

Manufactured Homes 8

Article 21-B Introductory Course.c



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: NVHA

Course location: Online

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.

Course Development

Utilized Installation Instruction Manual for



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

Course Development
Utilized Installation Instruction Manual for



CHAMPION
HOMES
www.titanhomesny.com

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

Course Development



www.blevinsinc.com

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

Course Development



www.skylinehomes.com

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

★ Course Development



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

★ Course Development



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.

THIS COURSE IS CONTENT HEAVY!

- Manufactured Home
 - Mobile Home
 - Factory Manufactured Home
 - Park Model Home
 - Trailer
- It's only a name, right?

- Manufactured Home
 - Mobile Home
 - Factory Manufactured Home
 - Park Model Home
 - Trailer
- It's only a name, right?



What is a Manufactured Home ?
 • A structure designed as a dwelling

Dwelling and Dwelling Unit

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

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

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What is a *Manufactured Home* ?

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

And...

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



★ 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)

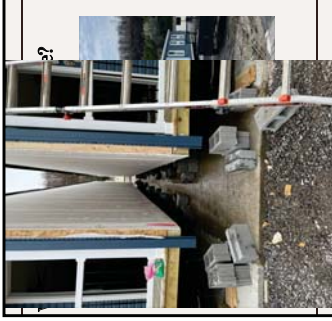
Appendix BA 103

What is a Manufactured Home?

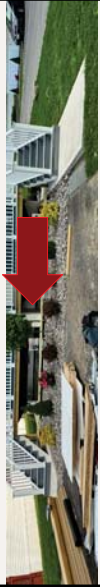


What is a Manufactured Home?





What is a Manufactured Home?



What is a Manufactured Home?



What is a Manufactured Home?



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.





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...

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

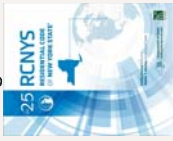


Image courtesy of Skyline Champion





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

★ **What is a CrossMod e ?**

Definition continued:

- One of the Following Energy Standards
 - Value of 0.076 or less
 - 2009 International Energy Conservation Code Energy Star
- Finish on wall throughout, including closets
- All cabinets must be solid wood or veneered
- No plastic features in bathrooms

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★



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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

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What is a Park Model Home?

- A structure designed as a **temporary** dwelling
Seasonal Use
- Transportable by LD truck

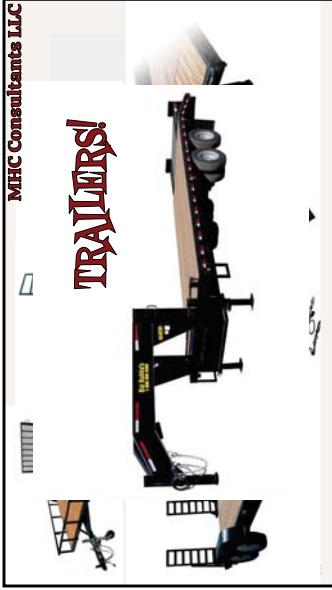
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Federal Legislation - MH Improvement Act 2000

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

- Appoint Manufactured Housing Consensus Committee (MHCC)
- Equivalent of NYS Codes Council

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Amended Manufactured Housing Construction and
Safety Standards Act 1974

- Appoint MHCC

Modernized Construction Requirements

- Including creation of a model MH installation standard

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Amended Manufactured Housing Construction and
Safety Standards Act 1974

- Appoint MHCC
- Modernized Construction Requirements

Creating new mandates including

- MH Installation Program
- Dispute Resolution Program

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Installation program shall include

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

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Installation program shall include

Dispute program shall include

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

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Installation program shall include

Dispute program shall include

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

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

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State Legislation – NY Manufactured Housing Advancement Act 2005

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

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

Article 21-B of Executive Law of NY

Established requirements for:

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

§602 Certification

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

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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**

§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

Certification Types

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

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

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

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Manufacturer
Installer
Retailer
Mechanic: Any person or business entity engaged in the business of performing service on manufactured housing
Service: The modification, alteration or repair of the structural systems of a manufactured home

§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

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

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.

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

A4312-2013 (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 Limited | \$100 | \$100 |
| Owner Occupant | \$25 | \$25 |
| | \$25 | N/A |

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Corporations, LLC's, LP's

- These business entities applying for certification must employ...
 - (l) 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

Qualifications

- **Manufacturer**
 - HUD Approval
 - Provide Financial Security
 - Completion this course

• **Retailer**

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

• **Installer**

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

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

You must apply within 6 months of passing the examination

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

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

You must apply within 6 months of passing the examination

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

Limited Certification

- Individuals applying for limited certification must...
 - Meet the following requirements

| Individual Limited Certification as | ... | Employer Certified as | ... | Fee |
|-------------------------------------|-----|-----------------------|-----|-------|
| Manufacturer | | Manufacturer | | \$100 |
| Retailer | | Retailer | | \$25 |
| Installer | | Installer | | \$25 |
| Mechanic | | Installer or Mechanic | | \$25 |

- Fee \$25

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

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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
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



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Manufacturer's Warranty Seals Guarantee from the Manufacturer

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



STATE OF NEW YORK
DEPARTMENT OF SOCIAL SERVICES
WARRANTY SEAL
MANUFACTURER'S WARRANTY SEAL
A. Warranty Seal Number: BEM04-SAR04E
B. Name of Manufacturer: [REDACTED]
C. Date of Manufacture: 10/15/2020
D. Name of Buyer: [REDACTED]
E. Signature: [REDACTED]

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Manufacturer's Warranty Seals Guarantee from the Manufacturer

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




STATE OF NEW YORK
DEPARTMENT OF SOCIAL SERVICES
WARRANTY SEAL
MANUFACTURER'S WARRANTY SEAL
A. Warranty Seal Number: BEM04-SAR04E
B. Name of Manufacturer: [REDACTED]
C. Date of Manufacture: 10/15/2020
D. Name of Buyer: [REDACTED]
E. Signature: [REDACTED]

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Permanently attached

- Largest closet in the largest bedroom



primary bedroom 10'0" x 12'0"
living room 10'0" x 12'0"
bedroom 2 10'0" x 12'0"
bedroom 3 10'0" x 12'0"

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Manufacturer's Reporting

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



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

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.



