

# Manufactured Housing

## Certification Renewal Training

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**Joel Harper**  
CEO

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### Course Information

This course qualifies and has been approved by the Department of State for credit for continuing education for the manufactured housing certification program.

3 hours, Manufactured Housing Continuing Education

Course number: mfg0009105

Course provider: NYHA

Location: Online

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### Attendees must be in the webinar within these parameters to receive credit

- Joining – Before the scheduled start time to 15 minutes after the scheduled start time.
- Leaving – more than 10 minutes before the end time of actual presentation.

**Joining and leaving outside of the above timeframes will prohibit attendees from receiving course credit.**

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### Course Development

Utilized Installation Instruction Manual for



**CHAMPION<sup>®</sup>  
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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Course Development

  
[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

  
[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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MHC Consultants LLC

Course Development



William Sherman

Assistant Director – Inspection & Manufactured Housing

Division of Building Standards and Codes



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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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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### What is a Manufactured Home?

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### What is a Manufactured Home?

· A structure designed as a **dwelling**

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### Dwelling and Dwelling Unit

Let's look at  
the HUD  
definitions...



*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

Manufacturers may not design or build HUD code homes for multifamily or other non-single family residential use.

Retailers may not sell HUD code homes for purposes other than single family use

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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) 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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**What is a Manufactured Home?**

- 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 a Manufactured Home?



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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 Mobile Home?

*"A manufactured home is not a motor home or trailer, and although it is often called a "mobile home," it is not that either." \**

- A structure designed as a **dwelling**
- Built before June 15, 1976

And...

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### What is a Mobile Home?

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




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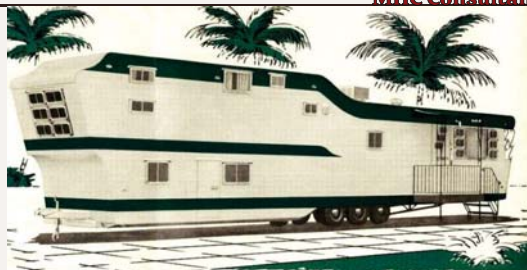
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**CHECK THIS LIST OF STANDARD EQUIPMENT FOUND IN EVERY SMOKER MOBILE HOME**

THERMOFLEX PICTURE WINDOWS	VARIETY OF INTERIOR AND EXTERIOR	DOUBLE SCREEN GAS STOVE AND SINK	ABUNDANT STORAGE SPACE
LARGE ELECTRIC WATER HEATER	COLOR SCHEMES PLANNED WITH YOU	APARTMENT SIZE DELUXE GAS RANGE	POWER FRESH AIR VENTS
SHOWER ELECTRIC REFRIGERATOR	BY YOUR INTERIOR DECORATION	LAST SEATS IN BROWNS CABINETS	
ALUMINUM SCREEN DOORS	ELECTRIC BRACKS ON ALL ANGLES	HARD TUBED 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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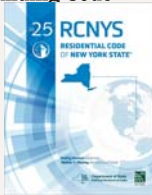
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- Bearing a NYS Insignia of Approval signifying conformance to design and construction requirements of the NYS Uniform Fire Prevention and Building Code



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Image courtesy of Skyline Champion



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**What is a 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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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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What is a Park Model Home?



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What is a Park Model Home?



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## What is a CrossMod ® ?

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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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TRAILERS!



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TRAILERS!



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**SALES TAX**

Vehicle Identification Number (VIN) \_\_\_\_\_

Make \_\_\_\_\_ Model \_\_\_\_\_ Year \_\_\_\_\_

1. Gross Price \_\_\_\_\_

2. Sales Tax \_\_\_\_\_

3. Total Price \_\_\_\_\_

**CONSULTANTS LLC**

**VEHICLE IDENTIFICATION NUMBER**

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

If Yes, Plate Number \_\_\_\_\_

**VEHICLE IDENTIFICATION NUMBER**

YEAR \_\_\_\_\_ MAKE \_\_\_\_\_ COLOR \_\_\_\_\_ SIZE \_\_\_\_\_

Width \_\_\_\_\_ Length \_\_\_\_\_

**VEHICLE IDENTIFICATION NUMBER**

YEAR \_\_\_\_\_ MAKE \_\_\_\_\_ COLOR \_\_\_\_\_ UNLADEN WEIGHT \_\_\_\_\_

Is the trailer currently registered in new owner's name?

☐ Yes ☐ No

If Yes, Plate Number \_\_\_\_\_

**VEHICLE IDENTIFICATION NUMBER**

YEAR \_\_\_\_\_ MAKE \_\_\_\_\_ COLOR \_\_\_\_\_ UNLADEN WEIGHT \_\_\_\_\_

Is the trailer currently registered in new owner's name?

☐ Yes ☐ No

If Yes, Plate Number \_\_\_\_\_

**CONSULTANTS LLC**

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<b>MHC Consultants LLC</b>
<b>Financial Security</b>
<i>"A person or business entity certified...</i>
<i>must maintain an acceptable deposit account, letter of credit or surety bond in full force and effect...</i>
<b>At all times while certification is in effect;</b>

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<b>MHC Consultants LLC</b>
<b>Financial Security</b>
<i>"A person or business entity certified...</i>
<i>must maintain an acceptable deposit account, letter of credit or surety bond in full force and effect...</i>
At all times while certification is in effect;
<b>At all times while certification is suspended; and</b>

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<b>MHC Consultants LLC</b>
<b>Financial Security</b>
<i>"A person or business entity certified...</i>
<i>must maintain an acceptable deposit account, letter of credit or surety bond in full force and effect...</i>
At all times while certification is in effect;
At all times while certification is suspended; and
<b>At all times following the expiration or revocation of certification until the expiration of time frame under which a homeowner can file a complaint...</b>

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**MHC Consultants LLC****Financial Security**

*"A person or business entity certified..."*

...time frame under which a homeowner can file a complaint...

