

Open Industry Conference Call: Questions and Answers

July 10, 2018

1. Does each home pad need to be inspected by the township inspector?

The inspection for the HUD 309 Form is the final inspection that occurs once the installation is complete and certified by the installer. However, the local authority having jurisdiction can require intermediate inspections. If there is such a requirement, installers must comply with the local regulations and permit requirements.

2. Is HUD going to oversee the installation of used manufactured homes?

No. Per the regulations in 24 CFR §3285, the program only covers new homes on their first installation. Used homes are covered under state and local requirements.

3. Why do homes in parks need to be set so high?

There is no HUD requirement for how high the home is set. In 24 CFR §3285.305, HUD requires a minimum clearance from the slab to the top of the I-beam of at least twelve (12) inches. Some homes may be set differently based on approved manufacturer designs.

4. What additions to the building efficiency, MET and fire codes are the structures designed under?

Refer to 24 CFR §3280 Section C. Several publications are incorporated by reference in this section. 24 CFR §3280.4 and §3285.4 can also be reviewed.

5. Since a manufactured home can be relocated, will the approval sticker contain information on wind loads, snow loads, climate zones and other design requirements so that code compliance can be verified?

No sticker is provided from HUD as part of the installation. However, the data plate from the manufacturer is permanently affixed to the home. This data plate should always remain with the home.

6. What is the fire separation gap between homes in a park where no enforcement is applied? Do sprinklers change this?

Refer to 24 CFR §3285.101 and Chapter 6 of NFPA 501A as well as any other fire code requirements in the local jurisdiction. The federal regulations do not address sprinklers.

7. Does HUD consider vented vinyl paneling material to be appropriate ventilation?

When considering ventilation, installers must follow the requirements in 24 CFR §3285.505. The requirement is 1 square foot of free air ventilation for 1,500 square feet if the installation uses a 6-mil vapor barrier. If not, the home needs 1 square foot of free air ventilation for every 150 square feet. The installer must calculate the ventilation to ensure it meets the requirements. In freezing climates there is a requirement that vents are able to open and close.

8. Can runners be used in place of piers?

Runners must be at least six (6) inches thick and be installed per an approved design. If the area is subject to freezing weather, then the soil must be tested beneath the home to ensure that it is not frost susceptible. If the soil is frost susceptible, insulated skirting or another approved method of frost-heave prevention can be used.

9. What is an acceptable time frame to turn in the HUD 309 Form from the time of delivery?

The HUD 309 Form is due within seven (7) days of completing the installation and having it approved by the inspector.

10. What is the recourse with HUD if a home is found to be occupied prior to the HUD 309 Form being filed?

The HUD 309 Form must be filed after inspection. The requirement is not before occupancy, but it must be inspected prior to occupancy.

11. Are model homes required to be reported via the HUD 305 Form?

No. Model homes are not required to be reported via the HUD 305 Form. However, it is recommended that communities who are installing a model home notify HUD via SEBA in writing to ensure that records are properly notated.