



## Ohio Manufactured Homes Commission

5100 Parkcenter Avenue, Suite 103, Dublin, Ohio 43017

February 4, 2011

OMHC Certified Building Departments  
~~OMHC Certified Health Departments~~  
OMHC Certified Third Party Agencies

Re: "Keeping Affordable Housing Affordable"

In the world of manufactured homes, we have always considered a manufactured home a type of construction that is a great alternative to site built homes. The costs of construction are one third to one half of site built homes, not to mention that the time it takes to build a manufactured home is about five days compared to about five months for a site built home.

Even with these benefits, the costs to complete a manufactured home has become ever increasing and in order to "keep affordable housing affordable", we all need to find ways to curb the costs to the homeowner to move into their home.

This commission has been charged with the responsibility of overseeing qualified installers and inspectors to insure that homes placed in Ohio are safe to occupy. But as costs increase, the homeowner may attempt to avoid the required inspections due to the permit fees that are charged. We have been looking at the fee schedules around the state and have found that generally, the installer / homeowner is charged a base fee with additional fees attached for various reasons such as mileage. Additionally, we have determined that in some cases, it may be possible to accomplish all three inspections in one trip (see attached)

The Ohio Administrative Code section 4781-7-03 (A) requires three inspections known as a footing, electrical service and final however it is quite possible that with an approved permit application showing an existing base support system ( i.e. manufactured home park), the installer may set and complete the installation and thus, it may require only one or two trips. The installer/homeowner, however, may have been charged a fee based on three separate trips. Primarily, we are suggesting that when it is possible to make less than three trips, that your fees would be adjusted to reduce the costs of permits for the consumer.

The commissioners have requested your feedback on this issue and would appreciate your comments on the possibility of lowering the fees for conditions where an existing base support system in place. Please review the "proposed inspection procedures" attached and provide comments on the form and return to our office by fax or e-mail no later than Thursday, February 10, 2011.

As always, thank you for your input.

Sincerely,

Janet Williams,  
Executive Director

## Proposed Inspection Procedures in Parks

### 1 trip inspection

Plans review completed  
Permit issued

If after plans review it's determined that the submitted plan for the existing foundation is adequate size and condition, then the process is as follows:

1. Home is installed properly
2. All connections are completed
3. All items are complete for final inspection
4. Call for final inspection (must coordinate with installer for inspection agency to have access to disconnect switch to complete final)

Note:

If after plans review, it is determined that 50% of existing pad is replaced or current foundation is not adequate for home being set, a separate footer/foundation inspection is required prior to the installation of the home and a re-inspection fee may apply.

If re-inspection is required due to non-access to disconnect or any items not completed satisfactorily, an additional re-inspection fee may apply.

### 2 trip inspections (if no disconnect and Power Co. must energize)

Plans review completed  
Permit issued

If after plans review it's determined that the submitted plan for the existing foundation is adequate size and condition, then the process is as follows:

1. Home is installed properly
2. All connections are completed
3. Call for electrical inspection
4. All items are complete for final inspection
5. Call for final inspection

Note:

If after plans review, it is determined that 50% of existing pad is replaced or current foundation is not adequate for home being set, a separate footer/foundation inspection is required prior to the installation of the home and a re-inspection fee may apply.

If re-inspection is required due to items not completed satisfactorily, an additional re-inspection fee may apply.

## Proposed Inspection Procedures on Private Property

2 trip inspections (if no disconnect and  
Power Co. must energize)

3 trip inspections (same as existing procedure)

Plans review completed  
Permit issued

If after plans review it's determined that the submitted plan for the existing foundation is adequate size and condition, then the process is as follows:

1. Home is installed properly
2. All connections are completed
3. Call for electrical inspection
4. All items are complete for final inspection
5. Call for final inspection

Note:

If after plans review, it is determined that 50% of existing pad is replaced or current foundation is not adequate for home being set, a separate footer/foundation inspection is required prior to the installation of the home and a re-inspection fee may apply.

If re-inspection is required due to items not completed satisfactorily, an additional re-inspection fee may apply.



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## Inspection Agency Comments

The Ohio Administrative Code section - 4781-7-03 (A) requires three inspections known as a footing, electrical service and final; however it is quite possible that with an approved permit application showing an existing base support system (i.e. manufactured home park), the installer may set and complete the installation and thus, it may require only one or two trips. The installer/homeowner, however may have been charged a fee based on three separate trips. **Primarily, we are suggesting that when it is possible to make less than three trips, that your fees would be adjusted to reduce the costs of permits and inspections to the consumer.**

Please review the proposed inspection procedures attached and provide comments:

Jurisdiction \_\_\_\_\_

Name \_\_\_\_\_

Contact number \_\_\_\_\_

Proposed Inspection procedures in **Parks**: (see attached)

Pro's: \_\_\_\_\_

Con's: \_\_\_\_\_

Comments: \_\_\_\_\_

Use separate sheet for additional comments

Proposed Inspection procedures on **Private Property**: (see attached)

Pro's: \_\_\_\_\_

Con's: \_\_\_\_\_

Comments: \_\_\_\_\_

Use separate sheet for additional comments

Please complete and return to Ohio Manufactured Homes Commission by fax or e-mail as indicated below  
**No later than Thursday February 10, 2011**

Phone: (614) 734-6010 • Fax: (614) 734-6012 • Website: <http://www.omhc.ohio.gov>