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

1. 21-B Order satisfied; or
2. 21-B Judgment satisfied; or
3. Appeal timeframe has expired

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**MHC Consultants LLC****Corporations, LLC's, LLP's**

- These business entities applying for recertification must employ...
  - (1) at least one certified person
    - That employee must apply for limited certification
    - meeting the appropriate experience and education requirements
- Payment of appropriate application fees

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**MHC Consultants LLC****Individuals Applying for Certification**

- Meets the appropriate experience and education requirements.
- Payment of appropriate application fees
- DBA's
  - DOS is now issuing certifications in the name of DBA's

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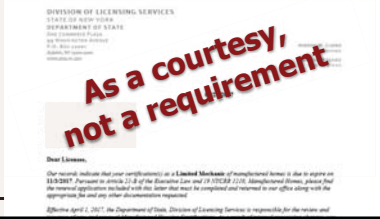
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## Renewal Documents

Approx. 90 Days prior to your expiration  
Mailed to your address of record  
Don't rely entirely on DOS




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**YOUR ATTENDANCE HERE TODAY *DOES NOT*  
AUTOMATICALLY GRANT CERTIFICATION**

**You must file appropriate application(s) (s)...**

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## Renewal Applications

- Paperwork

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**MHC Consultants LLC**

### Renewal Applications

- Address Change
- Entity Type

Provide current information in this application. If any information provided in this application differs from information provided in the application for initial certification, check this box ☒ and describe the change(s) in an attached statement.

Check applicable box: Applicant is a: ☐ Individual ☐ Trade Name ☐ General Partnership ☐ Corporation ☒ LLC ☐ LP ☐ LLP

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**MHC Consultants LLC**

### Renewal Applications

- Address Change
- Entity Type
- Applicant's Information

Applicant's Name: **Manufactured Housing Community Consultants LLC**

Applicant's Certification No.: **1RETXXXXX**

DBA (if any):

Telephone: **(585) 794-7545**

Street Address: **160 Wilkinson Rd**

Fax: ( )

City, State, Zip: **Fairport, NY 14450**

Email: **joel@consultwithmhc.com**

Mailing Address if different than above:

Location of retail sales for this application applies to, if different than above:

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**MHC Consultants LLC**

### Renewal Applications

- Address Change
- State of Formation
- Applicant's Information
- Employee(s)

Individuals listed below have certification as a Limited Retailer and are in the employ of the applicant	Certification No.	Certification Expiration Date
<b>Julie Harper</b>	<b>1RETXXXXL001</b>	<b>4/26/2026</b>
<b>Joel Harper</b>	<b>1RETXXXXL002</b>	<b>4/26/2026</b>

If Applicant is an individual indicate completed continuing education as required

Course Name	Course Location (County)	Course Completion Date

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- Address Change
- State of Formation
- Applicant's Information
- Employee(s)
- **Financial Security**

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Financial Security in the form of ☒ Surety Bond ☐ Deposit Account Control Agreement ☐ Letter of Credit in the amount of \$25,000 satisfying the requirements of 19 NYCRR 1210.05(a) remains in effect.

© 2000 Blackwell Science Ltd  
Journal of Internal Medicine 247: 395–401

Figure 1

- Page 2
- **Business Statement**

[illegible]

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Page 2 of 4

- Page 2
- Business Statement
- **Attestation/Authorized Signature**

[illegible]

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1998

**Applications Attestation**

You certify that as of the date of application you are

- Under no obligation to pay child support
- OR
- If under a child support payment obligation
    - Not more than 4 months in arrears or are making payments under plan
- OR
- Have Workers' Compensation & Disability Benefits Coverage
- OR
- Qualify for and have exemption from coverage requirements

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**Application Attestation**

You certify that as of the date of application you are

Under no obligation to pay child support; or  
If under an obligation to pay child support

- Not more than 4 months in arrears or are making payments under plan

And...  
Have NYS Workers' Compensation & Disability Benefits coverage;  
or  
Qualify for and have exemption from coverage requirements



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**Application Attestation**

You certify that as of the date of application you are

Under no obligation to pay child support; or  
If under an obligation to pay child support

- Not more than 4 months in arrears or are making payments under plan

And...  
Have NYS Workers' Compensation & Disability Benefits coverage;  
or  
Qualify for and have exemption from coverage requirements



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### Application Attestation

You certify that as of the date of application you are  
 Under no obligation to pay child support; or  
 If under an obligation to pay child support  
     – Not more than 4 months in arrears or are making payments under plan  
 And...  
 Have NYS Workers' Compensation & Disability Benefits coverage;  
 or  
 Qualify for and have exemption from coverage requirements




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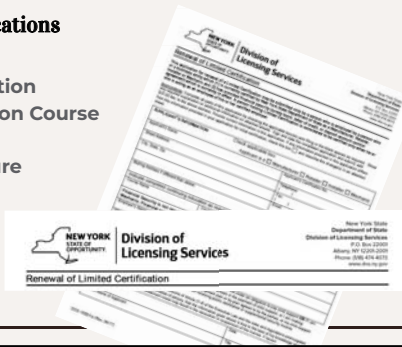
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### Limited Renewal Applications

- Limited Type
- Applicants Information
- Continuing Education Course
- Employer
- Attestation/Signature




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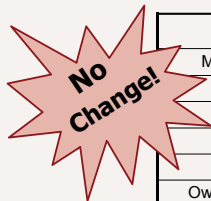
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### Pay the Application Filing Fees



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

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## TOP REASONS WHY:

- The check amount is wrong. Licensing recommends individual checks for individual applications.

