

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 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: NYSWDA
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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Course Development

Utilized Installation Instruction Manual for



CHAMPION[®]
HOMES

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



www.blevinsinc.com

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

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www.skylinehomes.com


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


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Course Development





NEW YORK STATE

Department of State
Building Standards & Codes

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

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★

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Course Development



William Sherman

Administrator – Manufactured Housing
Division of Building Standards and Codes



NEW YORK STATE

Department of State
Building Standards & 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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THIS COURSE IS CONTENT HEAVY!

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Please note:

This presentation is using the 2025 NYS UFPBC.

This will be in effect on 12/31.

Prior to this effective date, continue to use the
2020 NYS UFPBC.

HUD Code changes have been in effect since
9/15/25.

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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
- Modular Home
- Trailer

It's only a name, right?

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...

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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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)

AS FURNISHED BY THIS DEALER AND THE MANUFACTURER CERTIFIES TO THE BEST OF THE MANUFACTURER'S KNOWLEDGE AND BELIEF THAT THIS MANUFACTURED HOME HAS BEEN INSPECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AND IS CONSTRUCTED IN CONFORMANCE WITH THE FEDERAL MANUFACTURED HOME CONSTRUCTION AND SAFETY STANDARDS IN EFFECT ON THE DATE OF MANUFACTURE. SEE FILE PLATE.

CODE OF FEDERAL REGULATIONS

CFR

Revised as of April 1, 2005

OFFICE OF THE GENERAL COUNSEL

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TITAN

HOMES

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★

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What is an attached Manufactured Home?



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

What is a Manufactured Home?



What is a Manufactured Home?





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What is a Manufactured Home?

A photograph of a manufactured home with a red arrow pointing to it.

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What is a Manufactured Home?

A photograph of a manufactured home with a white railing and a blue door.

What is a Manufactured Home?



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

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...

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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CHECK THIS LIST OF STANDARD EQUIPMENT FOUND IN EVERY SINGER MOBILE HOME

THERMOPANE PICTURE WINDOWS	VARIETY OF INTERIOR AND EXTERIOR	DOUBLE BOTTLE GAS TANKS AND RACK	ABUNDANT STORAGE SPACE
LARGE ELECTRIC WATER HEATER	COLOR SCHEMES PLANNED WITH YOU	APARTMENT SIZE SECURE GAS RANGE	POWER FRESH AIR VENTS
SECURE ELECTRIC REFRIGERATOR	BY YOUR INTERIOR DECORATOR	LEFT READY IN KITCHEN CABINETS	
ALUMINUM SCREEN DOORS	ELECTRIC BRAKES ON ALL AXLES	HARD RUBBER PLYWOOD WALLS	

Specializing in Custom Building

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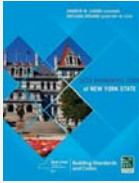
What is a *Factory Manufactured Home* ?

- 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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- 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.





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









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TRAILERS!

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TRAILERS!

★ IC Consultants LLC



TRAILERS!

Form 1099-INT

APPLICATION FOR TITLE

CONSULTANTS LLC

2007

PAYER'S INFORMATION

NAME (print or type) **CONSULTANTS LLC**

ADDRESS (print or type) **1000 10th St NW**

CITY (print or type) **WASHINGTON** STATE **DC** ZIP+4 **20004**

TELEPHONE (print or type) **202 462 1234**

RECEIPTS

1. **Interest**

2. **Dividends**

3. **Other income**

4. **Other**

TAXES

1. **Federal income tax**

2. **State income tax**

3. **Local income tax**

4. **Other**

FORM 1099-INT (1-1-08)

CONSULTANTS LLC

★ APPLICATION FOR TITLE

REMARKS: (DO NOT USE THIS FORM TO REGISTER A VEHICLE, BOAT OR TRAILER)
 REMARKS: (DO NOT USE THIS FORM TO REGISTER A VEHICLE, BOAT OR TRAILER)
 REMARKS: (DO NOT USE THIS FORM TO REGISTER A VEHICLE, BOAT OR TRAILER)

