



Department  
of Commerce



## DIC-BBS Advisory Statement on Manufactured Housing Regulation

The Division of Industrial Compliance (“DIC”) and the Ohio Board of Building Standards (“BBS”) have jointly issued an Advisory Statement on the current state of manufactured housing regulation in Ohio. The Advisory Statement reflects the changes that have taken place since the Ohio Department of Commerce took over the Manufactured Homes Program in January 2018 and BBS adopted an update to the Residential Code of Ohio in July 2019. Click [here](#) to view the Advisory Statement available on the Manufactured Homes Program’s website.

Anyone who has any questions regarding the Advisory Statement should direct them to the appropriate overseeing authority (DIC or BBS), as explained at the end of the Advisory Statement. The contact information for both entities is as follows:

Division of Industrial Compliance  
6606 Tussing Road  
Reynoldsburg, OH 43068  
614-644-2223  
[ic@com.state.oh.us](mailto:ic@com.state.oh.us)

Ohio Board of Building Standards  
6606 Tussing Road  
Reynoldsburg, OH 43068  
614-644-2613  
[bbs@com.state.oh.us](mailto:bbs@com.state.oh.us)

## Manufactured Home Park Street Maintenance

During the warmer temperatures in summer and fall, manufactured home park operators should be reviewing the conditions of their park streets and fixing any existing problems (e.g., potholes, cracks, depressions) they discover.



Manufactured home park operators are required to maintain park streets in safe, passable, and good condition year-round. Road defects can cause a lot of damage and can even be life safety issues, as they can impede the ability of first responders to quickly and adequately access and exit the park. No matter what time of year a street maintenance violation arises, the Division of Industrial Compliance expects manufactured home park

operators to cure those violations in a timely fashion. If a manufactured home park operator waits until the issue is caught during an inspection or until a small crack or pothole becomes a bigger problem, the park operator may have to do road repairs during colder or rainier weather which can be costlier and more difficult. Instead, park operators should identify and address any street defects for their own benefit and the safety of park residents and visitors. Failure to maintain the roads of a manufactured home park may result in the Division taking enforcement action against a manufactured home park operator, which can include a hearing and a fine.

## Reminders

### New Park Operator License Required When Park Is Transferred

Manufactured home park operator licenses are not transferable. When there is a change of ownership, the new park owner must apply for a manufactured home park operator license within thirty 30 days of transfer. Click [here](#) to obtain a new manufactured home park operator license application. For questions, please call 614-644-2223, option 4.



## COVID-19 UPDATE



Ohio Gov. Mike DeWine is encouraging Ohioans to wear masks when in public to help prevent the spread of coronavirus. On July 7, Gov. DeWine announced a statewide order requiring masks in counties with rampant spread of the virus. Right now, those counties include Franklin, Hamilton, Cuyahoga, Montgomery, Butler, Huron, Clermont, Fairfield, Lorain, Pickaway, Summit, Wood and Trumbull. However, these could change.

The Ohio Department of Health is continuously reviewing COVID-19 data, and using that data, they will designate as “red” those areas hardest hit by the virus. Also, COVID-19 public testing will continue at various locations around Ohio. For more information on COVID-19 visit <https://coronavirus.ohio.gov>. You are encouraged to call ODH's hotline with questions regarding COVID-19. You can reach them at 833-4ASKODH (833-427-5634). #MasksOnOhio #InThisTogetherOhio.

## Contacts

### **Installers**

Ohio Construction Industry Licensing Board  
614-644-2223 option 4, option 2 or  
[Molly.Flanagan@com.state.oh.us](mailto:Molly.Flanagan@com.state.oh.us)

### **Inspectors**

Board of Building Standards  
614-644-2613 or  
[Michael.Lane@com.state.oh.us](mailto:Michael.Lane@com.state.oh.us)

### **Installation Inspection/Seal Reports**

Bureau of Building Code Compliance  
614-644-2231 or  
[Bryant.Hillman@com.state.oh.us](mailto:Bryant.Hillman@com.state.oh.us)

### **Parks (including park complaints)**

Ohio Construction Industry Licensing Board  
614-644-2223 option 4 or  
[communityinspections@com.state.oh.us](mailto:communityinspections@com.state.oh.us)

### **Dealers/Brokers**

Division of Real Estate & Professional Licensing  
614-466-3412 or  
[Webreal@com.state.oh.us](mailto:Webreal@com.state.oh.us)

### **Salespersons**

Division of Real Estate & Professional Licensing  
614-466-3412 or  
[Webreal@com.state.oh.us](mailto:Webreal@com.state.oh.us)

### **Dispute Resolution**

Division of Industrial Compliance Legal Section  
614-644-3297 or  
[Aaron.Johnston@com.state.oh.us](mailto:Aaron.Johnston@com.state.oh.us)

[Click here to visit our Manufactured Homes website!](#)

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