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## TOP REASONS WHY:

- The check amount is wrong. Licensing recommends individual checks for individual applications.
- License number. Your current number must be on the form. VERIFY IT'S CORRECT!

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- ALWAYS include the course completion certificate! Double check to make sure that the name on your certificate matches your application. A legal name on one and a nickname on the other will be rejected.
- **Just as you limited certification expires, so does the entity's. DON'T FORGET TO RENEW IT!**

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## TOP REASONS WHY:

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- Just as you limited certification expires, so does the entity's. DON'T FORGET TO RENEW IT!
- **Previous experience detail. Licensing wants much more detail. Saying general contracting is not enough detail.**

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## TOP REASONS WHY:

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- Just as you limited certification expires, so does the entity's. DON'T FORGET TO RENEW IT!
- Previous experience detail. Licensing wants much more detail. Saying general contracting is not enough detail.
- **On length of employment, putting current.**

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**MHC Consultants LLC**

**Regulation: Part 1210 Certification.**

- Multiple Categories
  - Such as:
    - Manufacturer & Retailer
    - Retailer & Installer
    - Retailer & Mechanic
- Installer with a Limited Mechanic

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**MHC Consultants LLC**

**Regulation: Part 1210 Certification.**

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 NY
  - Skyline 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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**MHC Consultants LLC**

**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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**HUD 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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**HUD Retailer Responsibilities**



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**HUD Retailer Responsibilities**



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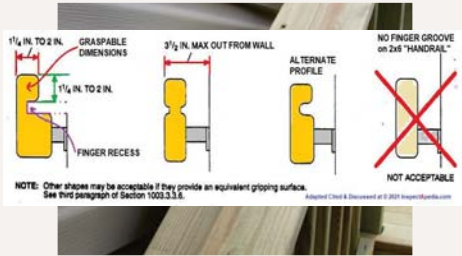
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## HUD Retailer Responsibilities




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## HUD Retailer Responsibilities

- Manufacturer's Warranty Seal
- To notify the manufacturer of any defects or non-compliance.
- Retailer must notify the manufacturer of any consumer complaint on any non-complying defect.

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## HUD Retailer Responsibilities

- Complete purchaser cards

PLEASE DETACH AND RETURN WARRANTY REGISTRATION

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

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

DATE OF PURCHASE \_\_\_\_\_ SERIAL NO. \_\_\_\_\_

MODEL NO.  

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	00
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TO BE COMPLETED TO BE COMPLETED TO BE COMPLETED  
AFTER FIRST SALE AFTER SECOND SALE AFTER THIRD SALE

**BUSINESS REPLY MAIL**

NO POSTAGE  
NECESSARY  
IF MAILED  
IN THE  
UNITED STATES

NO POSTAGE  
NECESSARY  
IF MAILED  
IN THE  
UNITED STATES

NO POSTAGE  
NECESSARY  
IF MAILED  
IN THE  
UNITED STATES

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## HUD Retailer Responsibilities

### Dispute Resolution Notice

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




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## Dispute Resolution 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




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## HUD Retailer Responsibilities

### Installation Disclosure Notice

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




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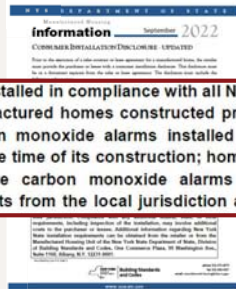
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## HUD Retailer Responsibilities

### 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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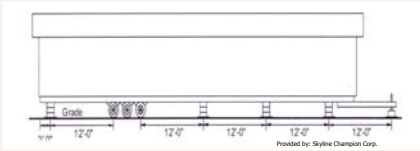
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## Display of homes

- Provide temporary blocking per manufacturer's instructions



112

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## Display of homes

- Provide temporary blocking per manufacturer's instructions



113

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## Retailer Responsibilities

- Provide temporary blocking per manufacturer's instructions



114

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### Retailer Responsibilities

- Provide temporary blocking per manufacturer's instructions



115

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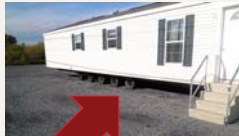
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### Retailer Responsibilities

- Provide temporary blocking per manufacturer's instructions



116

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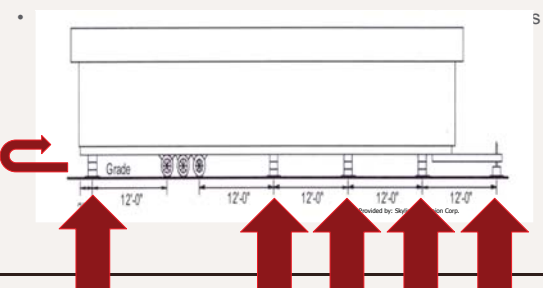
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### Display of homes



