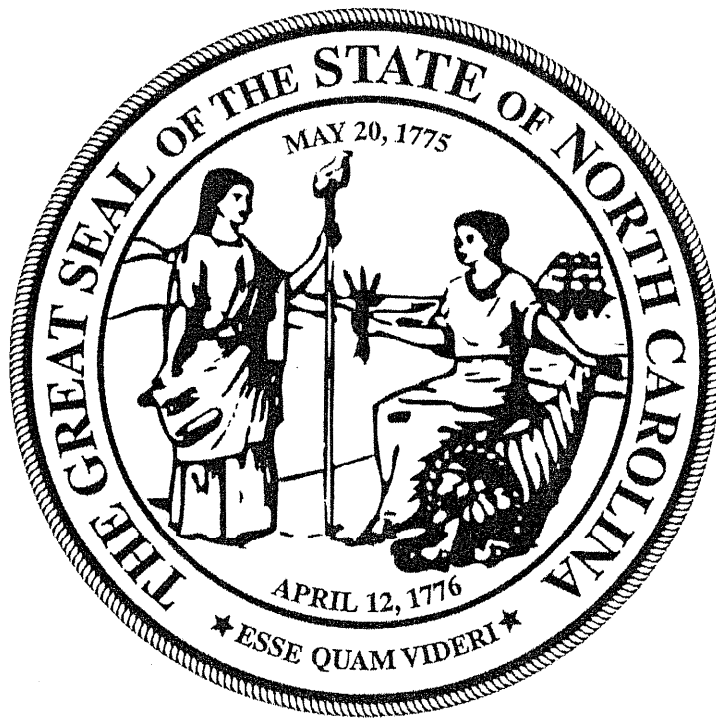


# State of North Carolina Regulations for Manufactured Homes



2004 Edition

North Carolina Building Code Council

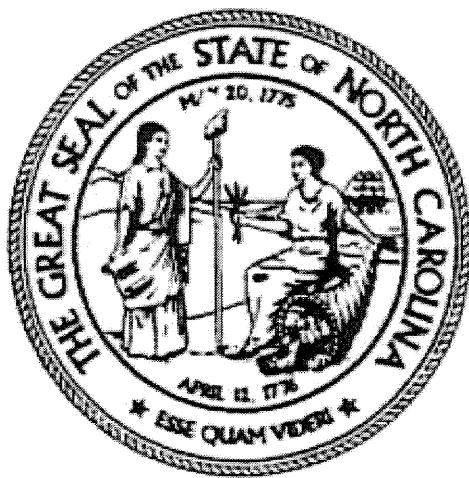
and

North Carolina Department of Insurance

Post Office Box 26387

Raleigh, North Carolina 27611

State of  
North Carolina  
Regulations for  
Manufactured Homes



July 2004 Revisions  
*Effective September 1, 2004*

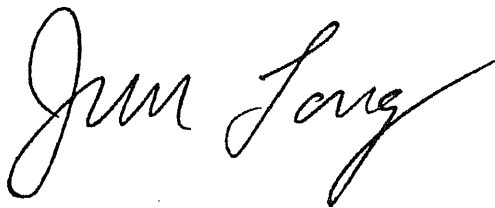
2004 Edition  
North Carolina Manufactured Housing Board  
and  
North Carolina Department of Insurance  
1202 Mail Service Center  
Raleigh, North Carolina 27669-1202

**State of North Carolina**  
**Regulations for**  
**Manufactured Homes**

**2004 Edition**

*Effective March 1, 2004*

This Standard for the Installation of Manufactured Homes is hereby adopted by the Commissioner of Insurance in accordance with the Act of the North Carolina General Assembly of 1969, Chapter 961.



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Jim Long  
Commissioner of Insurance



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C. Patrick Walker, P.E.  
Deputy Commissioner  
Manufactured Building Division

## FOREWORD

North Carolina has been a pioneer in the field of regulations to protect its citizens from unsafe buildings, with a statewide building code in force since 1936. This building code provided local inspectors with clear guidelines for insuring that buildings constructed in their jurisdictions were safe with regard to building, plumbing, mechanical, and electrical systems. However, the building code was primarily directed to site built structures. The modern manufactured home is a factory built unit that is marketed as a finished product, making it difficult or impractical for a local building official to inspect the structure for code compliance.

