MH installations
- High school graduate or equivalent
- Completion of this course & 13 additional hrs
- Examination

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• **Installer**

- Provide Financial Security
- 2 yrs. full time employment installing MH or substantially similar  
Or have Substantial involvement in 20 MH installations
- High school graduate or equivalent
- Completion of this course & 13 additional hrs
- Examination

**You must apply within 6 months of passing the examination**

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• **Mechanic**

- Provide Financial Security
- 1 yr. full time employment servicing MH or substantially similar
- High school graduate or equivalent
- Completion this course & 3 additional hrs
- Examination

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• **Mechanic**

- Provide Financial Security
- 1 yr. full time employment servicing MH or substantially similar
- High school graduate or equivalent
- Completion this course & 3 additional hrs
- Examination

**You must apply within 6 months of passing the examination**

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Limited Certification

- Individuals applying for limited certification must...
- Meet the experience and education requirements
  - Have appropriate Financial Security provided by **EMPLOYER**
- Fee \$25 for each employee

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Limited Certification

- Individuals applying for limited certification must...
- Meet the experience and education requirements
  - Have appropriate Financial Security provided by **EMPLOYER**
- Fee \$25 for each employee

Individual Limited Certification as ...	Employer Certified as ...
Manufacturer	Manufacturer
Retailer	Retailer
Installer	Installer
Mechanic	Installer or Mechanic

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Financial Security

*"A person or business entity certified... must maintain an acceptable deposit account, letter of credit or surety bond in full force and effect..."*

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**MHC Consultants LLC**

"must maintain an acceptable \_\_\_\_\_ in full force and effect..."

1. At all times while certification is in effect;

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**MHC Consultants LLC**

"must maintain an acceptable \_\_\_\_\_ in full force and effect..."

1. At all times while certification is in effect;
2. At all times while certification is suspended; and

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**MHC Consultants LLC**

"must maintain an acceptable \_\_\_\_\_ in full force and effect..."

1. At all times while certification is in effect;
2. At all times while certification is suspended; and
3. At all times following the expiration or revocation of certification until the expiration of timeframe under which a homeowner can file a complaint...

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**MHC Consultants LLC**

"must maintain an acceptable \_\_\_\_\_ in full force and effect..."

If a complaint has been filed, until such time as the complaint is resolved.

- 1. 21-b order satisfied;
- 2. 21-b judgement satisfied;
- 3. Appeal timeframe has expired.

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**MHC Consultants LLC**

**Surety Bond, Deposit Account Control Agreement or Letter of Credit**

in amount of:

- \$50,000 – Manufacturer
- \$25,000 – Retailer
- \$10,000 – Installer
- \$5,000 – Mechanic

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**MHC Consultants LLC**

**Duration  
Certification valid 2 years**

- Renewal
  - Continuing Education 3 hrs prior
  - Complete Application process




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**Manufacturer's Warranty Seals  
Guarantee from the Manufacturer**

- Approved by HUD
- Construction per HUD codes
- Certified by DOS




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**Manufacturer's Warranty Seal**

- Approved by HUD
- Construction per HUD codes
- Certified by DOS

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- Permanently attached
  - Largest closet in the largest bedroom




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**Manufacturer's Reporting**

- Quarterly or monthly
- DOS form
- Home information
- Retailer shipped to
- Authorized Signature
  - Name & Address

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**Manufacturer Responsibilities**  
**CFR 3282 Procedural and Enforcement Regulations**

- Remedial Actions to Consumer Complaints
  - Must INVESTIGATE within 30 days
  - Is it a MANUFACTURING PROBLEM and does it require action
- In addition, RESEARCH factory records
  - Is there a "CLASS" of homes
  - If so, PLAN of notification and correction

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**Retailer Responsibilities**

- The structure must be suitable for the climate zones of the project site.
- Retailers cannot alter a home in any manner that would disqualify it as complying with the HUD code. This is through installation or when it is given over for delivery.

