

MANUFACTURED HOME INSTALLATION MANUAL
FOR MANUFACTURED HOMES PRODUCED ON OR AFTER
APRIL 1, 2007

(Revised February 19, 2009)

State of Wisconsin
Department of Commerce
Division of Safety and Buildings

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ADA Statement

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I. INTRODUCTION

In accordance with Comm 21.40 (1), effective April 1, 2007, the installation of a manufactured home produced on or after April 1, 2007 shall comply with procedures acceptable to the department. This manual contains a set of procedures that are acceptable to the department that addresses those items identified in Comm 21.40 (1) (b).

II. SPECIFICATIONS

All manufactured homes manufactured on or after April 1, 2007 and installed in Wisconsin shall be installed in conformance with the provisions set forth in this manual. Installations shall conform with Housing and Urban Development (HUD) draft document, 24 CFR Part 3280 Manufactured Home Construction and Safety Standards and 24 CFR Part 3285 Model Manufactured Home Installation Standards dated December 8, 2005 as reprinted in this manual and identified in this document as “HUD Installation Standards”, subject to those changes, additions and omissions specified in this manual.

Changes or additions to or omissions from the HUD Installation Standards are specified in this manual and are requirements of the department and are not requirements of the HUD Installation Standards.

Note: The referenced HUD Installation Standards section number, located in brackets, will follow the manual’s number designation and title and precede the text of the manual. Example: **1. Definitions [3285.5]**.

1. Manufacturer installation instructions [3285.2]. This is a department requirement in addition to the requirements in 3285.2: Compliance with the manufacturer installation instructions is considered compliance with HUD Installation Standards.

2. Definitions [3285.5]. (1) ADDITIONS. These are department definitions in addition to the definitions in 3285.5:

(a) “Department” means the department of commerce.

(b) “Manufactured home section” means a portion of a manufactured home which when installed does not provide all the facilities for year-round residential occupancy.

(c) “Manufactured home unit” means a complete manufactured home which when installed provides all the facilities for year-round residential occupancy.

(2) **SUBSTITUTIONS.** Substitute the following definitions for the corresponding definitions listed in 3285.5:

(a) “Approved” means acceptable to the department.

(b) “Base flood elevation (BFE)” means the elevation of the base flood, including wave height, relative to the datum specified on a county’s flood hazard map.

(c) “Flood hazard area” means the greater of either (1) the special flood hazard area shown on the flood insurance rate map or (2) the area subject to flooding during the design flood and shown on a county’s flood hazard map, or otherwise legally designated.

(d) “Flood hazard map” means a map delineating the flood hazard area and adopted by a county.

(e) “Local authority having jurisdiction (LAHJ)” means the department.

(f) “Manufactured home” has the meaning given in s. 101.91 (2), Stats.

Note: Under s.101.91 (2), Stats., "manufactured home" means any of the following:

(am) A structure that is designed to be used as a dwelling with or without a permanent foundation and that is certified by the federal department of housing and urban development as complying with the standards established under 42 USC 5401 to 5425.

(c) A mobile home, unless a mobile home is specifically excluded under the applicable statute.

3. Fire separation distance [3285.101]. Substitute the following wording for the requirements in 3285.101: Fire separation distances shall be in accordance with s. Comm 26.12.

4. Installation of manufactured homes in flood hazard areas [3285.102]. Substitute the following wording for the requirements in 3285.102 (c): Prior to the initial installation of a new manufactured home, the owner or permit applicant is responsible to determine whether the home site lies wholly or partly within a special flood hazard area as shown on the county’s flood insurance rate map, flood boundary and floodway map, or flood hazard boundary map. If so located, the map and supporting studies adopted by the county may be used to determine the flood hazard zone and base flood elevation at the site.

Note: The department of natural resources (DNR) and the federal emergency management agency (FEMA) also have regulations that apply to construction in flood hazard areas.

5. Wind zone [3285.103 (a)]. This is a department informational note in addition to the requirements in 3285.103 (a):

Note: The HUD required wind loads for Wisconsin, Zone 1, are not less than 15 psf horizontal and not less than 9 psf uplift.

