

**4781-6-03.9 Information for installers.****(A) General.**

The planning and permitting processes as well as utility connections shall be governed by the authority having jurisdiction.

- (1) Permits and plans review shall be required for all manufactured home installations, in manufactured home parks and on private property. In ~~any regions~~region where there is no certified inspection department, ~~or where the division determines that it is necessary,~~ the ~~commission~~division may assign ~~a~~ third party ~~plans review and~~ inspection ~~agencies~~agency to perform inspections or plans review, ~~or the division may perform those functions itself.~~
- (2) Inspections shall be required for all manufactured home installations. Two or more inspections may be required to verify compliance with these standards. It is the responsibility of the installers to call for inspection of the work ~~which~~that they perform. The installer or his or her designee may call for inspection; however, the installer is solely responsible ~~to~~for ensureensuring that the calls for inspection are made in an appropriate and timely manner.
  - (a) ~~The authority having jurisdiction may provide permit, plan review and inspection for footing or base support system not including installation of manufactured home, provided the installer make application as prescribed by the commission, and approved for location and installed in accordance with paragraphs (L) to (P) of rule 4781-6-02.3 of the Administrative Code~~The division may review plans, issue permits, and may perform inspections of 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.
- (3) Where it is impractical for the manufactured home to conform to the strict letter of these standards, the inspector may accept methods or materials that are substantially equivalent to these standards. ~~Engineering~~A certified architect or professional engineer may be required to substantiate equivalency if structural components of the manufactured home have been altered or replaced, at no cost to the authority having jurisdiction.
- (4) Once the inspections are made and final approval is given, the inspector shall attach a ~~commission~~division-approved inspection seal to the manufactured home.

**(B) Moving manufactured home to location.**

- (1) The manufactured ~~homes~~home shall be moved to the site and placed on the site only when the site is prepared in accordance with these standards and when the utilities are available as required by the authority having jurisdiction.

- (2) Access for the transporter. Before attempting to move a home, the transporter should ensure that the transportation equipment and home can be routed to the installation site and that all special transportation permits required by the authority having jurisdiction have been obtained.
- (3) Drainage structures. Ditches and culverts used to drain surface runoff shall meet the requirements of the authority having jurisdiction and are considered in the overall site preparation.

(C) Permits and alterations.

- (1) Issuance of permits. All necessary fee(s) shall be paid and permits shall be obtained, which may include verification that the requirements of the authority having jurisdiction regarding encroachments in streets, yards, and courts are obeyed and that permissible setback and fire separation distances from property lines and public roads are met.
- (2) Alterations. Prior to making any alteration to a home or its installation, the installer shall contact the authority having jurisdiction to determine if plan approval and permits are required.

(D) Installation of manufactured home with attached accessory building or structure.

- (1) Each accessory building or structure is designed to support all of its own live and dead loads, unless the structure is included in the manufactured home's installation instructions or designed by an Ohio registered professional engineer or registered architect. The design loads for an accessory building and structure shall be the site specific loads according to the residential code of Ohio. No accessory building or structure shall restrict the egress openings including required egress doors and windows. The inspection of construction of accessory buildings or structures shall be performed by the local authority having jurisdiction, not ~~Ohio-manufactured homes commission~~ [division](#) inspectors.

(2) ~~Awnings~~ [Ramadas](#) and ~~carports~~ [carports](#).

- (a) ~~Awnings~~ [Ramadas](#) and carports shall not restrict the required egress openings in a manufactured home.
- (b) ~~Awnings~~ [Ramadas](#) and carports shall be open on at least one side. If enclosed on three sides, must maintain a thirty-six inch means of egress toward the opposite of the open end.

(3) Attached garages.

- (a) An attached garage shall be free standing and self-supporting and anchored and supported in accordance with the manufacturer's installation instructions. If the attached garage is site-built, it shall be constructed in accordance with the residential code of Ohio. Attached garages shall have the fire separation from living and sleeping spaces as required in the residential code of Ohio. The inspection of construction of accessory buildings shall be performed by the local authority having jurisdiction, not ~~Ohio-manufactured homes commission~~ [division](#) inspectors.
- (b) Garages shall not eliminate the path of egress from the manufactured home. Garages shall not be placed where the bedroom egress window is blocked unless there is a second egress window in the same bedroom ~~which~~ [that](#) is not blocked. Alternate egress routes shall be subject to approval by the authority having jurisdiction.