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- The structure must be suitable for the climate zones of the project site.
- Retailers cannot disqualify it as a product through installation that would disqualify it as a product for delivery.




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- The structure must be suitable for the climate zones of the project site.
- Retailers cannot disqualify it as a product through installation that would disqualify it as a product for delivery.




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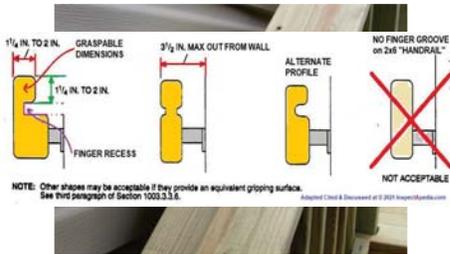


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### HUD Retailer Responsibilities




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- Manufacturer's Warranty Seal 
- To notify the manufacturer of any defects or non-compliances
- Retailer must notify the manufacturer of any consumer complaint on any non-complying defect.
- Provide and complete information cards

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**PLEASE DETACH AND RETURN WARRANTY REGISTRATION**

OWNER/PURCHASER \_\_\_\_\_  
 STREET ADDRESS \_\_\_\_\_  
 CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ PHONE \_\_\_\_\_

RETAILER/SELLER \_\_\_\_\_ DATE SOLD \_\_\_\_\_  
 STREET ADDRESS \_\_\_\_\_  
 CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ PHONE \_\_\_\_\_

LOCATION OF HOME \_\_\_\_\_  
 STREET ADDRESS \_\_\_\_\_  
 CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ PHONE \_\_\_\_\_

DATE OF MFG. \_\_\_\_\_ SERIAL NO. \_\_\_\_\_

MODEL NO. _____	DESIGN WIND ZONE	DESIGN ROOF LOAD	THERMAL ZONE
WIND ZONE I 18 PSF	SOUTH-20 PSF	ZONE I	
WIND ZONE II 18 PSF	MIDDLE-20 PSF	ZONE II	
WIND ZONE III 18 PSF	NORTH-14 PSF	ZONE III	
OTHER _____			

TO BE COMPLETED AFTER FIRST SALE

TO BE COMPLETED AFTER SECOND SALE

TO BE COMPLETED AFTER THIRD SALE

**BUSINESS REPLY MAIL**  
 BUSINESS REPLY MAIL PERMIT NO. 1000  
 BUSINESS REPLY MAIL PERMIT NO. 1000  
 BUSINESS REPLY MAIL PERMIT NO. 1000

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**Dispute Resolution Notice**

- Federal Requirement
- Obtain Consumer Acknowledgement
- Maintain copy for Retailer records

**DISPUTE RESOLUTION NOTICE**

**information February 2016**

**RETAILER DISPUTE RESOLUTION NOTIFICATION**

Notice Pursuant to 16 CFR 231.10-11, Dispute Resolution and Online Dispute Resolution (ODR) Requirements for Consumer Products and Services

The use of this notice shall be as follows:

The U.S. Department of Housing and Urban Development (HUD) has adopted the Online Dispute Resolution (ODR) program to resolve disputes among manufacturers, retailers, or vendors concerning certain residential products. HUD states that this program is available to consumers of residential products. For additional information about this program, the dispute resolution program, and additional information about the Online Dispute Resolution program, the consumer should contact the manufacturer or retailer. These programs are not warranty programs and do not replace the manufacturer's or any other general warranty program.

In New York State, complaints for the resolution of disputes should be directed to the appropriate relevant unit of the New York State Department of State, Division of Building Standards and Codes, One Commerce Plaza, 9th Floor, Albany, New York 12242, Albany 910-492-3474, New York State.

