



# Ohio Manufactured Homes Commission

5100 Parkcenter Avenue, Suite 120, Dublin, Ohio 43017

Memo To: Ohio Manufactured Home Park Owners/Operators

From: Janet M. Williams, Interim Executive Director

Subject: Enforcement Jurisdiction for Installations of Manufactured Homes in Parks

Date: April 22, 2010

As you should be aware, the OMHC Laws and Rules pertaining to the installation of **all** manufactured homes in Ohio went into effect November 1, 2006. Enforcement efforts began July 1, 2007 and were distributed to the Ohio Department of Health (for homes being installed in parks) and our Commission (for homes being installed on private property). As of October 6, 2009, our Commission now has jurisdiction of all (HUD) home sets in Ohio. **This specific change in jurisdiction refers only to the enforcement and compliance of (HUD) manufactured home installations in parks.**

Please be advised that any new or used homes being set in your park (including any homes being moved from one lot to another) is being installed only by a licensed OMHC installer AND that a permit has been issued PRIOR TO any work being started. In addition, the required inspections are a footing/foundation, electrical service and final. Once the home has been final approved, the inspection agency will place an OMHC seal on the inside of the electric panel which means the homeowner may now occupy the home. A complete copy of our Rules can be found on our website [www.omhc.ohio.gov](http://www.omhc.ohio.gov), select "Laws and Rules" on the left-hand side of the home page (New OMHC Rules effective 1/1/10). The inspection authority for your area will issue the permit and complete the inspection process. In order to find who inspects in your area, please refer to our website and select "Call for Inspection" and click the county in which the home is located. Be sure that you are looking under the section referring to parks.

All homes that have been set after July 1, 2007 are required to be permitted and inspections completed. If there are homes in your park that have not followed the proper inspection procedures, please notify those owners and advise them to call the proper inspection authority and complete the inspection process within sixty (60) days. This is a window of opportunity for these homes to become compliant. Failure in doing so could result in additional fines.

For newly developed lots in a park, ODH is still issuing development permits, conducting flood plain review, and providing "base support inspections."

Should you have any questions on the above, please feel free to contact our office. We look forward to assisting you and your occupants with installation compliance!