

4781-8-05 Supervision of non-licensed persons.

(A) No person shall install a manufactured home in Ohio without a license issued by the commission unless a licensed installer is present at least eighty per cent of the time supervising during the installation. A licensed manufactured home installer who supervises the work of an unlicensed person is responsible for the installation work that the unlicensed person performs.

(B) A person who is not a licensed manufactured home installer may perform foundation and base support system construction if supervised by a licensed installer. The licensed installer is responsible for the work performed.

(C) A homeowner may install a manufactured home for the person's own occupancy if the manufactured home is located on property that the person owns and the home is not located in a manufactured home park. The homeowner installing their own home will not be eligible for the dispute resolution program for a used home. The Ohio manufactured homes commission reserves the right to investigate a complaint against a licensed installer for specific work performed if the scope of work is outlined as the installer's responsibility in writing. New homes will always be eligible for dispute resolution for manufacturer's defects. Homeowners must first obtain a permit for the required inspections prior to installation commencement. The homeowner must be responsible for all work themselves, however they may contract out portions of the work to an OMHC licensed installer who is currently active and all contracted work must be identified and agreed upon, in writing, on a form prescribed by OMHC. All permits are valid for one hundred eighty days from issuance unless an extension is granted by the inspection agency. The homeowner shall not occupy the home until the final inspection has been approved and the OMHC seal has been placed on the home. Failure to obtain an approved final inspection would result in a home being occupied illegally and may void any manufacturer warranties and/or homeowner's insurance.

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