HUD-2016-010-00000

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Dispute Resolution Notice

- Federal Requirement
- Obtain Consumer Acknowledgement
- Maintain copy for Retailer records



U.S. DEPARTMENT OF STATE  
 INFORMATION September 2016  
 RETAILER INSTALLATION DISCLOSURE UPDATED  
 This document is a translation of the original document in the language of the country of origin. It is provided for informational purposes only and does not constitute an official document of the U.S. Department of State. For additional information about these programs, see [www.dhs.gov](http://www.dhs.gov), [www.dhs.gov/immigration](http://www.dhs.gov/immigration), and [www.dhs.gov/immigration/immigration-information](http://www.dhs.gov/immigration/immigration-information). For more information, contact the U.S. Department of State, Office of Economic and Business Affairs, Bureau of Economic and Business Affairs, Washington, DC 20520-5001. Telephone: (301) 491-3441, Fax: (301) 491-3442.

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HUD Retailer Responsibilities

Installation Disclosure Notice

- Federal Requirement
- Obtain Consumer Acknowledgement
- Maintain copy for Retailer records

U.S. DEPARTMENT OF STATE  
 INFORMATION September 2022  
 CONSUMER INSTALLATION DISCLOSURE UPDATED  
 This document is a translation of the original document in the language of the country of origin. It is provided for informational purposes only and does not constitute an official document of the U.S. Department of State. For additional information about these programs, see [www.dhs.gov](http://www.dhs.gov), [www.dhs.gov/immigration](http://www.dhs.gov/immigration), and [www.dhs.gov/immigration/immigration-information](http://www.dhs.gov/immigration/immigration-information). For more information, contact the U.S. Department of State, Office of Economic and Business Affairs, Bureau of Economic and Business Affairs, Washington, DC 20520-5001. Telephone: (301) 491-3441, Fax: (301) 491-3442.

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HUD Retailer Responsibilities

Installation Disclosure Notice

- Federal Requirement
- Obtain Consumer Acknowledgement
- Maintain copy for Retailer records



U.S. DEPARTMENT OF STATE  
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**MHC Consultants LLC**

**HUD Retailer Responsibilities**

Installation Disclosure Notice

- Federal Requirement

**homes (new or pre-owned) are required to be installed in compliance with all New York State installation requirements. All manufactured homes constructed prior to July 12, 2021, are required to have carbon monoxide alarms installed in accordance with the Uniform Code in effect at the time of its construction; homes constructed on or after this date shall have carbon monoxide alarms in accordance with the HUD Code. Building permits from the local jurisdiction are**

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**MHC Consultants LLC**

**HUD Retailer Responsibilities**

Installation Disclosure Notice

- Federal Requirement

**inspected by the local Code Enforcement Official. Any "Alternative Tie-Down and/or Foundation Systems" that deviate from the manufacturer's installation manual must be designed by a NYS Design Professional (pre-owned and new homes) and approved by the manufacturer and Design Approval Primary Inspection Agency (DAPIA) (new homes only). All manufactured homes must be**

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**MHC Consultants LLC**

**Display of homes**

- Provide temporary blocking per manufacturer's instructions

124

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Display of homes

- Provide temporary blocking per manufacturer's instructions



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Retailer Responsibilities

- Provide temporary blocking instructions



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Retailer Responsibilities

- Provide temporary blocking instructions



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Retailer Responsibilities

- Provide temporary blocking per manufacturer's instructions



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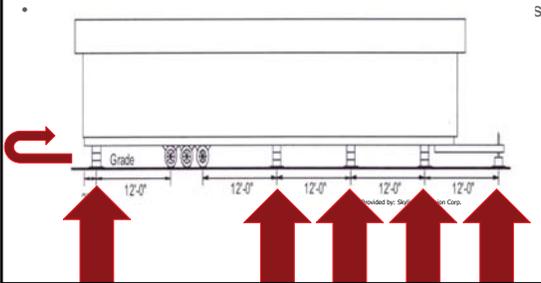
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Display of homes



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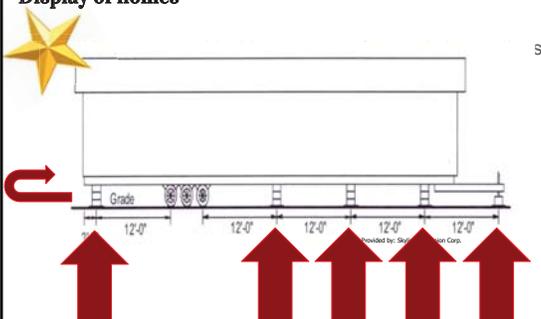
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Display of homes



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**Preemption**

No state or local authority may establish any standard regarding construction or safety which is not identical to...



