Bulletin

Date: July 18, 2012

To; OMHC Certified Building Departments
    OMHC Third Party Agencies
    OMHC Certified Local Health Departments
    OMHC Certified Inspectors
    OMHC Licensed Installers
    OMHC Licensed Park Operators
    OMHC Licensed Dealers/Brokers/Salespersons

From: Janet M. Williams, Executive Director

Re: Model homes in a park

The Commission staff has been asked a question regarding the sale of manufactured homes in manufactured homes parks. There seems to be some confusion on the requirement by rule to obtain permits and inspections on a home that is simply for sale and may need to be relocated after the sale.

Section 4781.16 (4) (c) of the Ohio Revised Code provides that “manufactured and mobile homes being offered for sale, lease, or rental by a dealer may be located on individual lots inside the operator’s manufactured home park”. We interpret that to mean a home that is considered existing or has been transported onto a lot and still has the running gear assembly and transport tongue in place. A home with these conditions could be defined as a model and therefore, may be relocated within or out of the manufactured home park where it’s being shown.

According to the definition of Installation in 4781-6-01.1(aaa) The leveling of the home on a foundation system defines the commencement of the installation and/or set up. Therefore a permit and inspections are required.

However, we recognize that in order to properly show a home it requires some amount of blocking, leveling, access and perhaps connection to an electrical source. This amount of work to level and energize the home for showing purposes only, would be considered temporary as the transporting mechanisms stay in place until which time the home is sold, rented, leased, or relocated, at such time then a permit for the installation of the home must occur and all inspections completed prior to occupancy.