

COMMONWEALTH OF VIRGINIA

VIRGINIA INDUSTRIALIZED BUILDING UNIT  
AND MOBILE HOME SAFETY REGULATIONS



Adopted May 18, 1971

by the

STATE CORPORATION COMMISSION

See Amendments  
Effective January 17, 1973



VIRGINIA INDUSTRIALIZED BUILDING UNIT  
AND MOBILE HOME SAFETY REGULATIONS

ARTICLE 1 -- ADMINISTRATION

SECTION 100. DEFINITIONS

APPROVED as applied to a material, device, mode of construction, labeled unit or as otherwise used in these Regulations means approved by the State Corporation Commission unless the context clearly indicates another meaning.

APPROVED TESTING FACILITY means an organization, or an architect or professional engineer registered in Virginia, determined by the Commission to be specially qualified by reason of facilities, personnel, experience and demonstrated reliability, to investigate, test and evaluate industrialized building units and mobile homes; to list such units complying with standards approved by the Commission; to provide adequate follow-up services at the point of manufacture to insure that production units are in full compliance; and to provide a label, seal or other evidence of compliance on each unit. An approved testing facility may utilize the services of other organizations or individuals determined by it to be qualified and reliable in performing any of these functions, provided that the approved testing facility shall be held responsible for all such services.

COMMISSION means the State Corporation Commission.

INDUSTRIALIZED BUILDING UNIT or UNIT means a building assembly or system of building sub-assemblies, including the necessary electrical, plumbing, heating, ventilating and other service systems, manufactured off-site and transported to the point of use for installation or erection, with or without other specified components, as a finished building or as a part of a finished building comprising two or more industrialized building units, and not designed for ready removal to or installation or erection on another site. Off-site, as used in this definition, refers to an industrialized building unit produced at any place other than the location in the completed building where it is permanently positioned.

LABELED as applied to an industrialized building unit or mobile home means that the unit has been found by an approved testing facility to be in full compliance with all applicable safety standards specified by the Commission; and that the unit has been provided with appropriate evidence of such compliance by an approved, permanently affixed label, seal or similar device; and that the finding of compliance by the approved testing facility has been preceded by appropriate investigation, testing and evaluation of the unit model acceptable to the Commission; and that inspections and other quality assurance follow-up services acceptable to the Commission have been provided at the point of manufacture to the extent necessary to insure that each labeled production unit complies with these Regulations.

THE LAW or THIS LAW means the Virginia Industrialized Building Unit and Mobile Home Safety Law as embraced in Chapter 305, Acts of Assembly, 1970.

LOCAL BUILDING OFFICIAL means an official designated by any city, town or county to enforce structural, plumbing, electrical, mechanical or other building regulations for safety to life, health and property.

MOBILE HOME means an industrialized building unit constructed on a chassis for towing to the point of use and designed to be used, without a permanent foundation, for continuous year-round occupancy as a dwelling; or two or more such units separately towable, but designed to be joined together at the point of use to form a single dwelling, and which is designed for removal to, and installation or erection on other sites.

MODEL means a specific design, as designated by the producer, of an industrialized building unit or mobile home. Production units of any model may include variations and options that do not affect compliance with the standards governing structural, plumbing, mechanical or electrical systems or any other items governed by these Regulations.

REGISTERED means a labeled industrialized building unit or mobile home that bears a registration seal issued by the State Corporation Commission in accordance with Article 5 of these Regulations.

REGULATIONS means Regulations as defined by Section 101-1.

SECTION 101. GENERAL

101-1. Title

These Regulations shall be known and may be cited as the "Virginia Industrialized Building Unit and Mobile Home Safety Regulations." Except as otherwise indicated, "Regulations" used herein shall mean the "Virginia Industrialized Building Unit and Mobile Home Safety Regulations."

101-2. Application

- (a) These Regulations shall apply to industrialized building units and mobile homes as defined by Section 100 of these Regulations.