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**Preemption**

No state or local authority may establish any standard regarding construction or safety which is not identical to...

New homes are 'CERTIFIED' to comply with provisions of ...  
Manuf. certifies to LAHJ, retailer and purchaser  
Retailer & Installer certify to LAHJ and purchaser



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**Preemption**

No state or local authority may establish any standard regarding construction or safety which is not identical to...

New homes are 'CERTIFIED' to comply with provisions of ...  
Manuf. certifies to LAHJ, retailer and purchaser  
Retailer & Installer certify to LAHJ and purchaser

A home not in compliance with the Standards is not preempt



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**Preemption Exercise**

The LAHJ requires:

Shipped loose assembled drain lines insulated

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**Preemption Exercise**

The LAHJ requires:

~~Shipped loose assembled drain lines insulated~~

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**Preemption Exercise**

The LAHJ requires:

~~Shipped loose assembled drain lines insulated~~

50 psf roof snow load

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**Preemption Exercise**

The LAHJ requires:

~~Shipped loose assembled drain lines insulated~~

~~50 psf roof snow load~~

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**Preemption Exercise**

The LAHJ requires:

~~Shipped loose assembled drain lines insulated~~

~~50 psf roof snow load~~

#6 copper wire to bond chassis of a multi-section home

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**Preemption Exercise**

The LAHJ requires:

~~Shipped loose assembled drain lines insulated~~

~~50 psf roof snow load~~

~~#6 copper wire to bond chassis of a multi-section home~~

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**Preemption Exercise**

The LAHJ requires:

~~Shipped loose assembled drain lines insulated~~

~~50 psf roof snow load~~

~~#6 copper wire to bond chassis of a multi-section home~~

Carbon monoxide alarm in the home

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**Preemption Exercise**

The LAHJ requires:

~~Shipped loose assembled drain lines insulated~~

~~50 psf roof snow load~~

~~#6 copper wire to bond chassis of a multi-section home~~

Carbon monoxide alarm in the home

What year was the home built?

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**HUD Code Changes**

- **Changes to 24 CFR 3280, 3282, and 3285 went into effect September 15th, 2025.**
- **The following are some highlights of those changes, and do not include all changes to the Code.**

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HUD Code Changes continued

- **Up to four unit manufactured homes:** Changes to regulatory language allow single family manufactured homes to offer up to four dwelling units while ensuring comprehensive fire safety to occupants by adding benchmarks and guidelines that meet Manufactured Housing Construction and Safety standards.
- **Open floor plans, truss designs, and specifications for attics:** The updated requirements for exterior door separation and structural design enable open floorplans that maintain fire safety, clarify unclear provisions, and enable optimization of truss design. In addition, the final rule includes more clarity regarding structural design requirements for attics.
- **Ridge roof designs:** Revised definitions and regulatory language allow certain specified roof ridge designs (peak cap and peak flip roof assemblies) without a requirement for specific on-site inspections by a HUD-approved agency, except for certain exclusions. This type of roof installation is common through the industry and uses technology that is time-tested. This update is beneficial for manufacturers and consumers by incorporating more recent design practices into the regulations and eliminating unnecessary inspections and associated costs.
- **Materials that facilitate modern design approaches and improve quality:** Updates to reference standards for materials (wood, steel, piping) and products align with other building standards, allow the use of more modern design approaches and installation of alternative materials, and improve the quality and safety of homes for consumers.
- **Accessibility improvements:** Modifications to standards for accessible showers comply with national disability standards for roll in showers. This eliminates the need for HUD alternative construction approval and reduce cost and burdens for manufacturers and consumers.
- **Modern and energy-saving appliances:** Updated and newly added standards allow for the use of more modern and energy efficient appliances, including gas-fired tankless water heaters, eliminating the need for HUD alternative construction approvals for use of such appliances.
- **Additional process efficiencies that save time and reduce costs:** Improved language stipulating prerequisites for the process of obtaining installation licenses increase flexibility for installers; updates to water system piping testing procedures decrease on-site testing time; and utilization of appliance QR codes for manuals and information will reduce paperwork and bookkeeping.

