



Ohio Manufactured Homes Commission

5650 Blazer Parkway, Suite 100 Dublin, Ohio 43017

Ohio Installation Standard 4781

Items Which May Differ from Typical Installation Manuals, Other States or the National Standard

This list, while not complete, is provided to assist installers in noting some key items which may vary from state to state or which may exceed the typical installation manual; responsibility to know the Ohio Manufactured Homes Installation Standards remains with the installer.

- Re-Use of an Existing Foundation 4781-6-02 (A) (1) (g): “If more than twenty-five per cent is to be replaced, added, or repaired the **entire** installation and foundation system shall conform with the requirements for a new installation or foundation system.” **In Parks, a Plan Review is required** by the Ohio Department of Health for existing foundations with more than 25% replaced, added, or repaired.
- Final Leveling 4781-6-02(A) (6): “A level home has no more than $\frac{1}{2}$ **inch** difference between any two adjacent piers and no more than **1”** difference from any point on the frame of the home and any comparable point on the frame on the opposite side or end. Inside the home, where two sections are joined at the marriage line at the floor the maximum tolerance between sections is $\frac{1}{4}$ inch vertical difference in height.”
- Thermal Zone 4781-6-02.1(C) (3): “The design thermal zone in Ohio is **thermal zone 3**. Manufactured homes designed for thermal zone 1 or 2 shall not be installed in Ohio.”
- **Soils Capacity shall be determined** by the installer **prior** to installing the home: 4781-6-02.2(B).
- Drains shall be provided around concrete or masonry foundation walls in some areas: 4781-6-02.2 (C)(8).
- A **Vapor Retarder is required**: 4781-6-02.2(D). Where a masonry exterior perimeter wall is installed, **2” of stone or equal** is also **required**: 4781-6-02.2(D) (d).
- Wood Foundation, wood footing, and wood pier systems **are not permitted** in Ohio: 4781-6-02.3 (C).
- Wood fill material as typically used with block piers including hardwood plates caps and shims may not exceed **4” nominal thickness**: 4781-6-02.3 Figure 3A and Figure 3 B.
- No more than 25% of the home can be less than 18” above grade when measured from the lowest main frame member of the home. I-beam or channel beams must be 12” above grade throughout: 4781-6-02.3

- **Block piers exceeding 67” in height** shall be designed by an **Ohio registered design professional**: 4781-6-02.3(F) (4) and 4781-6-02.3(I)
- ABS Pads are permitted only as part of a temporary foundation or in an approved manufactured home park: 4781-6-02.3 L (2) (C).
- Longitudinal anchoring is not required in Ohio unless specifically required by the manufacturer of the home or the anchoring system: 4781-6-02.4(B) (2) (b).
- Access opening shall be a minimum of **18” x 24” and not less than 3** square feet: 4781-6-02.5 (E) (5)
- Water lines shall be freeze protected. 4781-6-02.6(C) (4) and shall have a shut off accessible **within 3’** of the point where the supply enters the perimeter of the home **or emerges from underground**: 4781-6-02.6(C) (3).
- Gaps between sections of a multi-section home may require shims: 4781-6-02.8(B) (3):
- Connection of sections: Where no manufacture’s installation instructions are available, specific floor lagging, roof strapping and end wall connections are required in 4781-6-02.8(B) (4), (5), (6).
- **Accessory structures** including decks, porches, garages, carports, etc. shall **support their own imposed loads including dead and live loads: 4781-6-02.9(D).**
- Attached garages are discussed at 4781-6-02.9(D) (3)
- Homes on basements are discussed at 4781-6-02.9(D) (4)
- A Commission Inspection Seal is required for each manufactured home **prior to occupancy**: 4781-7-01

While the Ohio Installation Standard permits installations in any of 3 ways:

- 1.) The manufacturer’s installation manual
- 2.) The State of Ohio Installation Standard (very similar to an installation manual)
- 3.) By an Ohio Engineer or Architect’s Design

There are also some items which must be included in every installation. One example is that a vapor barrier is required for every installation (4781-6-02.2(D)). Some other possible differences are included in this document: **Heads Up to Installers: Items in the New Ohio Standard which may be Different.**