

HUD's NEW Model Installation Standard - 3285 *Manufactured Home Installation Standards*

HUD has established *3285 Manufactured Home Installation Standards* as the new model installation standards to provide uniform installations for manufactured homes throughout the United States. Effective January 1, 2009, all new homes must be set up and inspected in accordance with this new standard. Used homes do not fall under the new standard and may still be set up using the installation manual which originally came with the home, or by using our generic installation standards in the *NC Regulations for Manufactured Homes, 2004 Edition*. The installation manuals for **all** new homes, including new homes currently displayed on dealer lots, have been revised or replaced with installation manuals which meet the new requirements of the 3285 Manufactured Home Installation Standards. This is a transitional period for everyone to learn and incorporate the new requirements of their installations. **We have asked all inspectors to realize that this is a transition period, and that their inspections should be somewhat lenient during the early stages of this transitional period.** Everyone should quickly become familiar with the new installation requirements so this transitional period can be as short as possible.

Below are some of the major changes in the new standards which my staff has assembled for your review. Information regarding HUD's New Model Installation Standards - 3285 Manufactured Home Installation Standards and its implementation is posted on our Website at:

http://www.ncdoi.com/OSFM/ManufacturedBuilding/MBD_fed_man_program.asp.

Here are some of the major changes in the *3285 Manufactured Home Installation Standards*.

1. **§ 3285.1 Administration** - 3285 Manufactured Home Installation Standards only applies to new homes.
2. **§ 3285.6 Final leveling of manufactured home** – New leveling rules require there to be no more than ¼-inch difference between adjacent pier supports.
3. **§ 3285.102 Installation of manufactured homes in flood hazard areas** - HUD has adopted minimum installation standards for homes located in Flood Hazard Areas.
4. **§ 3285.203 Site Drainage** - Drainage slope around house must slope a minimum of ½ inch per foot away from the foundation for the first ten feet.
5. **§ 3285.203 Site Drainage. (f) Gutters and downspouts** - If gutters are installed, the drainage must be diverted away from the house.
6. **§ 3285.204 Ground moisture control** - If the space under the home is to be enclosed with skirting or other materials, a 6-millimeter vapor retarder must be installed to cover the entire ground under the home.
7. **§ 3285.304 Pier configuration (b) Caps** - Minimum thickness of solid concrete pier cap blocks has been increased to 4 inches for all piers.
8. **§ 3285.306 Design procedures for concrete block piers** – Maximum pier heights are now lower; 36 inches for single stacked, 36 to 67 inches for double stacked. All piers higher than 67 inches must be engineered and single-stacked, mate-line and perimeter piers must be 54 inches.
9. **§ 3285.312 Footings** - Minimum thickness of poured-in-place concrete footings has been increased to 6 inches of 3000 psi concrete.
10. **§ 3285.402 Ground anchor installations** – All ground anchors must be galvanized or equivalent. NOTE: This requirement is currently on hold for further review by HUD.
11. **§ 3285.603 Water supply** - A pressure-reducing valve must be installed when the local water supply pressure exceeds 80 psi.
12. **§ 3285.603 Water supply (e) Testing procedures** - The water system must be inspected and tested for leaks after the site is completed.
13. **§ 3285.604 Drainage system (d) Testing procedures** - New on-site testing procedures have been established and mandated by HUD.
14. **§ 3285.606 Ductwork connections (e)** - Minimum width of strapping for flexible duct work must be at least ½ inch wider than the spacing of the metal spirals encasing the duct.

If you have any questions, please contact my Manufactured Building Division staff at 919-661-5880.