101-3. Effective Date

JAN 1 1972

- (a) The effective date of these Regulations shall be ~~September 1, 1971~~ except as may be otherwise specified for amendments and additional Regulations hereafter adopted by the Commission; provided, however, that industrialized building units and mobile homes that are labeled on or after July 1, 1971 shall be accepted as complying with these Regulations.
- (b) No person, firm or corporation shall offer for sale or rental, or sell or rent, any industrialized building unit or mobile home which has been produced after the effective date of any provision of these Regulations unless it conforms with such provision of the Regulations.
- (c) Nothing in these Regulations shall prevent the local adoption of requirements for industrialized building units or mobile homes produced before the effective date of these Regulations where necessary to provide for adequate safety to life, health and property.

## SECTION 102. ENFORCEMENT GENERALLY

102-1. General

These Regulations shall be enforced as prescribed by Chapter 305, Acts of Assembly, 1970. (Note: See Appendix A, "Virginia Industrialized Building Unit and Mobile Home Safety Law.")

102-2. Inspection by Commission

The Commission, by its representative, shall have the right, at all reasonable hours, to enter into and upon any industrialized building unit or mobile home, not at the time occupied and used as a dwelling unit, upon complaint of defects hazardous to health and safety found by any person having an interest in any such unit or upon request of local officials having jurisdiction, for examination as to compliance with these Regulations. Wherever such representative shall find any violation thereof, he shall order the party responsible therefor to bring the unit into compliance, within a reasonable time, to be fixed in the order. If the party cited in the order shall feel aggrieved by such order, he may within ten days after notice of such order, appeal to the Commission and the cause of his complaint shall be at once investigated by the Commission, and unless its authority under such order is revoked, the same shall remain in force and be complied with by such party.

102-3. Referral to Local Building Official

If the nature of the violation is such that it may be remedied under Section 103 of these Regulations, the Commission's representative may refer the matter to the local building official for enforcement.

102-4. Limitation of Manufacturers Liability

The manufacturer of the unit shall not be required to remedy violations caused by on-site work by others not under his control or violations involving components and materials furnished by others and not included with the unit.

102-5. Penalty for Violation

Any person, firm or corporation violating any provisions of these rules and regulations shall be subject to the penalties prescribed by Section 12-81 of the Code of Virginia.

SECTION 103. ENFORCEMENT IN LOCALITIES

103-1. Responsibility of Local Building Officials

Every local building official is authorized to and shall enforce the provisions of these Regulations within the limits of his jurisdiction. He shall not permit the use of any industrialized building unit that does not comply with these Regulations.



103-2. Labeled Industrialized Building Units

Industrialized building units or mobile homes that are both registered and labeled shall be acceptable in all localities as meeting the requirements of this law, and shall be acceptable as meeting the requirements of safety to life, health and property imposed by any ordinance of any local governing body of this State without further investigation, testing or inspection. Notwithstanding this provision, the local building official is authorized to carry out the following functions applicable to registered, labeled industrialized building units provided they do not involve disassembly of units or parts thereof, or change of design, or result in the imposition of more stringent conditions than those required by the approved testing agency or by these Regulations.

- (a) He may, after installation of the unit, verify that it has not been damaged in transit to a degree that would render it unsafe. Where indicated, this may include tests for tightness of plumbing systems and gas piping and tests for shorts at the meter connection in the electrical system.
- (b) He may verify that supplemental components required by the label or by these Regulations are properly provided.
- (c) He may verify that the instructions of the label for installation and erection are observed.
- (d) He may verify that any special conditions or limitations of use that are stipulated by the label pursuant to the standards of Articles 2 and 3 of these Regulations are observed.

