

Jim Long  
Commissioner of Insurance  
State Fire Marshal



MANUFACTURED BUILDING DIVISION

## MEMORANDUM

**Date:** March 17, 1997 (Revised June 23, 2006)

**To:** Building Officials, Manufactured Home Dealers, Manufactured Home Set-Up Contractors, and other Interested Individuals.

**From:** C. Patrick Walker, PE  
Deputy Commissioner  
Manufactured Building Division

**RE:** Section 3.7.7 - Elevated Home Designs - Engineer/Architect Seals

Section 3.7.7 of the North Carolina Regulations for Manufactured Homes, 2004 Edition states that if more than one-fourth of the area of a manufactured/mobile home is installed so that the bottom of the main frame members are more than 3 feet above ground level, the home stabilizing system shall be designed by a qualified Professional Engineer or Architect. In the past, this Department has always required a North Carolina Professional Engineer or North Carolina Registered Architect to do the designs of all elevated homes. In the last few years, manufactured home manufacturers have begun accepting the liability for these elevated home placements by placing within their installation manuals, PE stamped, engineered design installation procedures for elevated homes. Since these manuals are used throughout the United States, the elevated home designs are typically not sealed by a North Carolina Professional Engineer or Architect. This Department has reviewed many of these elevated home designs which are located in the manufacturer's manual and find them to be acceptable even though they are not sealed by a North Carolina design professional. From time to time these elevated home designs are revised by the manufacturer's design engineer and the revised design is available as an addendum to the manufacturer's existing installation manual. It is also acceptable to this Department to use these stamped manual addendum designs for elevated homes. Elevated home installation designs which are not part of a manufacturer's installation manual or which are not clearly marked as an addendum to a manufacturer's existing installation manual are not acceptable unless they are sealed by a North Carolina Engineer or Architect. The manufacturer should be contacted if there are any questions regarding the installation of elevated homes using the designs located in their installation packages.

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