UNLADEN WEIGHT 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

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

If Yes, Plate Number

★ APPLICATION FOR TITLE

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☐ Yes ☐ No

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 How was the manufactured home obtained? ☐ New ☐ Used

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 How was the trailer obtained? ☐ New ☐ Used ☐ Leased ☐ Salvage

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 How was the manufactured home obtained? ☐ New ☐ Used

SERIAL NUMBER

YEAR MAKE COLOR SIZE Width Length

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 How was the trailer obtained? ☐ New ☐ Used ☐ Leased ☐ Salvage

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☐ Yes ☐ No

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☐ Semi Trailer ☐ Refrigerator Trailer
☐ Other

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

If Yes, Plate Number

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

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

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

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

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

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

§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

§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

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

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

Established rules and regulations for

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

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

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

95

• 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

97

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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"must maintain an acceptable _____ in full force and effect...

1. At all times while certification is in effect;

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"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

101

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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"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.

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

Duration

Certification valid 2 years

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



Manufacturer's Reporting

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

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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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- Permanently attached
 - Largest closet in the largest bedroom



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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.

110

- 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.



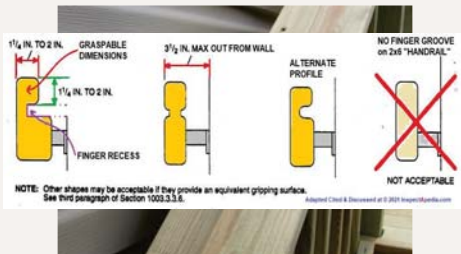
111

- The structure must be installed in the appropriate zones of the project site.
- Retailers cannot install a structure that would disqualify it as a "handrail" under the code. This is determined through installation and inspection for delivery.



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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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HUD Retailer Responsibilities

Installation Disclosure Notice

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



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HUD Retailer Responsibilities

Installation Disclosure Notice

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



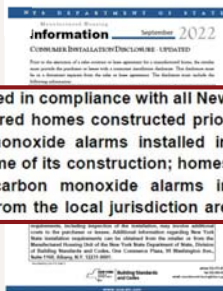
119

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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HUD Retailer Responsibilities

- Installation Disclosure Notice
- Federal Requirement

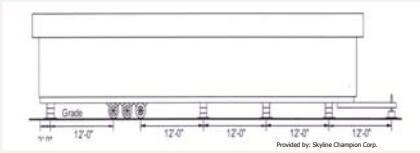
inspected by the local Code Enforcement Official. Any "Alternative Tie-Down and/or Foundation Systems" that deviate from the manufacturer's installation manual must be designed by a NYS Design Professional (pre-owned and new homes) and approved by the manufacturer and Design Approval Primary Inspection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