- (e) He may require submission and approval of plans and specifications for the supporting structures, foundations including anchorages, and all other components necessary to form the completed building in combination with the labeled units. He may require such architectural and engineering services as may be specifically authorized by the standards of Articles 2 and 3 of these Regulations to assure that the supporting structures, foundations including anchorages, and other components necessary to form the completed building in combination with the labeled units are correctly designed in accordance with these Regulations.
- (f) He may enforce applicable requirements of these Regulations for alterations and additions to the units or to the buildings of which they are component parts, and for their maintenance. As an aid thereto, he may require submission of plans and specifications of the model of the unit. Such plans and specifications may be furnished on approved microfilm.
- (g) Where permitted by the standards of Articles 2 and 3, he may establish local rules that require design for special wind, snow, earthquake and other special local conditions whose existence is verified by authoritative records. Such rules shall not become effective until filed with and approved by the State Corporation Commission.
- (h) He may enforce local requirements, heretofore or hereafter adopted, for zoning, fire limit or fire district construction requirements, outside utility connections, preparation of site, location of unit on the site, and issuance of building, plumbing, electrical, gas and occupancy permits.

- (1) He may verify that the unit bears the required State registration seal and the proper label of the approved testing facility.

103-3. Unlabeled Industrialized Building Units and Mobile Homes

No unlabeled industrialized building unit or mobile home constructed after the effective date of these Regulations shall be used until it has been inspected by the local building official for compliance with these Regulations. He shall require the units to be in compliance with these Regulations, and he may also require the units to comply with all applicable local regulations. He shall enforce all applicable requirements of these Regulations including those relating to the sale, rental and disposition of noncomplying units. In aid thereof he may require submission of full plans and specifications for each unit and for the completed building of which it is to be a part. He may require concealed parts of the unit to be exposed to the extent necessary to permit inspection to determine compliance with the applicable requirements. The government of any locality for which a building official has not been appointed may exercise the powers of enforcement for unlabeled industrialized building units that are granted herein to the local building official, except for inspection.

103-4. Disposition of Noncomplying Units

Where the local building official finds any unit that has been delivered for use in his jurisdiction to be in violation of these Regulations, he shall require the violations to be corrected before such use and he may require the unit to be conspicuously

placarded to indicate that it may not be used in this State until the corrections have been made. If the unit is moved to another locality before the violations are corrected, such placard shall not be removed except upon permission of the building official in the new locality. If such locality has no building official, permission shall be obtained from the Commission before the placard is removed.

103-5. Report to the Commission

Where the unit is moved from the jurisdiction of the local building official before the violations have been corrected, he shall make a prompt report of the circumstances to the Commission.

The report shall include:

- (a) A list of the uncorrected violations.
- (b) All information contained on the label pertinent to the identification of the unit and the manufacturer and the approved testing facility.
- (c) The number of the State Corporation Commission registration seal.
- (d) The new destination of the unit, if known,
- (e) The party responsible for the moving of the unit.
- (f) Whether the unit was placarded for violation.

SECTION 104. VARIANCE FROM REGULATIONS

104-1. When Variance May Be Granted

- (a) The Commission shall have the power upon appeal in specific cases to authorize variances from the Regulations so as to permit certain specified alternatives where the objectives of this law can be fulfilled by such other means. Such appeals shall be in

writing and shall be accompanied by the plans, specifications and other information necessary for an adequate evaluation of the variance requested.

- (b) Before any variance is authorized, the local building official having jurisdiction may be afforded an opportunity to present his views and recommendations.

ARTICLE 2 -- SAFETY STANDARDS -- MOBILE HOMES

SECTION 200. REQUIREMENTS

Mobile homes produced after the effective date of these Regulations shall be reasonably safe for the users thereof and shall provide reasonable protection to the public against the hazards thereof to life, health and property. Compliance with the standard for mobile homes specified in Section 201 shall be acceptable evidence of compliance with this provision.

