

## ADDITIONS/ALTERATIONS/REPAIRS TO THE NEW HOME

If the plans include adding accessories to the home, you will need to ensure that these items do not cause the home to be out of compliance with the Manufactured Home Construction and Safety Standards (HUD Code).

The best way to do this is to check with the manufacturer of the home and the local code official before starting any project.

Some of the alterations to a home that can lead to problems include:

- > Cutting, notching or removal of any section of the chassis with the exception of the axles and hitch rails
- > Decks attached to the home
- > Awnings secured to the walls or roof
- > Improperly installed rain gutters
- > Improperly attached garages
- > Replacing wall or ceiling panels
- > Installing a basement entry into the floor system
- > Closing off or altering required venting systems (skirting, exhaust fans, roof vents, clothes dryer exhaust duct, etc.)
- > Installing a new roof over the original roof system



## HOW TO BECOME A CERTIFIED INSTALLER

- > Attend a training curriculum approved by the Housing Standards Division at DCED.
- > Upon successful completion of the training curriculum, installers are eligible to apply for certification through the Housing Standards Division and submit the appropriate fees.
- > Certified Installers must reapply for certification on an annual basis.
- > Certified Installers are required to attend an approved continuing education course every three years in order to maintain certification.



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Commonwealth of Pennsylvania  
Edward G. Rendell, Governor

PA Department of Community & Economic Development  
Dennis Yablonsky, Secretary

# Installation of New Manufactured Homes in PA

> ready > set > succeed



## IMPORTANT CONSUMER INFORMATION

Before the execution of the sales agreement, manufactured home retailers are required to inform consumers that all new manufactured homes installed in Pennsylvania must comply with Act 158 of 2004. This brochure provides a summary of these requirements.

Additional information regarding the requirements of Act 158 can be provided by the retailer or by contacting the Housing Standards Division at DCED.

## MANUFACTURED HOME RETAILER RESPONSIBILITIES

A retailer who sells a new home must complete the Record of Purchaser Card and send the card to the manufacturer of the home. This card provides information regarding the sale of home to the manufacturer for future reference.

If installation or set-up is included in the sales contract, the retailer must assure a PA authorized installer certifies the installation prior to occupancy.

If the retailer is not responsible for installation of the new manufactured home, the retailer must provide consumers with a written statement informing them of all PA installation requirements, including the need for an authorized installer. Only these installers can complete the Certificate of Compliance to obtain an occupancy permit from the local code official.

## INSTALLER RESPONSIBILITIES

The installer must assure the home is installed according to the manufacturer's approved installation instructions. This includes cooperating with the local code official in terms of site specific factors such as protection from frost heave and soil bearing capacity as well as the required inspections.



## INSTALLATION OF THE NEW HOME

Installation is perhaps the single most important consideration to assure durability and long term satisfaction from new manufactured homes - so important that the manufacturer's warranty may be void if the home is not installed properly. **PA State Law requires new manufactured homes be installed consistent with the manufacturer's approved design to assure continued performance under the HUD Code.**

Listed below are some of the key elements of installation that can have an impact on the performance of the manufactured home.

### Site Preparation

Proper grading of the site around the home to prevent ground water from collecting under the home is critical. Make sure that the ground under the home has no depressions or areas where water can collect. Ground vapor barriers should not be used to correct poor site conditions. The local code official should inspect the site to assure proper grading.

### Support

The installer must ensure that the ground where the home is to be sited has proper soil conditions and soil capacity to support the home. The footings must be a sufficient size, sufficient thickness and be protected from frost heave. Improper support of the home may lead to severe structural problems, affect the proper operation of the doors and windows and cause permanent damage to the home.

### Assembly

Most manufactured homes require assembly at the home site. Assembly involves items that cannot be completed in the factory. Until the home is assembled properly, it will not perform as designed. Resistance to the wind, snow and rain, functioning of the plumbing, electrical, heating and cooling systems, to name a few, are only assured by proper assembly at the home site.

## Stabilization

To ensure that manufactured homes can withstand the forces of windstorms, which can cause sliding and overturning, it is required that all manufactured homes be anchored to the ground or the full perimeter masonry foundation system according to the manufacturer's approved designs. Poor site conditions will significantly reduce the ability of the anchoring system to withstand the forces of high winds.

The installation instructions that come with the home, or the instructions from an approved alternative anchoring system, must be followed to assure protection from these forces.

## LOCAL BUILDING CODE ENFORCEMENT

The local code official should inspect the footings, piers and anchoring method of the new manufactured home for consistency with the manufacturer's approved designs. Construction outside of the HUD code (such as basements, garages, stairs, decks, etc.) must comply with the PA Uniform Construction Code. After passing inspection the installer must provide the code official with a properly completed Certificate of Compliance form prior to the issuance of the certificate of occupancy.



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for more information on  
DCED's role for manufactured housing.