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Display of homes

- Provide temporary blocking per manufacturer's instructions



122

Display of homes

- Provide temporary blocking per manufacturer's instructions



123

Retailer Responsibilities

- Provide temporary blocking



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Retailer Responsibilities

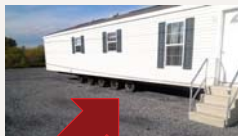
- Provide temporary blocking



125

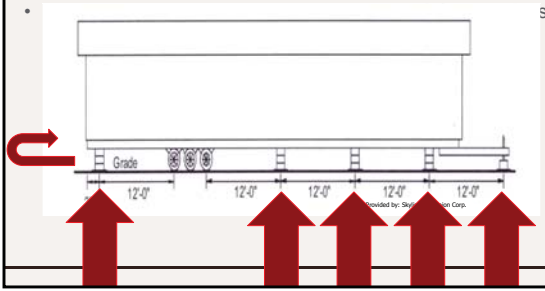
Retailer Responsibilities

- Provide temporary blocking per manufacturer's instructions



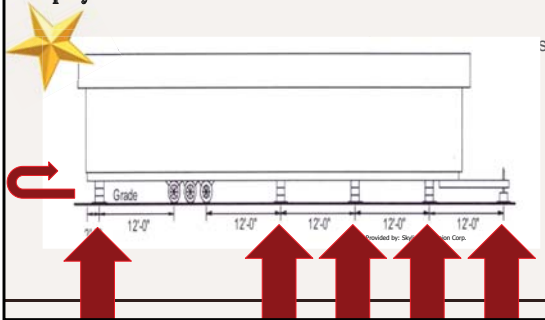
126

Display of homes



127

Display of homes



128

Preemption

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



129

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

130

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

131

Preemption Exercise

The LAHJ requires:

Shipped loose assembled drain lines insulated

134

Preemption Exercise

The LAHJ requires:

~~Shipped loose assembled drain lines insulated~~

Preemption Exercise

The LAHJ requires:

~~Shipped loose assembled drain lines insulated~~

50 psf roof snow load

Preemption Exercise

The LAHJ requires:

~~Shipped loose assembled drain lines insulated~~

50 psf roof snow load

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

138

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~~

139

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

140

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?

141

HUD Code Changes

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

150

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.

151

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...”

155

• Installation meets UFPBC

- BA113 “...installation instructions provided by the manufacturer.”
- Including connections to utilities



156

• Installation meets UFPBC

- BA113 “...installation instructions provided by the manufacturer.”
- Including connections to utilities
- Alternative Construction Inspections – notify Manufacturer
- Covering the work of others (subcontractors)
 - Oversight
 - Documentation

157

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.

158

- Do not place a warranty seal if the installation

IS NOT COMPLETE

ie: deck, stairs, handrails, etc.
"You just bought the noncompliance"

159

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

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

Also req. for "Owner-occupant"



160

- Permanently attached
 - Largest closet in the largest bedroom



161

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

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

AND



162

**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



163

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



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



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







-Currently 15 open complaints.

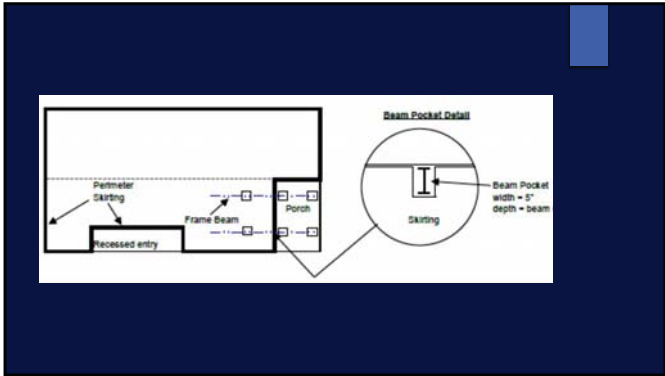
-We have received 9 new complaints since the beginning of this year.

-5 have been sent to the Office of Administrative Hearings for formal resolution.