SECTION 201. REFERENCE STANDARDS

The standard identified below is that referred to in Section 200:

- (1) Standard for Mobile Homes, Body and Frame Design and Construction Requirements, and the Installation of Plumbing, Heating and Electrical Systems.  
American National Standard A119.1 - 1969

American National Standards Institute  
1430 Broadway, New York, New York 10018

(Also published as NFPA Standard 501B  
National Fire Protection Association  
60 Batterymarch Street, Boston, Massachusetts 02110)

ARTICLE 3 -- SAFETY STANDARDS -- INDUSTRIALIZED BUILDING  
UNITS OTHER THAN MOBILE HOMES

## SECTION 300. REQUIREMENTS

Industrialized building units, other than mobile homes, produced after the effective date of these Regulations shall be reasonably safe for the users thereof and shall provide reasonable protection to the public against the hazards thereof to life, health and property. Compliance with all applicable requirements of the standards and codes specified in Section 301 shall be acceptable evidence of compliance with this provision. Where industrialized building units are used in combination with each other or in combination with other components, compliance of the entire resulting building with all applicable requirements of the standards and codes specified in Section 301 shall be acceptable evidence of compliance with this provision.

## SECTION 301. REFERENCE STANDARDS

The standards identified below are those referred to in Section 300:

- (1) BOCA Basic Building Code - 1970 Edition

Building Officials and Code Administrators International,  
Inc. - 1313 East 60th Street, Chicago, Illinois 60637

- (2) Either: State Plumbing Code - 1959 Adoption as amended in 1962

Commonwealth of Virginia, State Board of Health  
Richmond, Virginia 23219

Or: Southern Standard Plumbing Code - 1967 Edition with 1970 Revisions

Southern Building Code Congress  
1116 Brown-Marx Building, Birmingham, Alabama 35203

- (3) National Electrical Code - 1968 Edition  
American National Standard C1-1968 (revision of C1-1965)

American National Standards Institute  
1430 Broadway, New York, New York 10018

(Also published as NFPA Standard 70  
National Fire Protection Association  
60 Batterymarch Street, Boston, Massachusetts 02110)

#### ARTICLE 4 -- APPROVED TESTING FACILITIES

##### SECTION 400. PROCEDURES FOR APPROVAL

###### 400-1. Application to Commission

- (a) Application may be made to the Commission for acceptance as an approved testing facility as defined in Section 100. Applications shall be made under oath and shall be accompanied by information and evidence that is adequate for the Commission to determine whether the applicant is specially qualified by reason of facilities, personnel, experience and demonstrated reliability to investigate, test and evaluate industrialized building units and mobile homes for compliance with these Regulations, and to provide adequate follow-up and quality assurance services at the point of manufacture.
- (b) An approved testing facility shall not be affiliated with nor influenced or controlled by producers, suppliers, or vendors of products in any manner which might affect its capacity to render reports of findings objectively and without bias. An approved

testing facility is judged to be free of such affiliation, influence, and control if it complies with all of the following:

- (1) Has no managerial affiliation with producers, suppliers or vendors, and is not engaged in the sale or promotion of any product or material.
- (2) The results of its work accrue no financial benefits to the agency via stock ownership, and the like, of any producers, suppliers, or vendors of the products involved.
- (3) Its directors and other management personnel, in such capacities, receive no stock option, nor other financial benefit from any producer, supplier, or vendor of the product involved.
- (4) Has sufficient breadth of interest or activity that the loss or award of a specific contract to determine compliance of a producer's, supplier's, or vendor's product with these Regulations would not be a determinative factor in its financial well being.
- (5) The employment security status of its personnel is free of influence or control of producers, suppliers, or vendors.

400-2. Information Required by Commission

The following information and criteria will be considered by the Commission in designating approved testing facilities:

- (a) Names of officers and location of offices.
- (b) Specification and description of services proposed to be furnished under these Regulations.
- (c) Description of qualifications of personnel and their responsibilities.
- (d) Summary of organizational experience.