117

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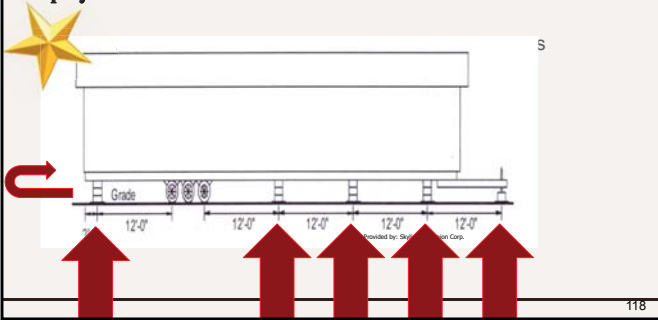
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## Display of homes



118

## 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



## Preemption Exercise

The LAHJ requires:

~~Are fault protection provided in the home~~

Shipped loose assembled drain lines insulated

122

Preemption Exercise

The LAHJ requires:  
~~Are fault protection provided in the home~~  
~~Shipped loose assembled drain lines insulated~~

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Preemption Exercise

The LAHJ requires:  
~~Are fault protection provided in the home~~  
~~Shipped loose assembled drain lines insulated~~  
50 psf roof snow load

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Preemption Exercise

The LAHJ requires:  
~~Are fault protection provided in the home~~  
~~Shipped loose assembled drain lines insulated~~  
~~50 psf roof snow load~~

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**Preemption Exercise**

The LAHJ requires:

~~Arc fault protection provided in the home~~

~~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:

~~Arc fault protection provided in the home~~

~~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:

~~Arc fault protection provided in the home~~

~~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:

~~Are fault protection provided in the home.~~

~~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.**
- **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

- **Tip 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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MHC Consultants LLC

### 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.
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MHC Consultants LLC

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MHC Consultants LLC

### HUD Code Changes continued

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## Other Important Updates

### Other Important Updates

The All Electric Building Act says that manufactured homes, as defined in subdivision 7 of section 601 of the executive law, have an exemption for allowing the installation and use of fossil fuel equipment and building systems.

### Other Important Updates

The new Uniform Fire Prevention and Building Code is scheduled to go into effect **12/31/25**.

Some highlights:

UFPBC Update

Additionally the Appendix has been revised, reorganized, and renumbered.

Section	2020 Appendix BA	2025 Appendix BA
Scope	AE101	BA101
Permits	AE103	BA105
Definitions	AE201	BA103
Foundation Systems	AE402	BA114
Skirting & Perimeter Enclosures	AE403	BA115
Exits	AE405	BA118

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MHC Consultants LLC

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..."
- Foundation must meet UFPBC

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MHC Consultants LLC

Installer Responsibilities

- Foundation inspected & approved by LAHJ
- Installation meets UFPBC
  - BA401 "...installation instructions provided by the manufacturer."
  - Including connections to utilities
- Alternative Construction Inspections – notify Manuf.

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**Installer Responsibilities**

- Foundation inspected & approved by LAHJ
- Installation meets all aspects of UFPBC
- **Covering the work of others (subcontractors)**
  - Oversight
  - Documentation

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**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 NOTs**

- 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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### Warranty Seals

- **Guarantee from the Manufacturer**
  - Approved by HUD
  - Construction per HUD codes
  - Certified by DOS




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### Warranty Seals

- Guarantee from the Manufacturer
- **Guarantee from the Installer**
  - Installed per code
  - Installer Certified by DOS
  - Foundation approved



Also req. for "Owner-occupant"

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### Warranty seals

- Permanently attached
  - Largest closet in the largest bedroom




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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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**If it happens at the site  
The LAHJ has the right**

Including:

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



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**No CO shall be issued !!!**

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

AND



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**No CO shall be issued !!!**

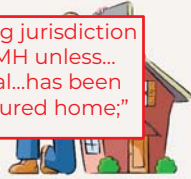
- After January 1, 2006

• UNLESS:

- Manufacturer's seal is attached

AND

**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;"



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**No CO shall be issued !!!**

- After January 1, 2006

• UNLESS:

- Manufacturer's seal is attached
- Installer's seal is attached



• **The government entity shall NOT RELY on the Installer's Seal**

- Independent inspection of the installation must be made

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**No CO shall be issued !!!**

- After January 1, 2006

• UNLESS:

- Manufacturer's seal is attached
- Installer's seal is attached

• **The government entity shall NOT RELY on the Installer's Seal**

- Independent inspection of the installation must be made



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C. of O. and Warranty Seals

- Pay attention to 1210.18(b)
  - A complaint...filed with the DOS 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.**

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- Installation: May 15, 2024

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- Installation: May 15, 2024
- May 25, 2025

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MHC Consultants LLC

- Installation: May 15, 2024
- **Date of CO: July 29, 2024**

- May 25, 2025

165

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MHC Consultants LLC

- Installation: May 15, 2024
- Date of CO: July 29, 2024

- May 25, 2025
- **August 8, 2025**

166

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MHC Consultants LLC

- Installation: May 15, 2024
- Date of CO: July 29, 2024
- **Warranty Expiration: August 1, 2025**

- May 25, 2025
- August 8, 2025

167

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- Installation: May 15, 2024
- Date of CO: July 29, 2024
- Warranty Expiration: August 1, 2025

- May 25, 2025
- August 8, 2025
- **August 11, 2026**

“...whichever is later.”