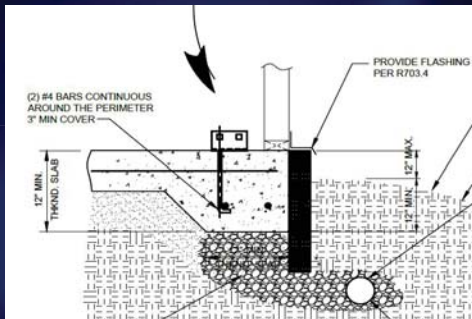


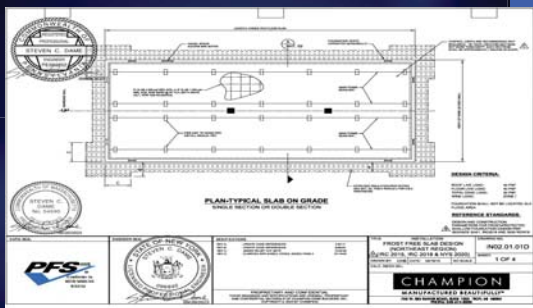


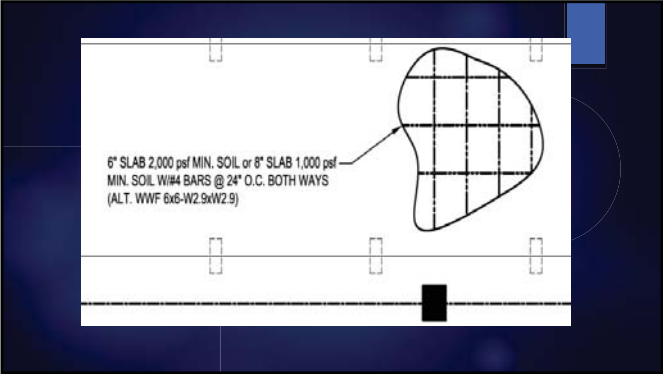














STEP 6. CONNECT FLOORS
Make floor structural connections according to the method described below.

Install toed fasteners through bottom board
Install fasteners at approximately a 45-degree angle (+/- 5 degrees) from horizontal as shown in (Figure 29) using the fastener type, size, and spacing indicated on Table 13.

TABLE 13. FLOOR CONNECTION FASTENING SPECIFICATIONS

Fastener	Size	Spacing		
Type		Wind Zone I	Wind Zone II	Wind Zone III
Lag screw	5/16" x 5"	36 in.	20 in.	16 in.
Wood screw	#10 x 5"	24 in.	N/A	N/A

* Increase fastener lengths by 3 inches for double rim joists.

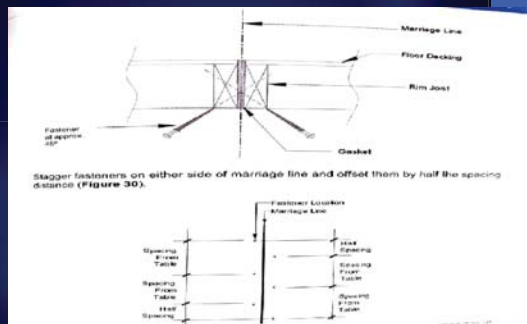
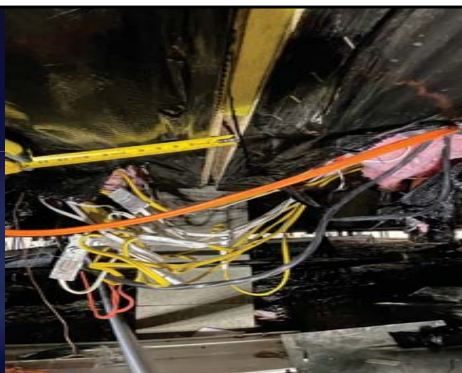
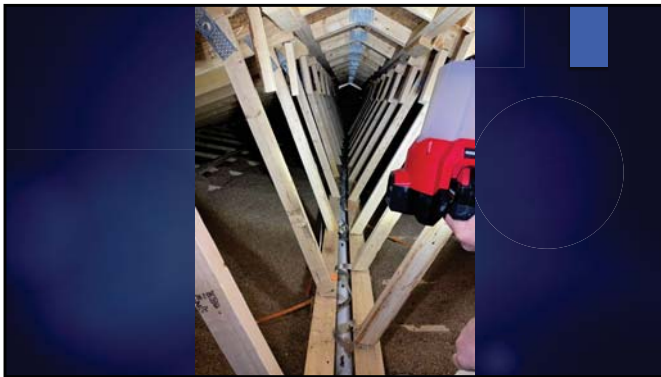
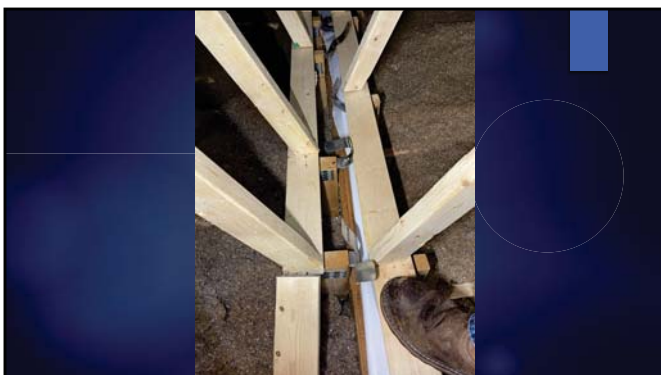