- (e) General description of procedures and facilities to be used in proposed services, including evaluation of the model unit, factory follow-up, quality assurance, labeling of production units, and specific information to be furnished on or with labels.
- (f) How defective units resulting from oversight are to be dealt with.
- (g) Acceptance of these services by independent accrediting organizations and by other jurisdictions.
- (h) Proof of independence and absence of conflict of interest.

ARTICLE 5 -- LABELING, REGISTRATION AND FEES

SECTION 500. LABELS

500-1. Minimum Information Required

Every labeled industrialized building unit and mobile home shall be marked with a label, seal or similar evidence of compliance supplied by the approved testing facility that bears the following information directly or by reference:

- (a) Name and address of approved testing facility.
- (b) Type of unit (mobile home or other type of industrialized building unit), and list of codes and standards for which the unit has been evaluated, inspected and found in compliance by the approved testing facility.
- (c) Serial number of label.

- (d) Special instructions for handling, installation and erection, or list of such instructions that are furnished separately with the unit.
- (e) Special conditions or limitations of use of the unit under the standards for which the unit has been evaluated or list of such conditions and limitations that are furnished separately with the unit.

500-2. Mounting of Label

To the extent practicable, the label shall be so installed that it cannot be removed without destroying it. It shall be applied in the vicinity of the electrical distribution panel or other location that is readily accessible for inspection. Where the unit comprises a system of subassemblies the required label may be furnished as a single label for the system provided each subassembly is listed on or with the label and is marked by the approved testing facility in some clearly identifiable manner that relates it to the label.

500-3. Manufacturer's Data Plate and Other Markings

The following information shall be placed on one or more permanent manufacturer's data plates in the vicinity of the electrical distribution panel or in some other location that is readily accessible for inspection. The approved testing facility shall approve the form, completeness and location thereof:

- (a) Manufacturer's name and address.
- (b) Serial number of the separate label of the approved testing facility.

- (c) Manufacturer's serial number for the unit.
- (d) Name of manufacturer and model designation of major factory installed appliances.
- (e) Where applicable, identification of permissible type of gas for appliances, designation of electrical ratings for single and multiple cord entrance, directions for water and drain connections.
- (f) For mobile homes, a zone map indicating the zone the home is designed for.
- (g) For mobile homes, details relative to pier spacing and location on which the home design is based.

500-4. Label Control

The labels shall be under direct control of the approved testing facility until applied by the manufacturer to units that comply fully with these Regulations. The manufacturer shall place his order for labels with the approved testing facility. He is not permitted to acquire labels from any other source. Each approved testing facility shall keep a list of the serial numbers of labels issued to each manufacturer's plant in such manner that a copy of the record can be submitted to the Commission upon request.

SECTION 501. REGISTRATION OF LABELED UNITS

501-1. Registration Seal for Mobile Homes

Every labeled mobile home, composed of one or more units, shall be marked with an approved registration seal issued by the State Corporation Commission.

501-2. Registration Seal for Industrialized Building Units Other Than Mobile Homes

Every such labeled unit, or combination thereof, that constitutes a single family house or that constitutes a single family living unit in a building of multifamily occupancy, shall be marked with an approved registration seal issued by the State Corporation Commission. Every labeled unit or combination thereof that is erected as a single building for some other type of occupancy shall be marked with an approved registration seal issued by the State Corporation Commission.

501-3. Issue of Registration Seals and Fees

Approved registration seals may be purchased from the State Corporation Commission in advance of use. The fee for each registration seal shall be \$5.00. Checks shall be made payable to "Treasurer of Virginia."

501-4. Mounting of Registration Seal

To the extent practicable, the registration seal shall be so installed that it cannot be removed without destroying it. It shall be installed in the vicinity of the label applied by the approved testing facility or in the vicinity of the electrical distribution panel or other location that is readily accessible for inspection.

A True Copy

Teste:



Clerk of State Corporation Commission.