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HUD Code Changes continued

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### Installer Responsibilities

- **Foundation inspected & approved by LAHJ**
  - **1210.16(e)(2)** “include, without limitation, a warranty that the foundation or supports...were inspected and approved by the governmental agency...responsible for enforcing the uniform code in the jurisdiction in which the manufactured home was installed...”

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- **Installation meets UFPBC**
  - BA113.1 “New Manufactured Homes shall be installed on a foundation system constructed in accordance with this appendix (Appendix BA) and the *installation instructions*.”
  - Including connections to utilities




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• Installation meets UFPBC

- BA113.1 "New Manufactured Homes shall be installed on a foundation system constructed in accordance with this appendix (Appendix BA) and the installation instructions."

- Alternative Construction Inspections – notify Manufacturer
- Covering the work of others (subcontractors)
  - Oversight
  - Documentation

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Installer Important Do NOTs

- Do not place a warranty seal if you cannot warrant the work of others.
- Do not place a warranty seal if you cannot do the work correctly. Find someone who can!
- The Installer of Record cannot select or omit any part of the work required to make the home suitable for use as a dwelling.

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- Do not place a warranty seal if the installation

**IS NOT COMPLETE**

ie: deck, stairs, handrails, etc.

"You just bought the noncompliance"

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**Installer's Warranty Seals**  
**Guarantee from the Installer**

- Installed per code
- Installer Certified by DOS
- Foundation approved

Also req. for "Owner-occupant"

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- Permanently attached
  - Largest closet in the largest bedroom




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- Permanently attached
  - Largest closet

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**Installer's Warranty Seals  
No CO shall be issued !!!**

- After January 1, 2006
- UNLESS:
  - Manufacturer's seal is attached

AND



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**Installer's Warranty Seals  
No CO shall be issued !!!**

- After January 1, 2006
- UNLESS:
  - Manufacturer's seal is attached

**1210.16(g)** No authority having jurisdiction shall issue a CofO for any MH unless... "the installer's warranty seal...has been attached to such manufactured home;"

AND



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**The government entity shall NOT RELY on the Installer's Seal**  
Independent inspection of the installation must be made



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The government e  
Independent ins



