

Relocated Manufactured Homes

Habitability

The local building code official should require verification that any manufactured home moved from its original location, complies with the PA Habitability Guideline for Relocated Manufactured Housing. This guideline is to help determine if the manufactured home still meets the building code requirements in effect when the home was originally constructed. The guideline also contains some simple repair procedures that might be needed. The building permit applicant is responsible for assessing the relocated manufactured home for compliance with this guideline and completing the habitability checklist which must be provided to the building code official as part of the building permit process.

Installation

Relocated manufactured homes must be installed to one of the following installation standards:

- The original manufacturer's instructions
- The PA Installation Guidelines for Relocated Manufactured Housing
- The PHRC Field Guide, Foundation Systems for Relocated Manufactured Housing

Upon proper completion, HUD licensed installers must fill out the installation checklist and the Certificate of Compliance forms to certify the installation meets one of the standards. Building Code Officials will not issue Occupancy Certificates without these important documents.

How to Become a Licensed Installer

- Attend an approved training course. Check dced.pa.gov/mh for a list of approved courses and dates.
- Visit: manufacturedhousinginstallation.com/installers

Floodplain Installations

Manufacturer's Installation Manuals do not contain installation designs for manufactured homes installed in a floodplain.

FEMA P-85 provides recommendations for manufactured home foundation design and installation, provides guidance for the design and construction of alternative foundation systems as described in the HUD Model Manufactured Home Installation Standards (24 CFR 3285), provides guidance on siting and installing manufactured homes in areas exposed to natural hazards, for example in Special Flood Hazard Areas (SFHAs) for which certain 24 CFR 3285 foundation designs are not applicable. P-85 reflects the requirements of the most current codes and standards and provides a best practices approach in reducing damages from natural hazards.

For new manufactured homes, the manufacturer must approve the designs for the home to be installed. Without this approval, the home may not be installed in a floodplain.



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Installation of Manufactured Homes in Pennsylvania

An Introduction for Retailers, Installers, Code Officials and Owners of Manufactured Homes



Commonwealth of Pennsylvania
Josh Shapiro, Governor

PA Department of Community & Economic Development
Rick Siger, Secretary
dced.pa.gov

Requirements Effective: 10/1/2020

New Manufactured Home Retailer Responsibilities

A retailer who sells a new home must complete the Record of Purchaser Card and send the card to the manufacturer of the home. This card provides information regarding the sale of home to the manufacturer for future reference.

If the installation is included in the sale of the home, the retailer or manufacturer must verify the installer is licensed by HUD.

Manufactured Home Installation

Installation is perhaps the most important consideration to assure durability and long-term satisfaction from your manufactured home. Federal Law requires new manufactured homes be installed consistent with the manufacturer's installation instructions to assure continued performance under the HUD Code.



Site Preparation

Proper grading of the site around the home to divert water is critical. Make sure there are no depressions or areas where water can collect. The local code official should inspect the site.



Support of the Home

The installer must ensure pier footings are correctly spaced and sized to properly support the home throughout its life. The soil bearing capacity at the home site must be determined to properly design and construct a foundation for your home.

The foundation of the home must be protected from possible frost heave during winter months. Generally, this requires that the concrete footing extends below the maximum frost penetration into the ground. Consult with the local code official to determine this depth. Shallow frost-protected foundations are not compatible with manufactured housing.



Assembly

All manufactured homes require some level of assembly at the job site to finish the items that could not be completed in the factory. Proper performance of the plumbing, electrical, heating and cooling systems, as well as resistance to wind, snow and rain, are only assured when the manufactured home is assembled according to the installation instructions.



Anchoring

To ensure that manufactured homes don't slide or overturn during a windstorm, anchoring to the ground or attachment to the sill plate on a masonry basement or crawl space is mandatory. The installation instructions must be followed to assure the home is properly protected.



Installation Checklist

Every installation manual will have a checklist to be completed by the licensed installer to help verify proper installation. The completed checklist must be presented to the building code official as a part of the building permit process.

Additions/Alterations to Manufactured Homes

Site-built structures and accessories, such as garages, porches, decks, stairs, patio and porch covers or similar structures must be built to meet all local codes and ordinances. All such structures must be freestanding and place no load on the manufactured home, unless the home is specifically designed to accept the added feature.

Manufactured homes are generally not designed for after-market alterations.

Inspector Verification

The federal installation program requires a qualified inspector to verify the installer has installed the home in accordance with the installation manual. For more information, please visit: <https://manufacturedhousinginstallation.com/inspectors>

Local Code Enforcement

The local code official should verify the footings, piers and anchoring method are consistent with the installation manual. Basements, garages, stairs decks, etc, must comply with the PA Uniform Construction Code. After passing, the installer must provide a properly completed Form HUD 309 (new home) OR a PA Certificate of Compliance (relocated home) prior to the issuance of the certificate of occupancy.

Visit dced.pa.gov/mh for more information on DCED's role for manufactured housing.

IMPORTANT CONSUMER INFORMATION
Before the execution of the sales agreement, manufactured home retailers are required to inform consumers that all new manufactured homes installed in Pennsylvania must comply with 24 CFR Part 3285. This brochure provides a summary of these requirements.