Figure 29. Floor connection through bottom board
(Fasteners must penetrate the rim joist by a minimum of 1½ inches)

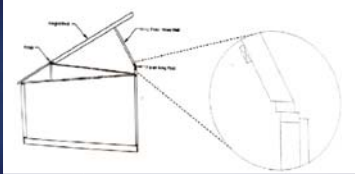


6. **Shim gaps.** Shim any gaps up to one inch between structural elements with dimensional lumber. If any gaps exceed one inch, re-position the home to eliminate such gaps.





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 29). 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.





STEP 7. CONNECT ROOF

If the marriage line along the roof is not snug, position jacks every 20 feet or less until the outside I-beam is uniformly in the section until the roof area is tight. Check to make sure the ceiling joint is flush before installing the connections. If not, use a jack and brace to move the ceiling in place, aligning it with the roof structure to the edge of the home. Fasten the roof along the marriage line for either double or triple-section homes.

DOUBLE-SECTION HOMES

Make roof structural connections in double-section homes as described below.

Install roof fasteners through roof sheathing

Install the fasteners through the roof deck into the ridge beams or roof rails at an approximately 30-degree angle (± 5 degrees) from horizontal (Figure 32) according to the fastener spacing and specifications in Table 16. Stagger fasteners on each side of marriage line and offset them by half the spacing distance (Figure 30). Spacing indicated is on-center, both sides of ridge. Make sure fasteners penetrate the ridge beam/rail by a minimum of 1-1/2 inches both sides of ridge.

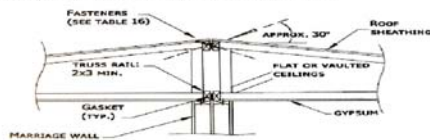
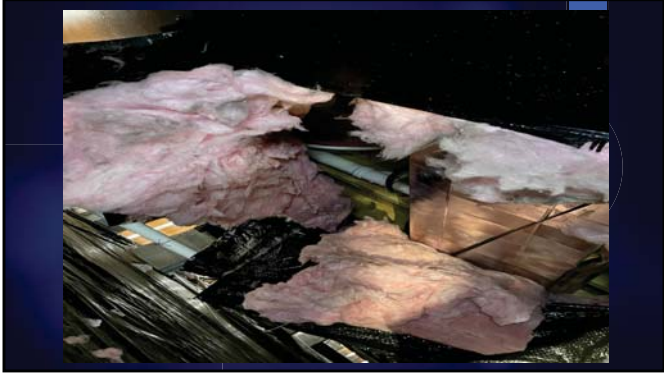


TABLE 16. ROOF CONNECTIONS SPECIFICATIONS

Fastener		Spacing		
Type	Size	Wind Zone I	Wind Zone II	Wind Zone III
Lag screw	5/16" x 5"	28 in.	20 in.	12 in.
Wood screw	#10 x 5"	18 in.	N/A	N/A













MHC Consultants LLC

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

201

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

202

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



Building Standards and Culiv

Manufacturer's Warranty Book Order Form

Manufacturer's Name: _____
 Address: _____
 City: _____ State: _____ Zip: _____
 Phone: _____ Fax: _____
 E-mail: _____

