



Ohio Manufactured Homes Commission

5650 Blazer Parkway, Suite 100 Dublin, Ohio 43017

Commission Appeals

(from 12-6-07 Commission Meeting)

Commission Decision #1 – Clearance Under Homes

A minimum clearance of 12 inches must be maintained between the lowest member of the main frame (I-beam or channel beam) and the grade under all areas of the home.

Commission Decision #2 – Corner Piers

(b) Frame piers 36 inches to 67 inches high and corner piers.

(1) All frame piers between 36 inches and 67 inches high and all corner piers over three blocks high must be constructed out of double, interlocked concrete blocks, as shown in Figure B to this section, when the design capacity of the block is not exceeded. Mortar is not required for concrete block piers, unless otherwise specified in the installation instructions or required by a professional engineer or registered architect.

Commission Decision #3 – Crawlspace Ventilation

(a) A crawlspace with skirting must be provided with ventilation openings. The minimum net area of ventilation openings must not be less than one square foot (ft.²) for every 150 square feet (ft.²) of the home's floor area. The total area of ventilation openings may be reduced to one square foot (ft.²) for every 1,500 square feet (ft.²) of the home's floor area, where a uniform 6-mil polyethylene sheet material or other acceptable vapor retarder is installed, according to §3285.204, on the ground surface beneath the entire floor area of the home.

(from 2-7-08 Commission Meeting)

Steps recommendations with a 24" x 36" top-landing:

The HUD code is silent to steps so we need to refer to the residential code.

The Commission made a determination that the top landing has to be a minimum of 24" in the direction of travel and 36" wide. This is considered an industry standard.