



## **Ohio Manufactured Homes Commission**

5650 Blazer Parkway, Suite 100 Dublin, Ohio 43017

### **Inspection Authority for Manufactured Homes Clarification**

#### **Part 1: Manufactured homes being installed:**

The Ohio Manufactured Homes Commission (Commission) has jurisdiction regarding the standards for the installation of new and used mobile and manufactured homes pursuant to Revised Code Chapter 4781. Local inspection departments and third party agencies which have been Commission certified or have contracted with the Commission can provide plans review, issue permits, collect permit fees, perform installation inspections, approve or disapprove installations based upon the Commission's installation standards, and affix the required Commission installation inspection seal prior to occupancy of the home.

A local inspection department which is not certified or has not contracted with the Commission does not have authority to provide plans reviews, issue permits, collect permit fees, perform required inspections, or affix the required Commission inspection seals.

In manufactured home parks, the Ohio Department of Health (ODH) has inspection jurisdiction for the installation and non-installation aspects of the park. ODH must use the Commission's installation standards in conducting installation inspections in a park. The Director of Health may perform the inspections, contract with a Commission certified inspection department or Commission certified third party agency, or contract with a local health department to perform installation inspections in a manufactured home park. ODH and local health department's staff performing installation inspections must take an installation training course approved by the Commission. A local health department, or local inspection department, which has no agreement or authorization from the Department of Health, does not have authority to perform inspections associated with the installation of a manufactured home in a park. Local health department sanitarians who have taken the Commission approved installation training and are authorized by the Department of Health may inspect installations in parks.

Local health departments may contract with Commission certified local inspection departments or Commission certified third party inspection agencies to conduct all or part of the installation inspection services. The Commission welcomes contractual arrangements which will result in prompt, accurate and effective inspections of manufactured homes provided all departments, agencies and inspectors are approved by the Commission and have taken the installation training course. The Director of Health must approve local health departments to conduct

inspections and may want to review any contractual agreement a local health department has with another entity to provide inspections.

### **Part 2: Existing manufactured homes undergoing construction, alteration, or repair:**

Any manufactured home, whether in a park or not, that is under construction, alteration or repair must meet the residential permitting and inspection requirements of the local jurisdiction. If the local jurisdiction has an approved Board of Building Standard's residential inspection program then permitting, fees and inspection requirements also apply to an existing manufactured home.

If the construction, alteration or repair affects the manufactured home installation, then the Commission has jurisdiction with regard to the installation. Otherwise, the Board of Building Standards has jurisdiction.

### **Part 3: Compliance with MHCSS or the Residential Code of Ohio:**

New manufactured homes must comply with federal manufactured home construction and safety standards also known as MHCSS Part 3280. Installation must conform to both state and federal requirements and not take the home out of compliance with MHCSS. Inspection of the in-factory construction of the manufactured home for compliance with MHCSS is done at the factory. If an inspector believes the home has not been constructed in accordance with MHCSS, they should contact the Commission or HUD. Inspectors do not have the authority to turn down a new manufactured home based on items which are inspected and approved at the factory. Installation is governed by the Commission and shall meet the Commission's installation standards set forth in OAC Chapter 4781-6. . See Part 1 above. When a new manufactured home is damaged in transport or during installation, it shall be brought back into compliance with the MHCSS. Inspections on new homes for damage done prior to or during installation shall be done in accordance with the manufactured home's in-plant inspection agency (IPIA), the Commission, and MHCSS standards. This circumstance is to be handled on a case by case basis through the Commission.

Used manufactured homes should be repaired in a manner that ensures that they continue to conform to the MHCSS standard under which they were constructed. If they are substantially altered in a way that the manufactured home is no longer in compliance with MHCSS, or if the construction, alterations, and repairs are not included in MHCSS, then those manufactured home construction, alterations and repairs undertaken on-site shall comply with the local authority. See Part 2 above. Where a local authority has an approved Board of Building Standards residential inspection program, then the local authority can engage in permitting, charge fees and perform inspections on used manufactured homes undergoing on-site construction, alteration or repair.