Manufacturer's Warranty Book Order Form

Product Name: _____
 Description: _____
 Quantity: _____
 Unit Price: _____
 Total Price: _____
 Tax: _____
 Shipping: _____
 Total: _____

Order Information

Name: _____
 Title: _____
 Address: _____
 City: _____ State: _____ Zip: _____
 Phone: _____ Fax: _____
 E-mail: _____

Order Information


Name: _____
 Title: _____
 Address: _____
 City: _____ State: _____ Zip: _____
 Phone: _____ Fax: _____
 E-mail: _____

Order Information

Name: _____
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 City: _____ State: _____ Zip: _____
 Phone: _____ Fax: _____
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Name: _____
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 Address: _____
 City: _____ State: _____ Zip: _____
 Phone: _____ Fax: _____
 E-mail: _____



Building Standards and Culiv

Manufacturer's Warranty Book Order Form

Manufacturer's Name: _____
 Address: _____
 City: _____ State: _____ Zip: _____
 Phone: _____ Fax: _____
 E-mail: _____

Manufacturer's Warranty Book Order Form

Product Name: _____
 Description: _____
 Quantity: _____
 Unit Price: _____
 Total Price: _____
 Tax: _____
 Shipping: _____
 Total: _____

Manufacturer's Information

Name: _____
 Title: _____
 Address: _____
 City: _____ State: _____ Zip: _____
 Phone: _____ Fax: _____
 E-mail: _____

Order Information

Name: _____
 Title: _____
 Address: _____
 City: _____ State: _____ Zip: _____
 Phone: _____ Fax: _____
 E-mail: _____

Order Information

Name: _____
 Title: _____
 Address: _____
 City: _____ State: _____ Zip: _____
 Phone: _____ Fax: _____
 E-mail: _____

Order Information

Name: _____
 Title: _____
 Address: _____
 City: _____ State: _____ Zip: _____
 Phone: _____ Fax: _____
 E-mail: _____

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

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

The screenshot shows the 'Building Standards and Codes' website. The header includes the state of New Mexico logo and the text 'Building Standards and Codes'. A navigation menu on the right lists various building codes and standards. The main content area is titled 'Building a Specialty, Warranty, Lead Report'. It contains a form with several sections: 'General Information' (Name, Address, City, State, Zip, Phone, Fax, Email), 'Project Information' (Project Name, Project Address, Project City, State, Zip, Project Phone, Project Fax, Project Email), 'Project Description' (Project Type, Project Description, Project Start Date, Project End Date, Project Status), and 'Project Location' (Project Address, Project City, State, Zip, Project Phone, Project Fax, Project Email). The form is partially filled out with example data.

MHC Consultants LLC

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

Installer's Quarterly Warranty Seal Report

Section 1: General Information

Business Name

Address

City

State

Zip

Phone

Fax

E-mail

Website

Section 2: Schedule of Installed Units

Unit No.

Model No.

Serial No.

Installation Date

Warranty Seal No.

Owner Name

Owner Address

Owner City

Owner State

Owner Zip

Owner Phone

Owner Fax

Owner E-mail

Owner Website

206

MHC Consultants LLC

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 **X** in the box and mark **NONE** in Schedule of Installed Units section and then mail this report.

☐

Has your address or business information changed?

If so, call the Dept. of State at (518) 474-4073 or mark an **X** in the box and enter new information above.

☐

Final Report?

If so, mark an **X** in the box if you are discontinuing your business operations and this is your final report. Attach your **Certification and unused warranty seals** to this report.

☐

Accountability for Unused Warranty Seals

Physical count of unused warranty seals remaining ▶

Section 1: General Information

Business Name

Address

City

State

Zip

Phone

Fax

E-mail

Website

Section 2: Schedule of Installed Units

Unit No.

Model No.

Serial No.

Installation Date

Warranty Seal No.