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- Installation: May 15, 2024
- Date of CO: July 29, 2024
- Warranty Expiration: August 1, 2025

- May 25, 2025
- August 8, 2025
- **August 11, 2026**

“...whichever is later.”

The image shows a document titled 'Building Standards and Codes' with a 'RECEIVED AUG 30, 2025' stamp. The document appears to be a form for building standards and codes, with various fields and sections. The stamp is prominently displayed in the center of the document.

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- Installation: May 15, 2024
- Date of CO:
- Warranty Expiration: August 1, 2025

- May 25, 2025
- **August 11, 2026**

“...whichever is later.”

The image shows a document titled 'Building Standards and Codes' with a 'RECEIVED AUG 30, 2025' stamp. The document appears to be a form for building standards and codes, with various fields and sections. The stamp is prominently displayed in the center of the document.

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### C. of O. and Financial Security

- 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

1210.04 ... manufacturer.  
1210.05 ... retailer.  
1210.06 ... installer.  
1210.07 ... mechanic.

## Installer's Reporting

- [illegible]

## Installer's Reporting

<b>No Homes Installed this Quarter?</b>	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. <span style="float: right;"><input type="checkbox"/></span>
<b>Has your address or business information changed?</b>	If so, call the Dept. of State at (516) 474-4073 or mark an <b>X</b> in the box and enter new information above. <span style="float: right;"><input type="checkbox"/></span>
<b>Final Report?</b>	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. <span style="float: right;"><input type="checkbox"/></span>
<b>Accountability for Unused Warranty Seals</b>	
Physical count of unused warranty seals remaining	<div style="border: 1px solid black; width: 150px; height: 40px; margin: 0 auto;"></div>

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### Installer's Reporting

- Home details
  - Warranty Seal No.
  - Owner

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### Installer's Reporting

**Authorized signature**  
**Certification that installation meets NYSUFBC**

**Accountability for Unused Warranty Seals**  
 Physical count of unused warranty seals remaining: **12**

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 the information contained 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*  
 Name: **John Hancock** Title: **Managing Member**  
 Daytime Telephone: **(516) 474-4073**

Page 2 of 2

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**Where to mail reports and attachments**

New York State Department of State  
 Division of Building Standards and Codes  
 One Commerce Plaza, Suite 1160  
 99 Washington Avenue  
 Albany, NY 12231  
 Or via email to: [quarterlyinstallerreports@dos.ny.gov](mailto:quarterlyinstallerreports@dos.ny.gov)

DOS 1836-f (Rev. 07/22)

New York State  
 Department of State  
 Division of Building Standards and Codes  
 One Commerce Plaza  
 Washington Avenue, Suite 1160  
 Albany, NY 12231-0001  
 (516) 474-4073  
 Fax: (516) 485-4487  
[www.dos.ny.gov](http://www.dos.ny.gov)

**PERIODS**

Quarter reported  
 March 31  
 April 30th  
 May 30  
 July 30th  
 September 30

Postmarked by: October 30th  
 4th Quarter: October 1 – December 31

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For Manufacturers and Installers

C Consultants LLC

Installer's Reporting

- Updated form o
- General Stuff
  - DOS form
  - Name and add
  - Quarterly repor

Manufacturers are required to affix a Manufacturer's Warranty Seal for each home it builds for sale or installation in, or shipment to New York State. Order form for Manufacturer's Warranty Seals may be downloaded below.

Installers are required to affix an Installer's Warranty Seal to each home it installs in New York State. Order form for Installer's Warranty Seals may be downloaded below.

Manufacturers are required to file reports to the Department of State identifying homes built for sale or installation in, or shipment to New York State during the reporting period. These reports can be filed on a quarterly or monthly basis. Manufacturer's Warranty Seal Reports may be downloaded below or submitted electronically utilizing the link below.

Installers are required to file quarterly reports to the Department of State identifying homes installed in New York State during the reporting period. Installer's Quarterly Warranty Seal Reports may be downloaded below or submitted electronically utilizing the link below.

Order Form Manufacturer's Warranty Seals

Download

Order Form Installer's Warranty Seals

Download

Installer's Quarterly Warranty Seal Report

This form can be [downloaded below](#)

Installer's Quarterly Warranty Seal Report...additional forms

Download

Manufacturer's Quarterly Warranty Seal Report

This form can be [downloaded below](#)

Manufacturer's Monthly Warranty Seal Report

This form can be [downloaded below](#)

Reporting Standards

Order Form

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For Manufacturers and Installers

C Consultants LLC

Installer's Reporting

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Order Form Installer's Warranty Seals

Download

Installer's Quarterly Warranty Seal Report

This form can be [downloaded below](#)

Installer's Quarterly Warranty Seal Report...additional forms

Download

Manufacturer's Quarterly Warranty Seal Report

This form can be [downloaded below](#)

Manufacturer's Monthly Warranty Seal Report

This form can be [downloaded below](#)

Reporting Standards

Order Form

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For Manufacturers and Installers

C Consultants LLC

Installer's Reporting

- Updated form o
- General Stuff
  - DOS form
  - Name and add
  - Quarterly repor

Warranty Seal Report Form

Please select the type of warranty report to be submitted.\*

☐ Installer's Quarterly Warranty Seal Report

☐ Manufacturer's Quarterly Warranty Seal Report

☒ Manufacturer's Monthly Warranty Seal Report

Submit

Powered by ArcGIS Survey123

Reporting Standards

Order Form

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# Installer's Reporting

- Updated form on E
- General Stuff
  - DOS form
  - Name and address
  - Quarterly reporting

Accountability for Warrant Reporting Seal?