In 1969, the North Carolina General Assembly enacted a law requiring all mobile homes that were manufactured, sold, or offered for sale in North Carolina after July 1, 1970 to be manufactured in accordance with a model code, *Standard for Mobile Homes USAS A119.1*. This 1969 legislation also preempted the local inspection of mobile homes provided that homes were evaluated, tested and inspected by Underwriters' Laboratories or a similar agency approved by the North Carolina State Building Code Council. Many manufacturers chose the factory inspection method which utilized affixed labels as proof of compliance with the *Standard for Mobile Homes USAS A119.1*. However, some manufacturers chose to rely on the availability and willingness of local inspectors to accept unlabeled mobile homes. Others simply elected to take the chance that there would be no local inspection of these homes in many areas of North Carolina.

In 1971, the General Assembly revised the 1969 legislation. This revision made it mandatory that all mobile homes manufactured to be sold in North Carolina after September 1, 1971 have a *Standard for Mobile Homes USAS A119.1* "Label of Compliance" affixed by an independent, competent, solvent and trustworthy organization approved and licensed by the North Carolina State Building Code Council. In 1974, the United States Congress determined that, in order "to reduce the number of personal injuries and deaths and the amount of insurance cost and property damage resulting from manufactured/mobile home accidents and to improve the quality and durability of manufactured/mobile homes", it would be necessary to establish federal construction and safety standards. These standards were implemented through the Department of Housing and Urban Development (HUD) effective June 15, 1976, and are entitled *Part 3280, Manufactured Home Construction and Safety Standards*. These standards preempted state jurisdiction over the construction of all manufactured/mobile homes after June 15, 1976. The Commissioner of Insurance retained jurisdiction over the *installation* of homes throughout the State and has promulgated this edition of the *State of North Carolina Regulations for Manufactured Homes* (hereafter called "this Code") and previous editions.

Effective August 11, 1982, the HUD officially changed the name "mobile home" to "manufactured home". The State of North Carolina also adopted this name change on June 27, 1985. It should be noted that the name change did not affect the federal construction standards in any way.

Prior to July 13, 1994, North Carolina was divided into two Wind Zones for the construction and installation of manufactured homes: Zone I (standard) and Zone II (hurricane resistive). Effective July 13, 1994, the federal *Manufactured Home Construction and Safety Standards* required North Carolina to be divided in three Wind Zones: Zone I (standard), Zone II (100 mph), and Zone III (110 mph). All homes with a date of manufacture on or after July 13, 1994 are subject to the requirements for these new Wind Zones.

The current General Statutes that apply to manufactured homes are included as **Appendix K** of this Code.

It is hoped that this Code will provide a better understanding of the requirements for manufactured home installations in North Carolina for both consumers and local officials, and that the result will be improved protection of the public health and safety of citizens of North Carolina who purchase manufactured homes.

