

## **Questions Received for the Nebraska Kick-off Call**

### **1. Do these inspections apply only to new homes, or all mobile home sets?**

Per 24 CFR Section 3286.511, these inspections only apply to new homes on their first set.

### **2. How will inspectors be certified?**

Inspectors will not be certified, however, they must meet one of the following criteria per 24 CFR 3286.511 to be able to inspect manufactured homes:

- A manufactured home or residential building inspector employed by the local authority having jurisdiction over the site of the home, provided that the jurisdiction has a residential code enforcement program
- A professional engineer
- A registered architect
- A HUD-accepted Production Inspection Primary Inspection Agency (IPIA) or a Design Approval Primary Inspection Agency (DAPIA)
- An International Code Council certified inspector.

### **3. When and where will installers and inspectors be trained and tested?**

Currently, there are three (3) federally approved training programs available for installers. Two in-person courses and one online course. Training for inspectors is not yet available, however, an inspector training course for manufactured homes is currently being developed. More information will be provided on that course when it is available. Inspectors are also encouraged to take installer training that is available to better understand manufactured home installations.

### **4. Are you going to regulate modular homes the same as HUD homes?**

No. This program only applies to HUD-Code homes. Modular homes are regulated by state and local codes.

### **5. Who is going to inspect the homes for our customers?**

Inspections will be performed by inspectors that meet the criteria outlined in 24 CFR Section 3286.511 as set forth in response to the answer to No. 2 above.

### **6. What is the average, or anticipated, cost(s) for required permits and/or inspections per unit?**

For the HUD program, there are no required fee amounts for inspections or permits. Inspectors that meet the criteria set forth in 24 CFR Section 3286.511 are responsible for setting their own fees and they will vary.

**7. What will a re-inspection cost if a unit failed inspection the first time?**

The amount of the re-inspection cost is not regulated by the HUD-Administered program and will be set by inspectors that meet the criteria set forth in 24 CFR Section 3286.511. However, per 3286.509 (b) the cost of the re-inspection needs to be paid by the retailer or the installer unless the contract to purchase states otherwise for a failed inspection.

**8. How much of each permit or inspection fee is going to HUD? How much of each permit or inspection fee is going to SEBA Professional Services for administering this program?**

None. Neither HUD nor SEBA receives any portion of the permit or inspection fee(s). In addition, neither HUD nor SEBA receive any portion of the costs associated with the training programs.

**9. Do the new requirements pertain to secondary moves of mobile homes when moving from one Nebraska community into another community?**

No. The regulations and requirements only apply to HUD-homes on their first set.

**10. How do we contact inspectors for questions once the program is implemented?**

You may contact your local permit or licensing office if your locality has building officials. In addition, SEBA will be posting a list of third-party inspectors who are knowledgeable about the program to the SEBA installation website. You may also contact SEBA at anytime to ask questions directly.

**11. Where are we going to get inspectors out west especially since we often go into bordering States? (e.g.: South Dakota and Wyoming). How will this affect the inspection process? Do we use their state inspectors?**

You can use the local inspectors that have jurisdiction in areas that have building codes or you can use third party inspectors in areas with no local codes. We will be publishing a list of approved third party inspectors with contact information.

**12. Does each person on the job site have to have a license? If not, how many people can work under one licensee? Does the person holding the license have to be on the job site? If yes, for how long?**

Per 3286.203 (3), a license is not required for individuals working as direct employees of a licensed installer or for the company that employs a licensed installer, provided that those individuals are supervised by a licensed installer. The person holding the license does not need to be on the job site at all times, however, they are ultimately responsible for supervising the installation. In

addition, there is no limit to the number of people that can work under one (1) HUD installer's license.

**13. I want to be an inspector but I am also an installer, is this a problem?**

You can be both an installer and an inspector if you meet the requirements for both. However, you will not be able to inspect installation that you/your company performed. All inspections must be from an impartial source.

**14. What prevents the local inspector from charging astronomical fees?**

There is no law that sets fees for the inspection, however, it is estimated that the inspection fees will be similar to those for other types of construction. In most areas, both local and third party inspectors will be available. This gives consumers the ability to shop for the lowest cost inspection.

**15. I do not see any information on installation seals, will they be issued?**

No, not at this time. The only requirement is that the HUD 309 Inspection Certification be signed and submitted.

**16. When will all of the jurisdictions be notified of this program? What kind of training will they have?**

All local jurisdictions are being notified of the program and provided all materials. They have the option to attend the installer training or inspector training when it is available.

**17. I am an employer, can I be the licensed installer and my employees work off my license?**

Yes, but only if you are supervising all installations per answer no. 12.

**18. Does each installer need their own insurance and/or bond?**

No. You may have one policy to cover all installers that work for the company.

**19. What is in place for when an out-of-state installer sets a home in Nebraska; will those installers be tracked so they too are licensed to install homes in Nebraska and assure those home sets are inspected.**

All manufactured homes set in Nebraska must be installed by a HUD licensed installer, and inspected per the regulations regardless of where the company headquarters is located.

**20. Do inspectors need to take training before they inspect homes, or could any local building inspector perform the inspection?**

The local building inspectors can inspect homes. However, we recommend that they take the installer training especially if they are not familiar with manufactured homes.

**21. Can a local inspector leave their jurisdiction to do the inspection in another area?**

Yes

**22. Do we need to have an installation manual on site?**

Yes.