6. Roof load zone [3285.103 (b)]. This is a department informational note in addition to the requirements in 3285.103 (b):

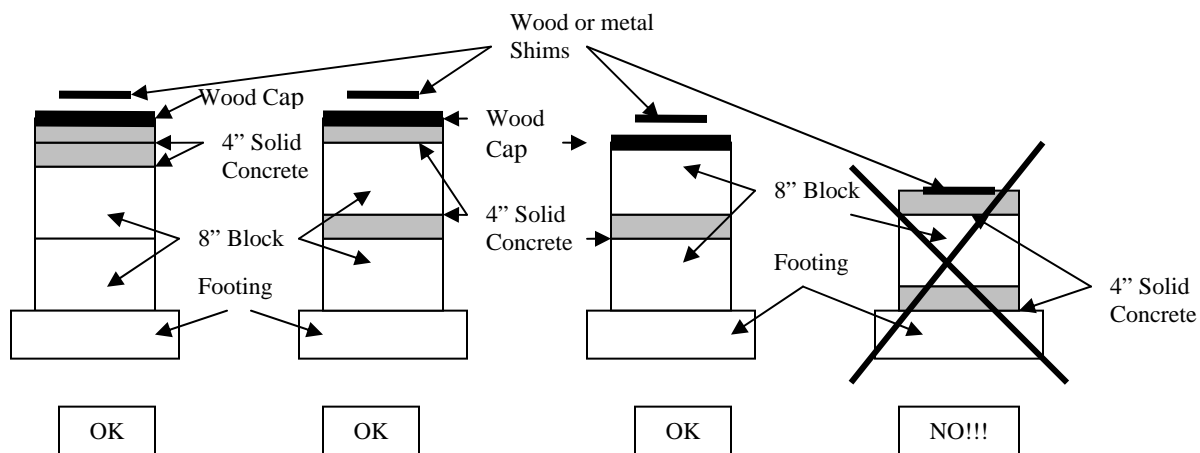
Note: See appendix for reprint of HUD roof load zone map.

7. Thermal zone [3285.103 (c)]. This is a department informational note in addition to the requirements in 3285.103 (c):

Note: The HUD required thermal zone for Wisconsin is Zone 3, an overall maximum coefficient of heat transmission not to exceed 0.079 Btu/ (hr.) (sq. ft.) (F).

8. Foundations – General [3285.301]. This is a department requirement in addition to the requirements in 3285.301: Footings and foundations may be designed in accordance with Subchapters IV and V of ch. Comm 21.

9. Pier configuration – Caps, Gaps and associated diagrams [3285.304 (b) (2) & (c) (3), Fig A 3285.306, Fig. B 3285.306(b)]. Substitute the following wording for the requirements in 3285.304 (b) (2): A combination of up to two - 4” thick solid concrete blocks and no more than one 2” thick piece of hardwood lumber shall be permitted as cap material. If a pier is provided with a cap block of 4” concrete or 2” lumber, a second 4” concrete block may be placed anywhere in the pier but may not be placed directly upon the footing. See example below.



Pier Configuration Examples

10. Pier configuration - Caps, Gaps and associated diagrams [3285.304 (b) (2) & (c) (3), Fig A 3285.306, Fig. B 3285.306(b)]. This is a department requirement in addition to the requirements in 3285.304 (b) (2) & (c) (3): Lumber used as cap and gap filler material may be of 2” nominal lumber at least equal to No. 2 spruce pine fir having a minimum fiber bending stress rating of 1200 psi. All lumber used as cap and gap filler material shall be the same species of wood. Lumber used to fill a gap in the pier shall only be placed at the top of the pier.

11. Pier configuration - Gaps and associated diagrams [3285.304 (c) (1), Fig A 3285.306, Fig. B 3285.306(b)]. This is a department requirement in addition to the requirements in 3285.304 (c) (1): Lumber used as shim material may be at least equal to No. 2 spruce pine fir having a minimum fiber bending stress rating of 1200 psi. All shims shall be the same species of wood.

12. Placement in freezing climates [3285.312 (c)]. This is a department requirement in addition to the requirements in 3285.312 (c): Footings and foundations may be designed in accordance with Subchapters IV and V of ch. Comm 21.

13. Ground anchor installations. [3285.402 (a) (1) & (2)]. This is a department requirement in addition to the requirements in 3285.402 (a) (1) & (2): Ground anchors and tie-down straps may be of painted steel to provide the protection against weather deterioration required by this section.

14. Severe climate conditions [3285.404]. Substitute the following wording for the requirements in 3285.404: In frost-susceptible soil locations, ground anchor augers shall be installed to the design depth of the anchor but not less than 30 inches, unless the foundation system is frost protected to prevent the effects of frost heave in accordance with acceptable engineering practice and ss. 3280.306 and 3285.312.

15 Crawlspace ventilation [3285.505 (d)]. Substitute the following wording for the requirements in 3285.505 (d): Ventilation openings must be covered for their full height and width with a perforated corrosion and weather resistant covering that is designed to prevent entry of rodents.

