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February 20, 1985

TO: Members of Construction Code Commission

FROM: Henry L. Green

SUBJECT: Code Interpretation - Mobile Home Set-Up Requirements

At the last Construction Code Commission meeting, the Building Code Review Committee was directed to develop an interpretation outlining the requirements for the set-up of mobile homes. The Building Code Review Committee met on February 4, 1985 and prepared the following interpretation for your consideration:

Question: Is the set-up of a mobile home regulated by the Building Code? If so what provisions would be applicable.

Answer: Yes,
A joint letter issued by the Construction Code Commission and the Mobile Home Commission cited concurrent jurisdictional responsibility for the placement of mobile homes within mobile home parks and rests the responsibility for privately sited units to the governmental subdivision responsible for the administration and enforcement of the code(s) under the authority of the State Construction Code Act.

Section 10 of Act No. 230 of the Public Acts of 1972, as amended requires that before the construction of a building or structure, application for permit must be made to the appropriate enforcing agency.

Section 1005.1 provides that all buildings and structures shall be erected upon foundation walls, piers or other permanent supports that are of adequate size to properly distribute the imposed loads. The foundation shall extend below the frost line of the locality, typically 42 inches below grade.

Section 901.1 provides that all parts of a building or structure shall be designed and constructed to support safely all loads including dead loads, without exceeding the allowable stresses. When a mobile home is constructed pursuant to the Michigan Mobile Home Rules or the Federal Mobile Home Construction and Safety Standards, this section would be applicable to all work completed on site ie: bearing support, cross beams, blocking, etc.

Section 912.4 provides that anchorage of the roof to wall and columns and of walls and columns to foundation systems shall be provided to resist overturning, uplift and sliding forces. All equipment utilized in anchorage of Mobile Homes must be approved for use in the state, pursuant to Section 5 of the Act.

Each Mobile Home sold within the state is required to be equipped with a smoke detector and fire extinguisher, pursuant to the provisions of Act No. 133, P.A. 1974.

The National Flood Insurance Program prohibits the placement of a mobile home in a designated floodway and Section 1315.6 requires structures located within a flood plain to be designated to resist or overcome the anticipated flood condition.

The Plumbing Code requires supply and drain lines to be protected from freezing.

The Electrical Code requires the proper connection of all the electrical supply and grounding of the unit.

The Mechanical Code requires that all gas connections comply with the applicable provisions of the code.

Additions to mobile homes are required to comply with the Michigan Premanufactured Unit Rules or the requirements of the code for on-site construction, as adopted by the local unit of government inwhich the structure is being erected.

Mobile Homes constructed between June 1975 and June 1976 are required to meet the requirements of the Michigan Mobile Home Rules adopted by the Construction Code Commission.

Mobile Homes constructed after June 15, 1976, for residential use must conform to the requirements of the Federal Mobile Home Construction and Safety Standards. Each home constructed pursuant to the HUD Standard must bear an indentifying seal indicating conformance with the federal standards.

Mobile homes constructed prior to June 1, 1975 are not subject to any recognized standard adopted, a state or federal agency, however many mobile homes built during this time period may comply with the current standards and therefore must be reviewed in detail by the local unit of government to determine their acceptability.

Sections 119.1 and 119.2 of the code requires that before a building or structure may be occupied, a certificate of use and occupancy shall be secured from the local unit of government responsible for the administration and enforcement of the code. Such certificates shall certify compliance with all applicable state and local regulations including zoning, septic, waste disposal, water supply and electrical connection.