



Ohio Manufactured Homes Commission

5100 Parkcenter Avenue, Suite 103, Dublin, Ohio 43017

OMHC BULLETIN

Date: April 30, 2014

To: OMHC Licensed Installers and Inspectors

From: Janet Williams, Executive Director

THE FOLLOWING ARE CLARIFICATIONS TO SOME COMMON MISUNDERSTANDINGS:

- ❖ Vapor Barrier requirements are based primarily upon the amount of ventilation being provided to a manufactured home's foundation.*
 - 1- If fully ventilated skirting is used, Vapor Barrier is ***NOT*** required.
(The amount of ventilation being provided should be one sq ft or more per 150 sq ft of floor space)
 - 2 – If solid skirting is used (still meeting the minimum allowable ventilation, 4 vents on the 4 corners), Vapor Barrier ***IS*** required.
(The amount of ventilation being provided should be no less than one sq ft per 1500 sq ft of floor space and minimum of four vents)
- *Vapor retarder is always required when installing masonry exterior perimeter walls.
Slabs or monolithic slabs do NOT require vapor retarder.
- ❖ If you are connecting ABS piping to PVC piping you MUST use either a shielded coupling or an approved male/female adapter per the Ohio Plumbing Code. *Glue is not permitted to join the two materials together.* If you did not receive the memo sent out a few months ago in regards to acceptable materials, please let us know.
- ❖ Underbelly MUST be repaired and free of rips and tears before the installation of the home will be permitted to pass final inspection. A lot of installers are falling victim to the cost of these repairs when the damage to the underbelly is unknown at the time of when the quote for installation is given or when damage occurs after the home leaves its current location and arrives at the new location. The Commission strongly advises all installers to utilize the Homeowner/Installer Agreement and make sure the repair of the underbelly is addressed PRIOR to beginning installation of the home. Stress to the homeowner the importance of repairing the underbelly. Not only is it required to pass final inspection but it could save them thousands of dollars in energy costs in heating and cooling their home along with protection against varmints causing damage to the under workings of the home.
- ❖ Both plastic and metal strapping may be used to support plumbing connections under the home pending the material has an UL approved listing for that use per the Ohio Plumbing Code.
- ❖ Spray foam may only be used at the mating line *in conjunction with* the required gasket. If using spray foam, it may only be used at the *bottom* of the mating line.

- ❖ ABS pads may be used in conjunction with existing concrete footings to extend the foundation when needed providing that the installer has a letter from the manufacturer of the ABS pads stating the ABS pads are approved for that use and the letter is signed by an engineer and has an Ohio seal. Most of the suppliers of ABS pads for Ohio are aware of this requirement and have the letters on file and can be obtained by a simple phone call.
- ❖ The 24 x 24 ABS pads or equivalent are acceptable in all soil classes based on 8' pier spacing and no less than 1000 psf. A smaller size ABS pad be accepted when a soil compaction test has been performed and is provided to the inspector.
- ❖ Perimeter piers must be installed in pairs. When using adjustable outriggers as alternative perimeter piers, you must install *TWO*. The outrigger welded onto the frame at the factory is not acceptable to use as a perimeter pier. Please refer to the installation manual for the adjustable outriggers for proper use.

THE FOLLOWING ITEMS ARE BEING SUBMITTED FOR RULE CHANGES. THEY ARE NOT IN EFFECT AT THIS TIME HOWEVER WE WANTED TO GIVE EVERYONE A IDEA OF WHAT WOULD BE COMING SO YOU MAY PREPARE FOR WHEN THEY BECOME EFFECTIVE.

- ❖ When using ABS pads, solid skirting is NOT required. Venting requirements are the same for all footing types.
- ❖ Only vegetation located where the footings will be placed needs removed. You are ***not*** required to remove *all* vegetation under the home unless it has the potential to cause damage to the home or base support at a later date such as a small tree forming or items of that nature.
- ❖ On a **NEW** Home: Pier construction must be done using 8x8x16 ASTM C-90 blocks. Using any size less then 8x8x16 must be approved by the Inspecting Agency prior to constructing the pier.
On a **USED** Home: Pier construction can consist of a combination of 8x8x16, 4x8x16 and 2x8x16 solid ASTM C-90 block when deemed necessary to stabilize or strengthen the pier or to achieve the correct height.
- ❖ CAPS are to be constructed using either a 4x8x16 nominal solid ASTM C-90 block, a 2x8x16 hardwood nominal or a ½" steel plate.
- ❖ GAPS shall not be larger than 4" nominal. If you have more than 4" of space left, an additional block needs to be used on the pier construction. To fill the gap of up to 4" you may use one 2" nominal hardwood, one 1" nominal hardwood and a pair of 1" shims. If all three materials are used, this will be a total of nominal 4" of wood for the gap. Therefore, if you use a 2" hardwood for the CAP and use a 2" hardwood, a 1" hardwood and a pair of 1" shims for the GAP, you will have a total of 6" of hardwood which is acceptable.
- ❖ The width of each landing shall not be less than the door served. Every landing shall have a minimum dimension of twenty-four inches measured in the direction of travel.