**MANUFACTURED HOME REGULATIONS**  
**TABLE OF CONTENTS**

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<b>INTRODUCTION and GENERAL INFORMATION</b> .....	<b>5</b>
<b>CHAPTER 1 ADMINISTRATION</b> .....	<b>7</b>
<b>1.1 TITLE</b> .....	<b>7</b>
<b>1.2 GENERAL PROVISIONS</b> .....	<b>7</b>
1.2.1 Purpose .....	7
1.2.2 Quality Control .....	7
1.2.3 Permits .....	7
1.2.4 License Holder to Obtain Permit .....	7
<b>1.3 SCOPE</b> .....	<b>7</b>
1.3.1 Applicability .....	7
1.3.2 Authority .....	7
1.3.3 Enforcement with Local Officials .....	7
1.3.4 Repairs and Alterations .....	8
1.3.5 Appendices .....	8
1.3.6 Referenced Standards .....	8
1.3.7 Suggested Guidelines for Acceptance of Pre-HUD Manufactured Homes .....	8
1.3.8 Requirements for Dealer Lot Set-Ups .....	8
<b>CHAPTER 2 DEFINITIONS</b> .....	<b>9</b>
<b>CHAPTER 3 REGULATIONS FOR THE INSTALLATION OF MANUFACTURED HOMES</b> .....	<b>13</b>
<b>3.1 PERSONS AUTHORIZED TO SET UP MANUFACTURED HOMES</b> .....	<b>13</b>
<b>3.2 UTILITY CONNECTIONS</b> .....	<b>13</b>
<b>3.3 SITE PREPARATION</b> .....	<b>13</b>
3.3.1 Suitability of Site .....	13
3.3.2 Removal of Debris .....	13
3.3.3 Vegetation and Organic Material .....	13
3.3.4 Proper Drainage .....	13
<b>3.4 WIND and THERMAL (U/O VALUE) ZONES</b> .....	<b>15</b>
3.4.1 Current Wind Zones .....	15
3.4.2 Homes Manufactured on or after July 13, 1994 .....	15
3.4.3 Homes Located within 1500 feet of the Coastline .....	15
3.4.4 No Home Located in Higher Wind Zone than that Indicated on Data Plate .....	15
3.4.5 Home Located in Lower Wind Zone than that Indicated on Data Plate .....	16
3.4.6 Homes Manufactured before July 13, 1994 .....	16
3.4.7 Thermal ( U/O Value ) Zones .....	16
<b>3.5 FOOTINGS</b> .....	<b>16</b>
3.5.1 Load Bearing Capacity of Footings .....	16
3.5.2 Bottom of Footings .....	16
3.5.3 Soil Bearing Capacity .....	16
Table 3.5.2 Frost Line Depth .....	17
3.5.4 Footing Materials .....	18
3.5.5 Footing Size .....	18
3.5.6 Footing Orientation .....	18
3.5.7 Concrete Slabs or Continuous Footings .....	18

## TABLE OF CONTENTS (cont'd.)

<b>3.6</b>	<b>SKIRTING</b> .....	18
3.6.1	Skirting -- General Requirements.....	18
3.6.2	Skirting Material.....	18
3.6.3	Masonry Curtain Walls Not More Than 40 Inches in Height .....	18
3.6.4	Masonry Curtain Walls More Than 40 Inches in Height .....	19
3.6.5	Ventilation.....	19
3.6.6	Crawl Space Access.....	19
<b>3.7</b>	<b>PIERS and PIER SPACING</b> .....	20
3.7.1	Pier Design and Spacing -- General .....	20
3.7.2	Minimum Pier Height and Ground Clearance .....	21
3.7.3	Pier Materials .....	21
3.7.4	Single Stacked Piers .....	21
3.7.5	Double Stacked Piers .....	22
3.7.6	Piers Designed by Professional Engineer or Architect .....	24
3.7.7	Elevated Manufactured Homes .....	24
3.7.8	Piers Double Stacked at Discretion of Installer .....	25
3.7.9	Leveling of Manufactured Homes .....	25
Table 3.7	Main I-Beam Pier Spacing .....	26
3.7.10	Procedure for Determining Footing Size for Marriage Line and Perimeter Piers.....	28
3.7.11	Marriage Line and Perimeter Piers -- Interference with Outriggers .....	31
<b>3.8</b>	<b>MULTI-SECTION CONNECTIONS</b> .....	31
3.8.1	Multi-Section Homes -- General Provisions .....	31
3.8.2	Preparation for Marriage Line Connections .....	31
3.8.3	Prescriptive Marriage Line Connections for Manufactured Homes .....	31
3.8.4	Roofing Application .....	40
3.8.5	Exterior Wall Coverings .....	40
3.8.6	Hinged Roofs and Eaves .....	40
3.8.7	HUD Section §3282.14 Alternative Construction Procedures.....	40
3.8.8	Garden and Bay Windows .....	41
3.8.9	Bottom Board Repair .....	41
<b>3.9</b>	<b>ANCHORING SYSTEMS</b> .....	41
3.9.1	Anchoring Systems -- General Requirements .....	41
3.9.2	Capacity of Anchoring Equipment .....	41
3.9.3	Resistance to Weather Deterioration .....	41
3.9.4	Tie Strapping Material .....	41
3.9.5	Ground Anchors .....	41
Table 3.9.5	Soil Classification Chart .....	42
3.9.6	Anchoring System Installation .....	42
3.9.7	Maintaining Anchoring Systems .....	45
3.9.8	Permanency of Connections .....	45
3.9.9	Special Ties .....	45
3.9.10	Alternate Anchoring Methods .....	45
Table 3.9.6	Diagonal Tie Strap Spacing .....	46
<b>3.10</b>	<b>VENTILATION OF CRAWLSPACE ENCLOSURES</b> .....	51
3.10.1	Ventilation of Skirted Homes .....	51
3.10.2	Means of Providing Ventilation .....	51
3.10.3	Required Ventilation Opening Area .....	51
Table 3.10.3A	Crawlspace Ventilation -- Homes with a Vapor Barrier .....	52
Table 3.10.3B	Crawlspace Ventilation -- Homes without a Vapor Barrier .....	53
3.10.4	Termination of Exhaust Air Vents and Condensate Drains .....	55
3.10.5	Source of Intake or Combustion Air .....	55
<b>3.11</b>	<b>EGRESS REQUIREMENTS</b> .....	55
3.11.1	Egress -- General Requirements.....	55
3.11.2	Exterior Steps and Stairways .....	55

