



Department of State Building Standards and Codes

New York State
Department of State
Division of Building Standards
and Codes
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Manufactured Housing Program Informational Announcement Adoption of the 2025 Uniform Fire Prevention and Building Code

On July 25, 2025, the State Fire Prevention and Building Code Council (Code Council) adopted rules that amended and updated the New York State Uniform Fire Prevention and Building Code (Uniform Code) and the State Energy Conservation Construction Code.

The adopted rules repeal the 2020 edition of the Uniform Code and adopted an amended and updated edition of a 2025 Uniform Code. The amended and updated edition of the Uniform Code incorporated, by reference, several publications including the 2025 Residential Code of New York State (publication date: July 2025). More information on the adoption can be viewed at <https://dos.ny.gov/notice-adoption>.

The effective date of the 2025 Uniform Code is December 31, 2025. The 2025 Uniform Code Books can be viewed for free on the International Code Council (ICC) website at: <https://codes.iccsafe.org/codes/united-states/new-york> or purchased at: <https://shop.iccsafe.org/custom-codes/state-codes/new-york.html>

What does this mean for the manufactured housing industry in New York State?

Beginning on December 31, 2025, regulated parties submitting building permit applications are required to comply with the 2025 Uniform Code.

Manufacturers with Design Approval Primary Inspection Agency (DAPIA) approved alternative foundation designs, including but not limited to, frost-protected shallow foundations that reference the 2020 Residential Code of New York State (2020 RCNYS) will need to amend and update all such designs to the 2025 Residential Code of New York State (2025 RCNYS).

Retailers, Installers, and Mechanics shall cease to utilize any foundation design that references the 2020 RCNYS and utilize foundation designs that reference the 2025 RCNYS for all permit applications and installations beginning on or after December 31, 2025. Additionally, local construction related to the installation of a manufactured home *not contained* within the manufacturer's installation instructions or addendums thereto, such as, porches/decks and means of egress construction, shall be in accordance with the 2025 RCNYS. Additions or alterations to existing manufactured homes not certified under, or designed and constructed to comply with the applicable provisions of the Manufactured Housing Construction and Safety Standards shall be in accordance with the 2025 RCNYS.

Civil penalties for violations of any rule or regulation adopted by the Department including provisions of the Uniform Code relating to manufactured housing may be imposed administratively.

Manufactured housing industry personnel needing technical assistance related to this informational announcement should email manufactured.housing@dos.ny.gov. Local authorities having jurisdiction needing technical assistance related to this information announcement should email codes@dos.ny.gov.

Thank you for your prompt attention and compliance with the above.

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