Planned Trade of record security with warranty

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2

The undersigned installer certifies that it is certified as an installer by the New York State Department of State pursuant to Article 15-B of the Manufactured Housing Law, and that the information contained herein is correct to the best of its knowledge, information and belief and the report is filed pursuant to 16 NYCRR 1714. The undersigned further certifies that all forms filed herein are detailed in accordance with all applicable federal, state, and local statutes, laws, codes, rules, and regulations.

Signature of Installer or Authorized Representative\*

What is your title?

Printed Name of Installer or Authorized Representative\*

Last Name

Daytime Telephone

Cell Phone (Area Code)

Building Standards and Codes

Warranty Seal Report

1

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# Warranty Seal Report Form

✓

Great! Your data was sent successfully. Thanks.

Powered by ArcGIS Survey123

Accountability for Warrant Reporting Seal?

Planned Trade of record security with warranty

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2

1

2

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# Installer Quarterly Warranty Seal Report for Manufactured Housing Community Consultants LLC

dos.sm.QuarterlyInstallerReports

<QuarterlyInstallerReports@dos.ny.gov>

to me

3:59 PM (0 minutes ago)

☆

↔

Dear Manufactured Housing Community Consultants LLC,

This email confirms your electronic submission of the Installer Quarterly Warranty Seal Report for Manufactured Housing Community Consultants LLC on Thursday, November 6, 2025 3:59 PM. A transcript of your submission is attached for your records.

If you have any questions, please contact the Division office by replying to this email or using contact information provided below.

Manufactured Housing Unit

Division of Building Standards and Codes

New York Department of State

99 Washington Avenue, Suite 1160

Albany, NY 12231

(518) 474-4073

[www.dos.ny.gov](http://www.dos.ny.gov)

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**Dispute Resolution Process****Department of State Review**

- Complaint valid or not
- Notification to parties involved
- Parties have 30 days to respond to DOS notification  
(1210.18(e))

189

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**Informal Resolution**

- The Codes Div. shall be permitted, but not required, to attempt to resolve any complaint informally
- Process may be commenced at any time after complaint filed

190

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**Informal Resolution**

- If Codes Div. elects out or attempts are unsuccessful, referred to Office of Administrative Hearings



**Department of State**  
**Administrative Hearings**

191

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**Formal Resolution in front of a Law Judge**

- Complainant v. Respondent

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**Formal Resolution in front of a Law Judge**

- Complainant v. Respondent



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**Formal Resolution in front of a Law Judge**

- Complainant v. Respondent
- Order compensation
- Apportion liability between multiple parties, where appropriate.

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Formal Resolution in front of a Law Judge



- Complainant v. Respondent
- Order compensation
- Apportion liability between multiple parties, where appropriate.
- ***Compensation shall not be limited to financial security amounts***

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Appeal to the Secretary of State, Walter T. Mosley



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Judicial Review

- Article 78 of Civil Practice Law and Rules
- New York Supreme Court
- Review agency actions
- Make determination



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## Enforcement Actions

### Civil Penalties

- Violations of Executive Law 21-B

or

- Violations of 24 CFR (As of July 14, 2025)
  - Up to **\$3,650** per single violation
  - Up to **\$4,562,282** for a series of related violations



198

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## Additional Enforcement Actions

- Sale of units to Uncert'd Retailer
- Business during Lapse of Cert
- Business while not Certified period
  - "Nothing...shall excuse any person or business entity required to be certified from the obligation of obtaining such certification."

199

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## Violations found during Retail Lot Audit

- Temporary Storage
- Dispute Notices
- Purchaser Cards
- Delivery Inspections
- Notifications to Manufacturer of complaints or non conformances

200

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- **Violations found during Dispute Resolution**

Additional action will be brought by DOS against the responsible party for any non-compliance concerning Manufacture, Sale, Installation or Service, *not related to original complaint.*

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**Suspension and Revocation of Certifications**

- Substantial violation of Article 21-B or this Part
- Material misstatement in any application
- Fraud or fraudulent practices
- Dishonest or misleading advertising
- Untrustworthiness or incompetency
- Failed to comply with Article 21-B order
- Ceased to satisfy the financial responsibility
- Manufacturer ceased to be approved by HUD
- Failed to complete continuing education requirements

202

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203

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*"If you don't have time to do it right, when will you have time to do it over?" – John Wooden*

John Robert Wooden is considered the greatest NCAA basketball head coach of all time.

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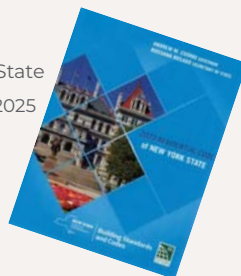
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**Residential Code, Appendix BA:  
Manufactured Housing Used as Dwellings**

2020 Residential Code of New York State

Effective: May 12, 2020-December 30, 2025



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New Code



2025 Uniform Code

Based on 2024 I-Codes Published in State Register: 10/1/25

90 Day Transitional Period

Effective Date: 12/31/25

MHC Consultants LLC207

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UFPBC Update



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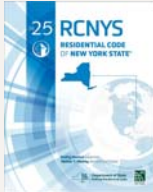
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UFPBC Update



Changes to the 2025 Residential Code of New York State.