Owner Name

Owner Address

Owner City

Owner State

Owner Zip

Owner Phone

Owner Fax

Owner E-mail

Owner Website

207

MHC Consultants LLC

Installer's Reporting

Authorized signature

Certification that installation meets NYSUFPBC

Accountability for Unused Warranty Seals

Physical count of unused warranty seals remaining ▶

The undersigned Installer certifies that it is certified as an installer by the New York State Department of State pursuant to Article 21-b of Executive Law, that that the information contain herein is correct to the best of its knowledge, information and belief and this report is filed pursuant to 19 NYCRR 1210, Manufactured Homes. The undersigned further certifies that all manufactured home installations listed herein meet the standards of the New York State Uniform Fire Prevention and Building Code.

Signature of Installer or Authorized Representative

John Hancock

John Hancock

Title

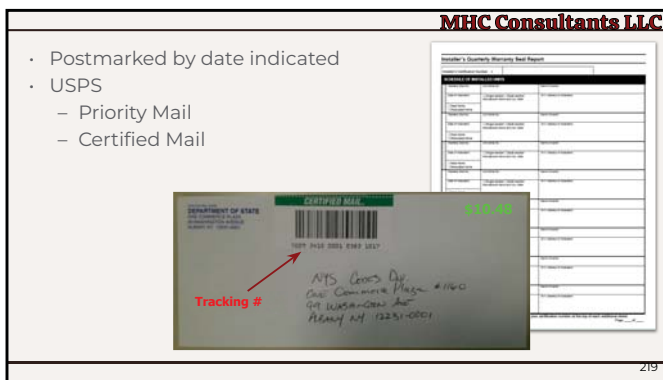
Managing Member

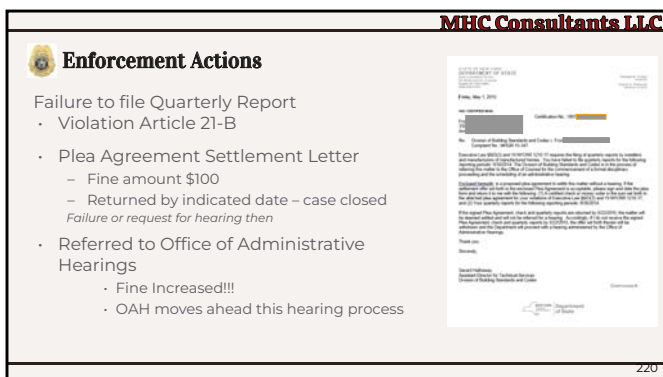
Business Telephone

(518) 474-4073

Page 2 of 2







Regulation: 19 NYCRR Part 1210**Warranties and Article 35 of General Business Law**

§1210.16 (d)(3) "The warranties set forth in this subdivision shall be in addition to, and not in limitation of or substitution for, the warranty provided for in Article 35 of the General Business Law and any and all warranties, express or implied, given or made by the manufacturer, whether contractually or by operation of law."

221

All new homes shall be covered by a warranty

- Protection from substantial defects in materials and workmanship
- Defect identified within One Year from Date of Delivery
- Consumer must give notice within 1 year and 10 days from Date of Delivery
- Manufacturer and Retailer to take appropriate corrective action within sixty days

222

Resolution of Disputes

§1210.18 (a) "Any homeowner, retailer, manufacturer, installer, mechanic, or lending entity may file a complaint with the Department of State seeking resolution of an allegation that a substantial defect exists in the delivered condition, installation, service or construction of a manufactured home."



223

Substantial defect shall mean “a defect or a number of defects or other conditions in the delivered condition, installation, service, or construction of a manufactured home which collectively can reasonably be expected to cost five hundred dollars or more to cure.”

Dispute Resolution Complaint Filing Timeframe

§1210.18(b) “A complaint relating to the delivered condition, installation, service or construction of a manufactured home shall be filed with the Department of State within 1 year & 10 days after the date of service, installation, issuance of a certificate of occupancy, or the expiration of a warranty, whichever is later.”

- **Installation: May 15, 2024**