**C Consultants LLC**

installer's Seal  
must be made



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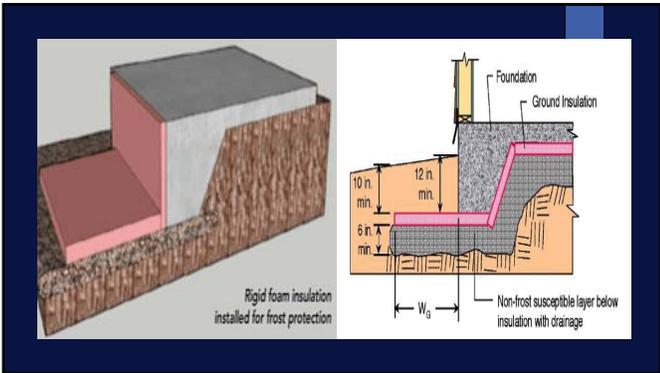
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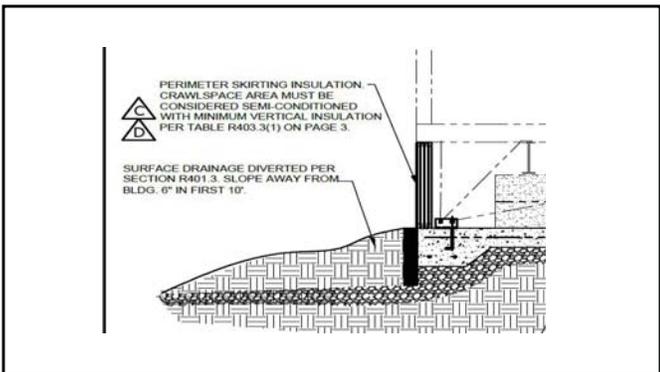
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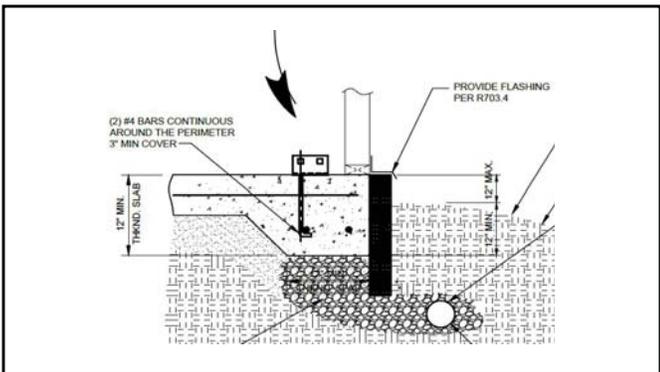
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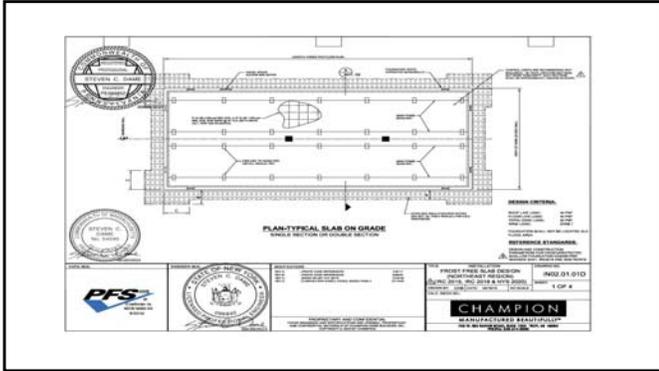
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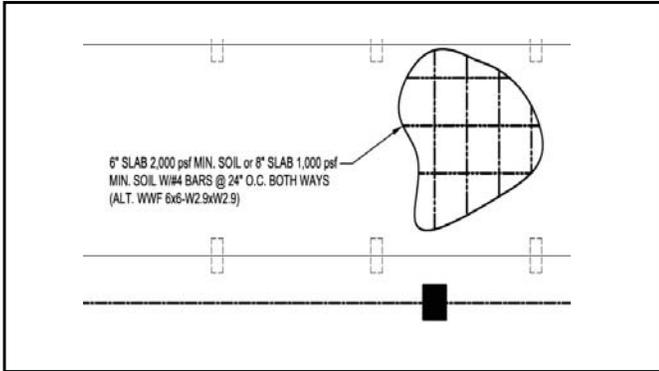
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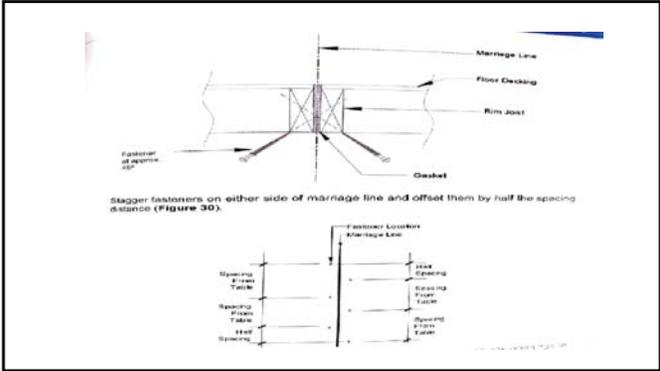
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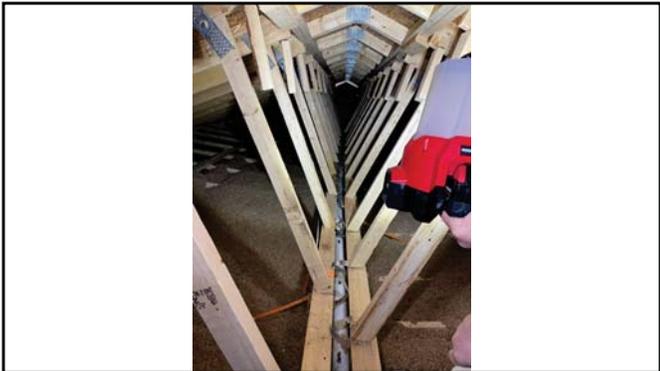
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4. **Secure king posts.** Position the hinged king posts (may be a knee wall) atop the fixed king posts or against the wooden stop (Figure 20). The king posts are either hinged to the underside of the hinged-truss top chord or shipped loose as a knee wall stored in the roof cavity. Position them as needed to level the roof, aligning each king post with the king post directly beneath it, and securing it in place per hinged roof truss installation addendum.