- 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

PLEASE DETACH AND RETURN
IMMEDIATELY

CONSUMER/RETAILER
STREET ADDRESS _____
CITY _____ STATE _____ ZIP _____ PHONE _____

RESELLER/SELLER
STREET ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____

BUYER
STREET ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____

DATE OF PURCHASE _____ SERIAL NO. _____

TO BE COMPLETED BY THE BUYER
NAME _____ PHONE NO. _____
ADDRESS _____ CITY _____ STATE _____ ZIP _____

TO BE COMPLETED BY THE SELLER
NAME _____ PHONE NO. _____
ADDRESS _____ CITY _____ STATE _____ ZIP _____

TO BE COMPLETED BY THE MANUFACTURER
NAME _____ PHONE NO. _____
ADDRESS _____ CITY _____ STATE _____ ZIP _____

TO BE COMPLETED AFTER REPAIRS

- Dispute Resolution Notice**
- Federal Requirement
 - Obtain Consumer Acknowledgement
 - Maintain copy for Retailer records



Display of homes

- Provide temporary blocking per manufacturer's instructions



Retailer Responsibilities

- Provide temporary blocking



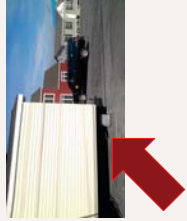
Retailer Responsibilities

- Provide temporary blocking

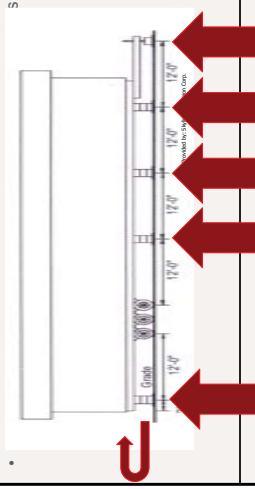


Retailer Responsibilities

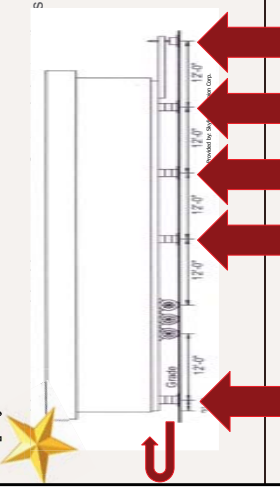
- Provide temporary blocking per manufacturer's instructions



Display of homes



Display of homes



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

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

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

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

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

A home not in compliance with the Standards is not preempt

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Preemption Exercise

The LAHJ requires:
Shipped loose assembled drain lines insulated

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 pcf of concrete~~

Preemption Exercise

The LAHJ requires:

~~Shipped loose assembled drain lines insulated~~

~~50 pcf of concrete~~

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

Preemption Exercise

The LAHJ requires:

~~Shipped loose assembled drain lines insulated~~

~~50 pcf of concrete~~

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

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Preemption Exercise

The LAHJ requires:
Shipped loose assembled drain lines insulated
50 psf roof snow load
#Copper wire to bond chassis of multi-section home
Carbon monoxide alarm in the home

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Preemption Exercise

The LAHJ requires:
Shipped loose assembled drain lines insulated
50 psf roof snow load
#Copper wire to bond chassis of multi-section home
Carbon monoxide alarm in the home

What year was the home built?

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HUD Code Changes

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

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|--|-----|
| HUD Code Changes continued | |
| <ul style="list-style-type: none"> • Up to four unit manufactured homes: Changes to regulatory language allow single family manufactured homes to offer up to four dwelling units within a single manufactured home. • Open floor plans, truss designs, and specifications for attics: The updated requirements for exterior door separation and structural design includes more clarity regarding structural design requirements for attics. • Ridge roof designs: Revised definitions and regulatory language allow certain specified roof designs (peak cap and peak flip roof) of roof installation to common through the industry and uses technology that is time-tested. This update is beneficial for manufacturers and installers. • Materials that facilitate modern design approaches and innovations: Updates to reference standards for materials used in piping and products align with other building standards, allow the use of more modern design approaches and installation of alternative piping and products. • Accessibility improvements: Modification to standards for accessible showers comply with national disability standards for roll in showers. • Additional process efficiencies that save time and reduce costs: Improved language stipulating prerequisites for the process of obtaining installation increases 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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★ Installation meets UFPBC

- BA13.1 "New Manufactured Homes shall be installed on a foundation system constructed in accordance with this appendix (Appendix BA) and the *Installation Instructions*."
- Alternative Construction Inspections - notify Manufacturer
- Covering the work of others (subcontractors)
 - Oversight
 - Documentation

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.

- Do not place a warranty seal if the installation

IS NOT COMPLETE

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