- (c) One manufactured home egress door shall open directly to the outside without passing through a garage or accessory building.
- (d) Ventilation, attic access, and crawl space access openings between the manufactured home and garage shall not be permitted.

#### (4) Basements

- (a) Basements not designed by the home manufacturer shall be designed by an Ohio registered professional engineer or registered architect in accordance with [the](#) MHCSS, the requirements of the manufactured home, and these standards.
- (b) Basements shall be designed for the appropriate horizontal and vertical loads required for the site per the residential code of Ohio. Basement design loads shall include the live and dead loads of the manufactured home.
- (c) Except where specified in these standards, or the manufacturer's installation instructions, basements shall be constructed in accordance with the residential code of Ohio. The inspection of construction of basements shall be performed by the local authority having jurisdiction, not ~~Ohio-manufactured-homes-commission~~ [division](#) inspectors.
- (d) Basements shall have smoke alarms or detectors installed in accordance with the ~~manufactured-home~~ [manufacturer's](#) installation instructions, residential code of Ohio, manufacturer's listing and installation instructions or NFPA 72 and these standards.
- (e) Basements may include a garage if wall, ceiling, and door separation is provided in accordance with the provisions for garages in the residential code of Ohio.

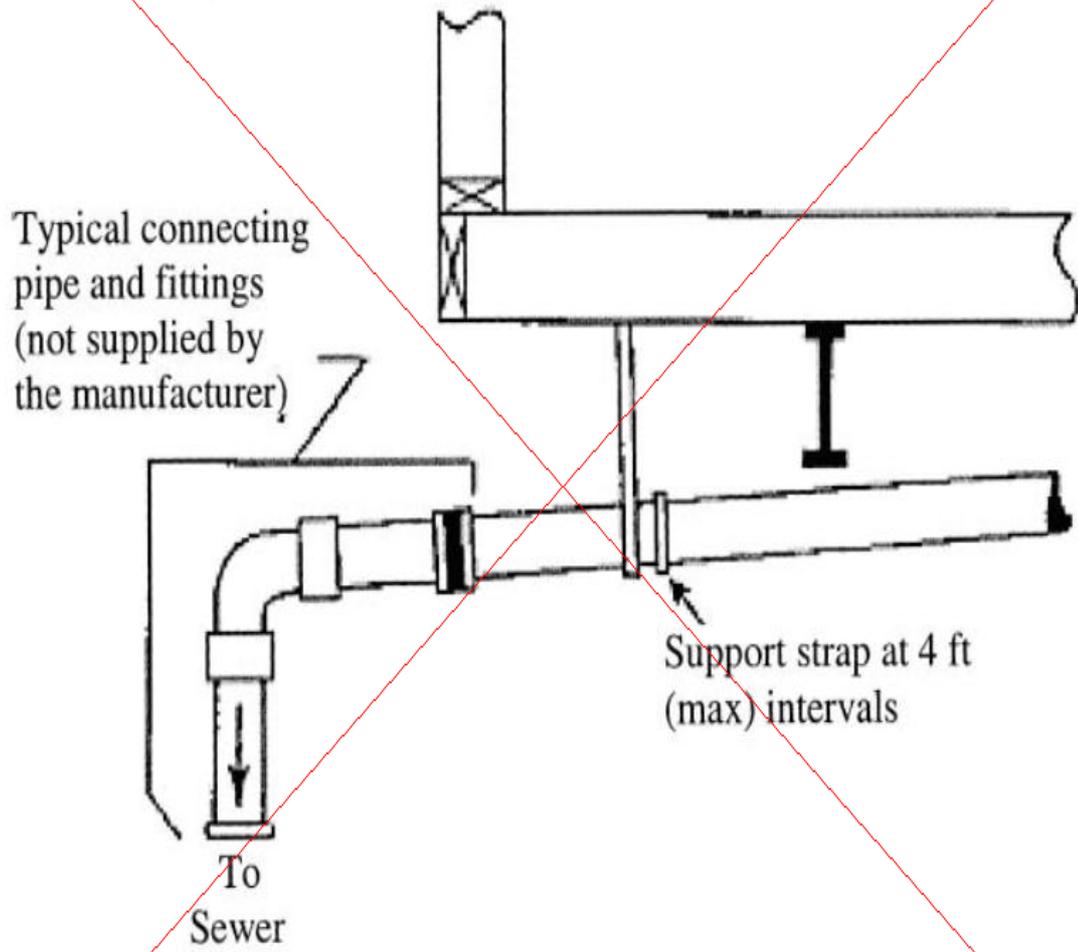
#### (5) Miscellaneous modifications.