The diagram illustrates the assembly of a roof truss. It shows a side view of a truss with a king post. Labels indicate the 'Hinged King Post', 'Fixed King Post', 'Wooden Stop', and 'Hinged Truss Top Chord'. A circular inset shows a close-up of the hinged connection between the king post and the top chord.

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If it happens at the site the LAHJ has the right to inspect

Including:

- work outside of HUD Code
- not authorized by manufacturer
- non DAPIA repairs



LAHJ =  
Local Authority Having Jurisdiction

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- If an owner contracts work themselves, they are still required to hire a certified entity to oversee the work and affix a warranty seal.

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Application for Warranty Seal

<https://dos.ny.gov/code/manufactured-homes>

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Application for Warranty Seal

https://dos.ny.gov/code/manufactured-homes



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Application for Warranty Seal

https://dos.ny.gov/code/manufactured-homes



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Warranty Seal Fees

	Purchase price from DOS	Maximum Allowed Attachment Fee
Manufacturer's Seal	\$125	\$150
Installer Seal**	1 - 5: \$35 6 or more: \$25	\$50

\*\* Not for sale to "Limited Certificate" installer, and only one for "Owner-occupant" installer

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### Installer's Quarterly Reporting

- Quarterly
- General Stuff
  - Authorized signature
  - Name and address
  - Reporting period
- Home details
  - Warranty Seal No.
  - Owner
  - Certification that installation meets UFPBC

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### Installer's Quarterly Reporting

- Quarterly
- General Stuff
  - Authorized signature
  - Name and address
  - Reporting period
- Home details
  - Warranty Seal No.
  - Owner
  - Certification that installation meets UFPBC

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### Installer's Quarterly Reporting

- Quarterly
- General Stuff

No Homes installed this Quarter?	If you have not installed any homes in the State of New York for this reporting period mark an <b>X</b> in the box and mark <b>NONE</b> in Schedule of Installed Units section and then mail this report.	<input type="checkbox"/>
Has your address or business information changed?	If so, call the Dept. of State at (518) 474-4073 or mark an <b>X</b> in the box and enter new information above.	<input type="checkbox"/>
Final Report?	If so, mark an <b>X</b> in the box if you are discontinuing your business operations and this is your final report. Attach your <b>Certification and unused warranty seals</b> to this report.	<input type="checkbox"/>
<b>Accountability for Unused Warranty Seals</b>		
Physical count of unused warranty seals remaining <input type="text"/>		

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