16. Plumbing systems [3285.601]. This is a department informational note in addition to the requirements in 3285.601:

Note: The rules pertaining to registration and licensing of plumbers are specified in ch. Comm 5.

17. Moving manufactured home to location [3285.902]. (1) ACCESS FOR THE TRANSPORTER [3285.902 (a)]: Substitute the following wording for the requirements in 3285.902 (a): Before attempting to move a home, it shall be insured that the transportation equipment and home can be routed to the installation site and that all

special transportation permits required by the department of transportation have been obtained.

(2) DRAINAGE STRUCTURES [3285.902 (b)]. Substitute the following wording for the requirements in 3285.902 (b): The use of ditches and culverts to drain surface runoff is subject to local and state regulations and shall be included and considered in the overall site preparation.

18. Permits, alterations and on-site structures [3285.903]. Substitute the following wording for the requirements in 3285.903:

(1) ISSUANCE OF PERMITS [3285.903 (a)]. All necessary local municipality permits shall be obtained and all fees shall be paid.

(2) ALTERATIONS [3285.903 (b)]. Prior to alteration of a home installation, the local municipality shall be contacted to determine if plan approval and permits are required.

(3) INSTALLATION OF ON-SITE STRUCTURES [3285.903 (c)]. (a) Each accessory building and structure is designed to support all of its own live and dead loads, unless the structure, including any attached garage, carport, deck or porch, is attached to the manufactured home and is otherwise included in the installation instructions.

19. Utility system connections [3285.904]. (1) PROPER PROCEDURES [3285.904 (a)]. Substitute the following wording for the requirements in 3285.904 (a): The utility provider shall be consulted before connecting the manufactured home to any utilities.

(2) CONVERSION OF GAS APPLIANCES [3285.904 (c) (1)]. Substitute the following wording for the requirements in 3285.904 (c) (1): A service person acceptable to the utility provider shall convert the appliance from one type of gas to another, following instructions by the manufacturer of each appliance.

(3) GAS APPLIANCE STARTUP PROCEDURES [3285.904 (c) (4)]. Substitute the following wording for the requirements in 3285.904 (c) (4) (intro.): When required by the utility provider, the installer shall perform the following procedures:

20. Heating oil systems [3285.905]. This is a department informational note in addition to the requirements in 3285.905:

Note: See ch. Comm 10 for additional requirements relating to the installation of heating oil systems.

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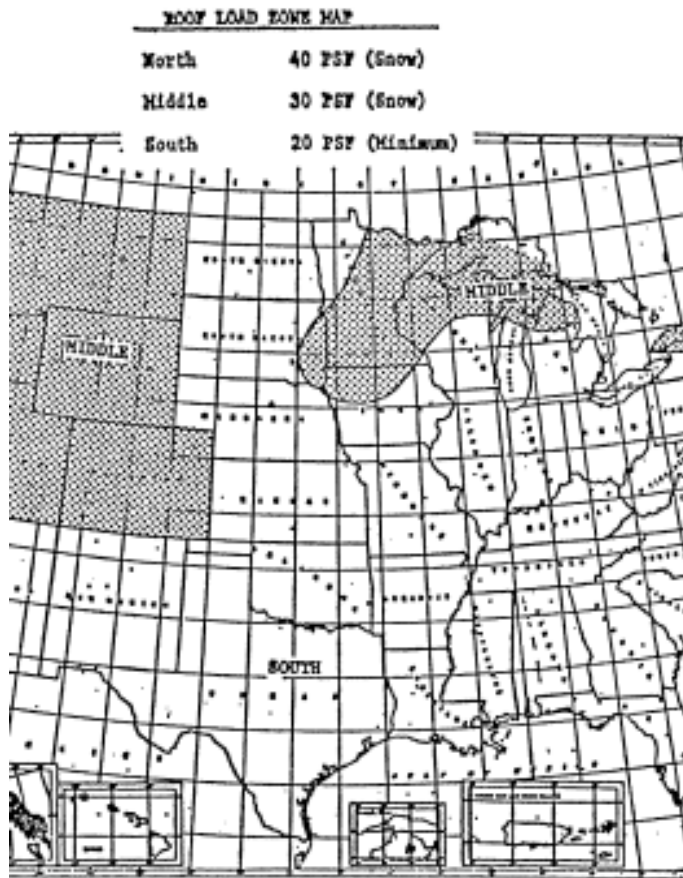
APPENDIX

1 Roof Snow Load Map

2 Draft December 8, 2005 HUD Installation Standard

Roof Snow Load Map

24 CFR Part 3280, s. 3280.305 (c) (3)



Draft December 8, 2005 HUD Installation Standard