All egress doors and windows shall be readily openable without the use of a key or special effort or knowledge. No installer shall alter the manufacturer's egress provisions except where specifically permitted in these standards. Bars, grills, screens or other obstructions placed over egress doors or windows shall be releasable or removable from the inside without the use of a key or tool.

#### (E) Utility system connections.

- (1) Proper procedures. The authority having jurisdiction shall be consulted before connecting the manufactured home to any utilities, and only qualified personnel familiar with local requirements are permitted to make utility site connections and conduct tests.
- (2) Drainage system. The main drain line shall be connected to the site's sewer hookup, using an elastomeric coupler or by other methods acceptable to the authority having jurisdiction, as shown in figure 9A of this rule.

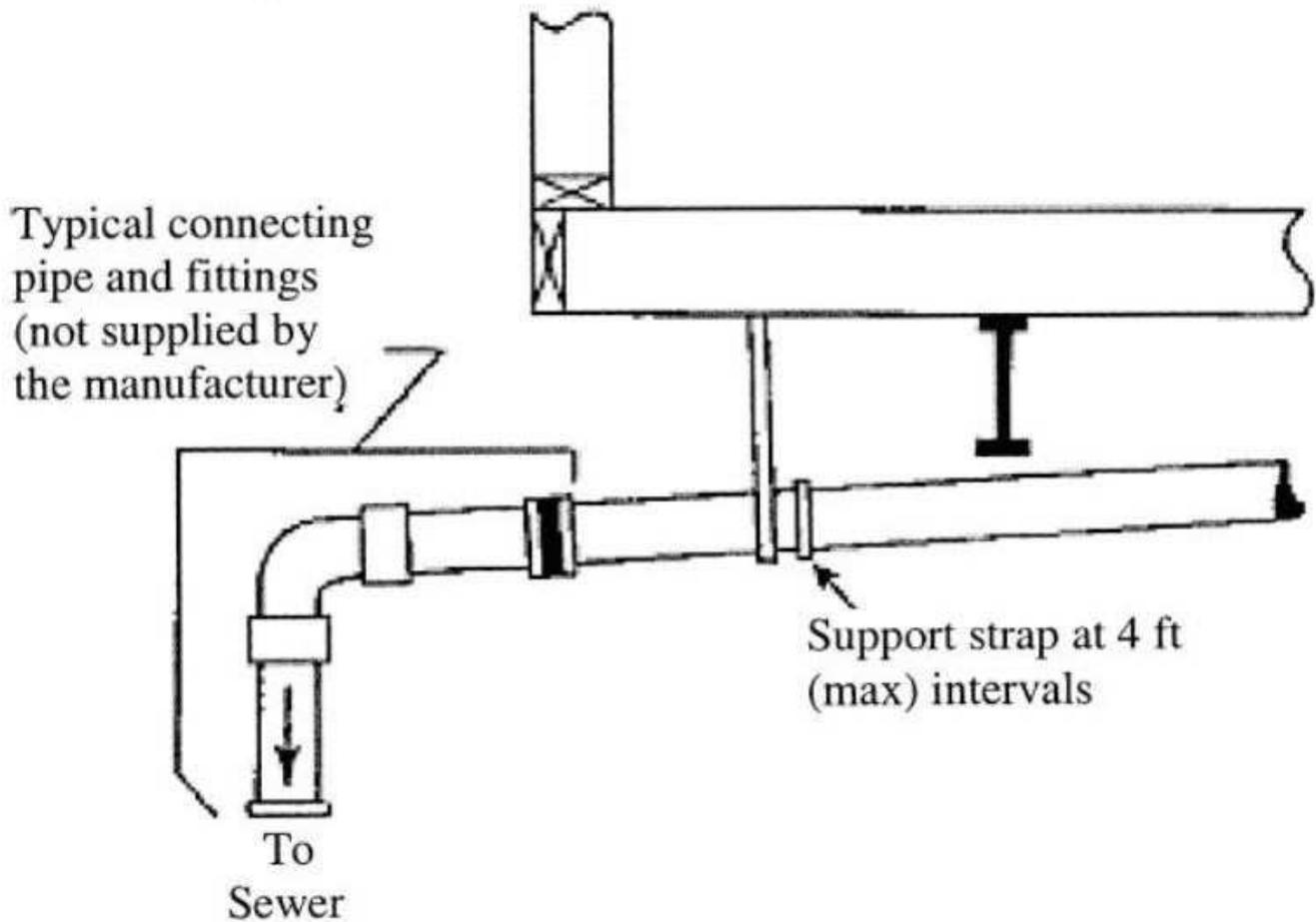
**Figure 9A - Connection to Site Sewar**