## TABLE OF CONTENTS (cont'd.)

3.11.3	Ramps .....	57
3.11.4	Landings .....	57
3.11.5	Fasteners .....	57
3.11.6	Auxiliary Structures .....	57
<b>3.12</b>	<b>ELECTRICAL REQUIREMENTS .....</b>	<b>57</b>
3.12.1	Electrical Requirements – General .....	57
3.12.2	Grounding .....	57
3.12.3	Service Equipment .....	58
3.12.4	Electrical Inspection Guidelines for Manufactured Homes .....	59
3.12.5	Miscellaneous Lights and Fixtures .....	60
3.12.6	Electrical Testing .....	61
3.12.7	Telephone and Cable TV .....	61
<b>3.13</b>	<b>PLUMBING REQUIREMENTS .....</b>	<b>62</b>
3.13.1	Site Installed Plumbing – Administration .....	62
3.13.2	Plumbing Definitions .....	62
3.13.3	General Regulations .....	63
3.13.4	Water Supply and Distribution .....	65
3.13.5	Materials, Joints and Connections .....	66
3.13.6	Requirements for Water Supply and Distribution System .....	68
3.13.7	Sanitary Drainage .....	69
<b>3.14</b>	<b>MECHANICAL REQUIREMENTS .....</b>	<b>74</b>
3.14.1	Mechanical Requirements – General .....	74
3.14.2	Fuel Gas Systems .....	74
3.14.3	Unvented Gas-Fired Heaters in Manufactured Homes .....	75
3.14.4	Prefabricated Fireplace Units in Manufactured Homes .....	75
3.14.5	Prefabricated Fireplace Units with Gas Logs .....	75
3.14.6	Oil Piping Systems .....	75
3.14.7	Comfort Cooling Systems .....	76
3.14.8	Clothes Dryer Exhaust .....	77
3.14.9	Crossover Air-Handling Ducts .....	77
<b>APPENDIX A</b>	<b>Manufacturers Accepting Installation by This Code Without Exception .....</b>	<b>79</b>
<b>APPENDIX B</b>	<b>Elevated Homes .....</b>	<b>80</b>
<b>APPENDIX C</b>	<b>Conversion of Manufactured Home to Occupancy other than Single Family Dwelling .....</b>	<b>86</b>
<b>APPENDIX D</b>	<b>Repair of Damaged Homes and Homes Sold for Salvage .....</b>	<b>87</b>
<b>APPENDIX E</b>	<b>Park Model Recreational Vehicles .....</b>	<b>91</b>
<b>APPENDIX F</b>	<b>Suggested Guidelines for Acceptance of Pre-HUD Manufactured Homes .....</b>	<b>92</b>
<b>APPENDIX G</b>	<b>Requirements for Dealer Lot Set-ups .....</b>	<b>94</b>
<b>APPENDIX H</b>	<b>Safety Guidelines for Manufactured Home Installations .....</b>	<b>95</b>
<b>APPENDIX I</b>	<b>Suggested Checklist for Use by Local Inspectors .....</b>	<b>96</b>
<b>APPENDIX J</b>	<b>Sample Data Plate .....</b>	<b>97</b>
<b>APPENDIX K</b>	<b>General Statutes -- Articles 9A and 9B .....</b>	<b>98</b>
<b>APPENDIX L</b>	<b>APA Rules .....</b>	<b>107</b>
<b>APPENDIX M</b>	<b>State Plan .....</b>	<b>119</b>