



Ohio Administrative Code Rule 4781-7-03 Inspection requirements.

Effective: January 20, 2020

(A) Inspection requirements.

(1) Three inspections, known as a "footing inspection," an "electrical inspection," and a "final inspection" shall be performed on every manufactured home installed in the state of Ohio where new footings are being constructed in ground. Where existing footings comply with Chapter 4781. of the Revised Code and the rules promulgated thereunder, only the electrical and final inspections shall be required as long as no alterations, repairs, or additions to the existing footings are required to comply with Chapter 4781. of the Revised Code or the rules promulgated thereunder. Additional inspections may be required depending on the type of installation, and all inspections shall comply with the requirements of this rule.

(2) A copy of the approved plans or the manufacturer's installation manual shall be at the installation site for the inspector's use. If the approved plans or the manufacturer's installation manual is not at the installation site when the inspector is present for the inspection, no inspection shall be performed by the inspector until the approved plans or manufacturer's installation manual is at the installation site.

(B) Inspection requests.

(1) The permit holder shall request inspections from the division when the manufactured home is ready for inspection. The division shall make written record of each inspection request including the date and time. The inspections shall be performed within three business days of the request, (meaning days excluding weekends and holidays). If the division is unable to perform the inspection, the permit holder shall hire a certified inspector, as defined in paragraph (F) of rule 4781-7-02 of the Administrative Code. If the inspection is not performed within three business days, the installer may continue with the installation; however, if the installer continues with the installation and the installation is in violation of Chapter 4781. of the Revised Code and the rules promulgated thereunder, the installer shall be responsible to correct all violations within the time prescribed by the



inspector and at the installer's expense.

(2) If any inspection is performed by a certified inspector other than an inspector employed by the division, then the permit holder must notify the division of any inspection that is not performed due to a non-responsive inspector within three business days of the request.

(C) Footing inspections.

(1) New constructed or new poured concrete footings. Inspection of the footing shall be made after the footing's excavations have been excavated to solid ground, after any required reinforcing steel has been placed, and prior to the placing of concrete. The footing inspection shall include excavations for lengthways runners, crossways ribbons, pier pads, perimeter wall footers, slabs, and thickened slabs intended for the support of bearing walls, partitions, columns, piers, structural supports, or equipment as applicable to the specific design.

(a) The division may review plans, issue permits, and perform inspections for footing or base support systems, regardless of whether a manufactured home is being installed concurrently, provided the installer makes application as prescribed by the division, and has obtained approval for the location of the footing or base support system, and such footing or base support system has been installed in accordance with paragraphs (L) to (P) of rule 4781-6-03.3 of the Administrative Code.

(b) Permit and plan review in paragraph (A) of this rule shall be the same as required in rules 4781-7-09 and 4781-12-05 of the Administrative Code.

(2) Existing footings. Where footings are preexisting and the inspector cannot reasonably inspect the excavation area to confirm that the footings have been constructed on solid ground, no inspection of the preexisting footings shall be required if the preexisting footings are in good and non-deteriorating condition and support the manufactured home. If the inspector determines that the preexisting footings are failing or deteriorating, the footings shall be replaced and the excavation shall be inspected prior to the placing of the new footings. Any and all preexisting footings that were in good and non-deteriorating condition, but upon final inspection show they do not support the load of the manufactured home, the installer shall replace the footings in accordance with the division's rules.



(D) Electrical inspections.

(1) Electrical service inspections shall be performed by a board of building standards certified electrical safety inspector (ESI). If the electrical service does not meet the national electrical code (NEC) as referenced in rule 4781-6-03 of the Administrative Code, the ESI shall leave a copy of the electrical service inspection checklist, listing the items to be corrected, and the items shall be corrected prior to the expiration of the permit. If the electrical service complies with the requirements of the NEC, the ESI shall place an approval sticker on the meter base, leave a copy of the completed electrical service inspection checklist on site, and shall notify the local electrical power company that the manufactured home has passed the electrical service inspection. The licensed installer or the homeowner shall submit a copy of the completed electrical service inspection checklist or any other documentation required by the local electrical power company. The electrical service inspection shall include, but not be limited to, electrical system connections from the service point as defined in NEC 2008. Work performed on-site during an installation shall be made prior to covering or concealment, and before fixtures or appliances are set or installed.

(2) Nothing in this rule shall authorize the division to inspect components of a manufactured home that were inspected at the factory, other than components that may affect the health or safety of the occupant of the manufactured home.

(E) Final inspections.

(1) A final inspection shall be made after the permitted work is complete and prior to occupancy.

(2) The permit holder shall request a final inspection within ten working days of the completion of the manufactured home installation.

(3) An inspector shall use a division-approved inspection checklist when performing final inspection.

(4) Upon approval of the final inspection, the inspector shall place the inspection seal in the home on the inside face of the electrical panel.

(5) No inspector shall allow the home to be occupied unless the inspection seal has been placed or



the inspector has approved the home for a temporary occupancy.

(F) The inspector may accept inspection reports of approved agencies, provided such agencies satisfy the requirements of the division as to qualifications and reliability.

(G) It shall be the duty of the permit holder or the installer to notify the inspector that work is ready for inspection. It shall be the duty of the person requesting any inspections required by Chapter 4781. of the Revised Code or the rules promulgated thereunder to provide access to and means for inspection of such work.

(H) The division shall provide an inspection card indicating the inspections required. The inspector shall sign the inspection card by initialing each stage of inspection as it is performed. The inspection card shall be kept with the approved plans and/or the manufacturer's installation manual on the installation site. The inspection card shall be on a form approved by the division. A lost, damaged, or illegible inspection card shall be replaced in accordance with the rules or policies of the division.