Note:

1. Fittings in the drainage system that are subject to freezing, such as P-traps in the floor are protected with insulation by the manufacturer. Insulation must be replaced if it is removed for access to the P-trap.

**Figure 9A - Connection to Site Sewer**



**Note:**

1. Fittings in the drainage system that are subject to freezing, such as P-traps in the floor are protected with insulation by the manufacturer. Insulation must be replaced if it is removed for access to the P-trap.

**(3) Fuel supply system.**

- (a) Conversion of gas appliances. A service person acceptable to the authority having jurisdiction may convert the appliance from one type of gas to another, following instructions by the manufacturer of each appliance.
- (b) Orifices and regulators. Before making any connections to the site supply, the inlet orifices of all gas-burning appliances shall be checked to ensure they are correctly set up for the type of gas to be supplied.

- (c) Connection procedures. Gas-burning appliance vents shall be inspected to ensure that they are connected to the appliance and that roof jacks are properly installed and have not come loose during transit.
- (d) Gas appliance start up procedures. The authority having jurisdiction shall be consulted concerning the following gas appliance startup procedures:
  - (i) One at a time, opening equipment shutoff valves, lighting pilot lights when provided, and adjusting burners and spark igniters for automatic ignition systems shall be in accordance with each appliance manufacturer's instructions.
  - (ii) Checking the operation of the furnace and water heater thermostats.
  - (iii) The authority having jurisdiction shall be consulted prior to connection to the gas supply.

(F) Heating oil systems.

- (1) Homes equipped with oil burning furnaces shall have their oil supply tank and piping installed and tested on site in accordance with ~~in accordance with~~ NFPA 31, "Standard for the Installation of Oil Burning Equipment," 2001 or the authority having jurisdiction, whichever is more stringent.
- (2) The oil burning furnace manufacturer's instructions shall be consulted for pipe size and installation procedures.
- (3) Oil storage tanks and pipe installations shall meet all applicable local regulations of the authority having jurisdiction.
- (4) Tank installation requirements.
  - (a) The tank shall be located where it is accessible to service and supply and safe from fire and other hazards.
  - (b) In flood hazard areas, the oil storage tank shall be anchored and elevated to or above the design flood elevation, or anchored and designed to prevent flotation, collapse, or permanent lateral movement during the design flood.
  - (c) Leak test procedure. Before the system is operated, it shall be checked for leaks in the tank and supply piping in accordance with NFPA 31, "Standard for the Installation of Oil Burning Equipment," 2001 or the requirements of the authority having jurisdiction, whichever is more stringent.

(G) Telephone and cable television.

Telephone and cable television wiring shall be installed in accordance with requirements of the authority having jurisdiction and the ~~national electric code~~ [NEC](#), NFPA No. ~~70-2008~~ [70](#).

Effective: 1/20/2020

Five Year Review (FYR) Dates: 8/27/2019 and 01/20/2025

CERTIFIED ELECTRONICALLY

---

Certification

11/04/2019

---

Date

Promulgated Under: 119.03  
Statutory Authority: 4781.04, 4781.14  
Rule Amplifies: 4781.04, 4781.11, 4781.14  
Prior Effective Dates: 09/15/2006, 10/16/2009, 01/01/2010, 06/02/2011,  
12/01/2012