MHC Consultants LLC209

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UFPBC Update

The overall layout and appearance of the Uniform Code has been modified.



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210

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UFPBC Update

APPENDIX  
BA

MANUFACTURED HOUSING USED AS DWELLINGS

The appendices were reorganized and renamed to improve clarity and organization. Appendices related to building planning and construction were given the group B designation, and the Manufactured Housing appendix was renamed Appendix BA.

MHC Consultants LLC

211

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Make sure that when you use plans, they reference the 2025 RCNYS, not the 2020 RCNYS.



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Make sure that when you use plans, they reference the 2025 RCNYS, not the 2020 RCNYS.



213

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#### MHC Consultants LLC

##### APPENDIX BA

##### MANUFACTURED HOUSING USED AS DWELLINGS

Scope... applicable only to a manufactured home used as a **single dwelling** unit ...

- Foundations for Installation
- Connections to Services
- Alterations, additions, repairs or relocation
- Flood Zones

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#### MHC Consultants LLC

##### Residential Code, Appendix BA:

##### BA102.5 Existing Occupancy

- The use or occupancy of any existing manufactured home shall not be changed unless such change in use of occupancy is made to conform to all applicable provisions of this code. Upon any change in use or occupancy, the manufactured home shall cease to be classified as such



Modifications  
Complying  
with



Equal  
Whatever  
You need

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## Residential Code, Appendix BA:

### BA102.7 Relocations

- Relocated manufactured homes "SHALL have a manufacturers label certifying compliance with applicable HUD Manufactured Home Construction and Safety Standards, and a data plate, affixed in the manufacturing facility..."



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A statement "This manufactured home is designed to comply with the federal mobile home construction and safety standards in force at the time of manufacture."

Reference to structural zone and wind zone.

Data relative to the heating, insulation zone, and outdoor design temperature.



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## Relocation - Exception

- Mobile homes manufactured **BEFORE** June 15, 1976, need not comply with these provisions if they have been inspected by an agency or individual acceptable to the *building official* to determine that they are:
  - Structurally sound
  - Free of heating and electrical system hazards
- Written documentation signed by the agency or individual performing the inspection shall be submitted to the *building official*

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Residential Code, Appendix BA:

BA104 Permits and Inspections

• Permit shall be obtained to install, alter, remodel, repair or add accessory buildings or structures to a manufactured home...

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MHC Consultants LLC

Residential Code, Appendix BA:

BA 104 Permits and Inspections

• Permit shall be obtained to install, alter, remodel, repair or add accessory buildings or structures to a manufactured home...

• Application for permit shall include the identity of the person or entity certified pursuant to Part 1210 or be obtained by the homeowner...

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MHC Consultants LLC

Residential Code, Appendix BA:

BA 104 Permits and Inspections

• Permit shall be obtained to install, alter, remodel, repair or add accessory buildings or structures to a manufactured home...

• Application for permit shall include the identity of the person or entity certified pursuant to **Part 1210** or be obtained by the homeowner...

• Work shall be inspected – including, but not limited to the foundation, support, anchorage, connection of multi-sectional homes, and building service equipment.

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Residential Code, Appendix BA:

BA 103 Definitions

To partner with the definition in Article 21-b

· Manufactured Home Installation (and Setting). Construction that is required for the installation of a manufactured home, including the construction of the foundation system, required structural connections thereto and the installation of on-site water, gas, electrical and sewer systems and connections thereto that are necessary for the normal operation of the manufactured home.

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MHC Consultants LLC

Residential Code, Appendix BA:

BA 103 Definitions

To partner with the definition in Article 21-b

· Manufactured Home Installation (and Setting). Construction that is required for the installation of a manufactured home, including the construction of the foundation system, required structural connections thereto and the installation of on-site water, gas, electrical and sewer systems and

Article 21-b: Installation means “the affixation of a manufactured home to a foundation or supports at a building site; the assembly and fastening of structural components of ...”

: normal

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I'm not installing it, I'm only moving, blocking and leveling...



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Residential Code, Appendix BA:  
BA 112 Location on property

- MH and accessory buildings shall be located in accordance with R302.1 or any other law or regulation regarding separation distances (local laws/zoning ordinances)



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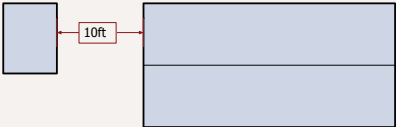
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Residential Code, Appendix BA:  
BA 112 Location on property

- MH and accessory buildings shall be located in accordance with R302.1 or any other law or regulation regarding separation distances (local laws/zoning ordinances)



Such as perhaps Part 17.5 which requires 10' minimum spacing between homes and accessory buildings or structures

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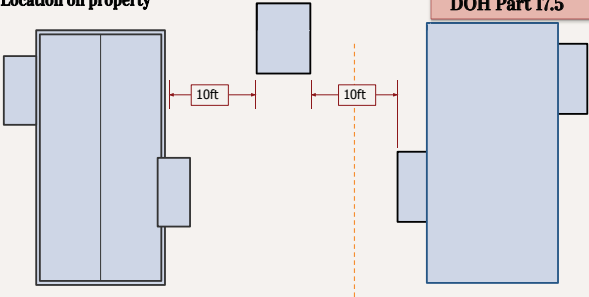
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BA 112 Location on property



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Residential Code, Appendix BA:  
BA113

New Home Installation

· Install according to manufacturer's installation instructions

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Residential Code, Appendix BA :  
BA401

RELOCATED Home Installation

· Install according to manufacturer's installation instructions

· If not available...



