

## APPENDIX E

# MANUFACTURED HOUSING USED AS DWELLINGS

(The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.)

### SECTION AE101 SCOPE

**AE101.1 General.** These provisions shall be applicable only to a *manufactured home* used as a single *dwelling unit* installed on privately owned (nonrental) lots and shall apply to the following:

1. Construction, *alteration* and repair of any foundation system that is necessary to provide for the installation of a *manufactured home* unit.
2. Construction, installation, *addition*, *alteration*, repair or maintenance of the building service *equipment* that is necessary for connecting *manufactured homes* to water, fuel, or power supplies and sewage systems.
3. *Alterations*, *additions* or repairs to existing *manufactured homes*. The construction, *alteration*, moving, demolition, repair and use of accessory buildings and structures, and their building service *equipment*, shall comply with the requirements of the codes adopted by this *jurisdiction*.

These provisions shall not be applicable to the design and construction of *manufactured homes* and shall not be deemed to authorize either modifications or *additions* to *manufactured homes* where otherwise prohibited.

**Exception:** In addition to these provisions, new and replacement *manufactured homes* to be located in flood hazard areas as established in Table R301.2(1) of the *International Residential Code* shall meet the applicable requirements of Section R322 of the *International Residential Code*.

### SECTION AE102 APPLICATION TO EXISTING MANUFACTURED HOMES AND BUILDING SERVICE EQUIPMENT

**AE102.1 General.** *Manufactured homes* and their building service *equipment* to which *additions*, *alterations* or repairs are made shall comply with all the requirements of these provisions for new facilities, except as specifically provided in this section.

**AE102.2 Additions, alterations or repairs.** *Additions* made to a *manufactured home* shall conform to one of the following:

1. Be certified under the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. Section 5401, et seq.).
2. Be designed and constructed to comply with the applicable provisions of the National Manufactured Housing

Construction and Safety Standards Act of 1974 (42 U.S.C. Section 5401, et seq.).

3. Be designed and constructed in compliance with the code adopted by this *jurisdiction*.

*Additions* shall be structurally separated from the *manufactured home*.

**Exception:** A structural separation need not be provided when structural calculations are provided to justify the omission of such separation.

*Alterations* or repairs may be made to any *manufactured home* or to its building service *equipment* without requiring the existing *manufactured home* or its building service *equipment* to comply with all the requirements of these provisions, provided the *alteration* or repair conforms to that required for new construction, and provided further that no hazard to life, health or safety will be created by such *additions*, *alterations* or repairs.

*Alterations* or repairs to an existing *manufactured home*, which are nonstructural and do not adversely affect any structural member or any part of the building or structure having required fire protection, may be made with materials equivalent to those of which the *manufactured home* structure is constructed, subject to approval by the *building official*.

**Exception:** The installation or replacement of glass shall be required for new installations.

Minor *additions*, *alterations* and repairs to existing building service *equipment* installations may be made in accordance with the codes in effect at the time the original installation was made, subject to the approval of the *building official*, and provided such *additions*, *alterations* and repairs will not cause the existing building service *equipment* to become unsafe, insanitary or overloaded.

**AE102.3 Existing installations.** Building service *equipment* lawfully in existence at the time of the adoption of the applicable codes may have their use, maintenance or repair continued if the use, maintenance or repair is in accordance with the original design and no hazard to life, health or property has been created by such building service *equipment*.

**AE102.4 Existing occupancy.** *Manufactured homes* that are in existence at the time of the adoption of these provisions may have their existing use or occupancy continued if such use or occupancy was legal at the time of the adoption of these provisions, provided such continued use is not dangerous to life, health and safety.

The use or occupancy of any existing *manufactured home* shall not be changed unless evidence satisfactory to the *building official* is provided to show compliance with all applica-