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Residential Code, Appendix BA:  
BA113

RELOCATED Home Installation

· Install according to manufacturer's installation instructions

· If not available...

- HUD Model Installation Standard (24-CFR-3286)



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Residential Code, Appendix BA:  
BA113

RELOCATED Home Installation

- Install according to manufacturer's installation instructions
- If not available...
  - HUD Model Installation Standard (24-CFR-3286)
  - NFPA 225 (2021) Manufactured Home Installation

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Residential Code, Appendix BA:  
BA114Footings & Foundations

Footings and foundations shall be constructed...and in all cases **shall** extend below the frost line.

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Residential Code, Appendix BA:  
BA114 Footings & Foundations

Exception...Where a foundation system is designed by a registered design professional in accordance with the design requirements of the Manufactured Home Standards and the provisions of this code such that it will otherwise be protected from the effects of frost, such foundation system shall not required to extend below the frost line.

All cast-in-place concrete shall be minimum 3,000 psi at 28 day compressive strength

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**Alternative Foundations  
Additional Requirements**

*Foundation Design*

**Before** installer provides support or anchorage different than specified in the installation instructions ...installer must:

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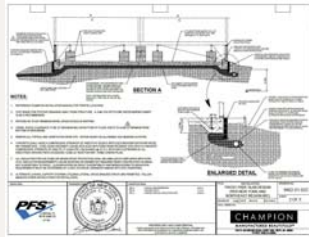
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**Alternative Foundations  
Additional Requirements**

*Foundation Design*

**Before** installer provides support or anchorage different than specified in the installation instructions ...installer must:

1. Obtain DAPIA-approved designs and instructions prepared by manufacturer; or



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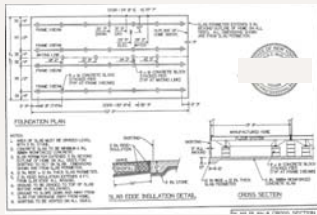
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**Alternative Foundations  
Additional Requirements**

*Foundation Design*

**Before** installer provides support or anchorage different than specified in the installation instructions ...installer must:

1. Obtain DAPIA-approved designs and instructions prepared by manufacturer; or
2. Obtain alternative design prepared by licensed design professional indicating support and anchorage consistent with MH design conforms to requirements of HUD Code **AND has manufacturer and DAPIA approval.**



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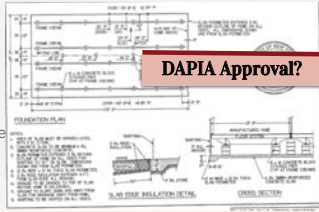
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## Alternative Foundations Additional Requirements

### Foundation Design

**Before** installer provides support or anchorage different than specified in the installation instructions ...installer must:

1. Obtain DAPIA-approved designs and instructions prepared by manufacturer; or
2. Obtain alternative design prepared by licensed design professional indicating support and anchorage consistent with MH design conforms to requirements of HUD Code **AND has manufacturer and DAPIA approval.**



**DAPIA Approval?**

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## Residential Code, Appendix BA: BA 118 Exits

Exterior stairways and ramps...shall comply with **BA102.2** and all other applicable provisions of this code

### **BA102.2 Additions.**

R318 Means of Egress

Stairways, ramps...shall comply with this section

R321 Guards

Porches, stairways, ramps more than 30" above grade

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## Residential Code R318.5 Attachment

Required exterior stairs shall be positively anchored to the primary structure to resist both vertical and lateral forces  
**OR shall be designed to be self-supported**

HUD Code requires porches to be?

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**Residential Code**

**R318.3 Landings at doors**

- Landings are required ***“on each side of each exterior door”***
- Not less than the width of the door with a depth of 36"



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**Residential Code**

**R318.3.1 Landings at doors**

- Landing not more than  $1\frac{1}{2}$  inches lower than the threshold
- Exception: Landing not more than  $8\frac{1}{4}$  inches lower than the threshold, provided that the door does not swing over the landing



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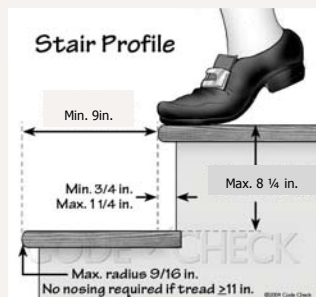


**Residential Code**

**R318.7.1 R318.7.5.1 %**

**R318.7.5.2 Stair measurement**

- Minimum stair clear width: 36 inches
- Maximum Riser height:  $8\frac{1}{4}$  inches
- Minimum tread depth: 9 inches
- Shall not exceed the smallest by more than:  $\frac{3}{8}$  inch



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**Residential Code**

**R318.7.6 Landings for stairways**

There shall be a floor landing at the top and bottom of each stairway.

Minimum 36" x 36"



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**Residential Code**

**R403.1.4 Minimum [Footing] depth**

Unless protected from frost... supports of buildings and structures shall extend below the frost line



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**Residential Code**

**R403.1.4 Minimum [Footing] depth**

Unless protected from frost... supports of buildings and structures shall extend below the frost line

Exception: Deck not supported by a dwelling shall have a footing **not less than 12 inches below the undisturbed ground surface.**



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