

**1981**  
EDITION

**VIRGINIA**  
**INDUSTRIALIZED BUILDING**  
**AND MOBILE HOME**  
**SAFETY REGULATIONS**



**COMMONWEALTH OF VIRGINIA**

**BOARD OF HOUSING AND COMMUNITY DEVELOPMENT**

## User Assistance

Administration of the law has been assigned to the Department of Housing and Community Development. The Department carries out its assignment through the Office of Industrialized Building Code, a branch of the Division of Building Regulatory Services. Whenever help is needed with the Code, you are invited to contact:

Office of Industrialized Building Code  
Department of Housing and Community Development  
205 North Fourth Street -- Mezzanine  
Richmond, Virginia 23219  
Telephone (804) 786-4846

1981 EDITION

VIRGINIA INDUSTRIALIZED BUILDING AND MOBILE HOME  
SAFETY REGULATIONS

Adopted by the State

BOARD OF HOUSING AND COMMUNITY DEVELOPMENT

EFFECTIVE JULY 16, 1982

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Division of Building Regulatory Services  
Department of Housing and Community Development  
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Richmond, Virginia 23219

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## PREFACE

### Changes to this Edition

The major change to the 1981 edition has been to update the safety standards for industrialized buildings other than mobile homes. The 1981 editions of the referenced model codes and standards replace the 1978 editions. The new standards are generally consistent with the model codes and standards referenced in the 1981 edition of the Uniform Statewide Building Code (USBC).

In the 1981 edition, the requirements have been deleted for mounting and anchoring of mobile homes not subject to the regulations of the U. S. Department of Housing and Urban Development (HUD). Such units are now subject to the mounting and anchoring provisions of the USBC. These requirements are approximately the same and are included in Addendum 1.

A mounting and anchoring requirement has been retained for mobile homes that are subject to the Federal regulations in order to satisfy the State Administrative Agency regulations of HUD. It requires that mounting and anchoring be done in accordance with the provisions of the USBC. The provisions are included as Addendum 1, as noted above.

### Application of PART ONE

PART ONE continues the Regulations for the previously existing State program for industrialized buildings and for mobile homes not subject to the Federal regulations.

## Application of PART TWO

PART TWO applies exclusively to mobile homes that are subject to the Federal regulations that became effective in June 1976 under the National Mobile Home Construction and Safety Standards Act of 1974. This Act, now titled the National Manufactured Housing Construction and Safety Standards Act of 1974, provides for preemptive Federal regulation of mobile homes by HUD. Virginia participates in the enforcement program under a plan approved by HUD.

## Future Editions

The Board of Housing and Community Development is responsible by State law for adopting and keeping the Virginia Industrialized Building and Mobile Home Safety Regulations up-to-date. Most of the model codes referenced in the Regulations are revised every three years. The board plans to update the Regulations at three-year intervals when the new editions become publicly available. Interested persons may participate in future revisions by submitting comments and suggestions for changes to the Board at any time. Also, anyone may speak at the public hearing which must always precede each revision.

1981 EDITION

VIRGINIA INDUSTRIALIZED BUILDING AND MOBILE HOME  
SAFETY REGULATIONS

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1981 EDITION

VIRGINIA INDUSTRIALIZED BUILDING AND  
MOBILE HOME SAFETY REGULATIONS

PART ONE

Industrialized Buildings and Mobile Homes  
Not Subject to Federal Regulations

ARTICLE 1

ADMINISTRATION

SECTION 100.0 DEFINITIONS

APPROVED as applied to a material, device, mode of construction, labeled unit or as otherwise used in these Regulations means approved by the Board of Housing and Community Development 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 Department to be specially qualified by reason of facilities, personnel, experience and demonstrated reliability, to investigate, test and evaluate industrialized building units and mobile homes subject to PART ONE; to list such units complying with standards approved by the Board; 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.

BOARD means the Board of Housing and Community Development.

FEDERAL REGULATIONS means the Manufactured Home Construction and Safety Standards and the Procedural and Enforcement Regulations promulgated by the U. S. Department of Housing and Urban Development pursuant to the National Manufactured Housing Construction and Safety Standards Act of 1974 (Title VI of Public Law 93-383, 88 Stat. 700, 42 U.S.C. 5401, et seq.).

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 subject to PART ONE, 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 Board; 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 Board; and that inspections and other quality assurance follow-up services acceptable to the Board have been provided at the point of manufacture to the extent necessary to insure that each labeled production unit complies with PART ONE.

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, as used within PART ONE hereof, means an industrialized building unit not subject to Federal regulation, which is constructed on a chassis for towing to the point of use and designed to be used, with or 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.

OFFICE OF INDUSTRIALIZED BUILDING CODE means the Office of the Department of Housing and Community Development which has been designated to carry out the State plan for enforcement of the Virginia Industrialized Building and Mobile Home Safety Regulations.

REGISTERED means a labeled industrialized building unit or mobile home subject to PART ONE that bears a registration seal issued by the Department of Housing and Community Development in accordance with Article 5 of these Regulations.

REGULATIONS means Regulations as defined by Section 101.1.

STATE REGULATIONS means the Virginia Industrialized Building and Mobile Home Safety Regulations, consisting of PART ONE (Articles 1 through 5) and PART TWO (Articles 11 and 12).

THE LAW or THIS LAW means the Virginia Industrialized Building Unit and Mobile Home Safety Law as embraced in Chapter 103, Acts of Assembly, 1971, as amended.

### SECTION 101.0 GENERAL

101.1 Title: Articles 1 through 5 of the State Regulations shall be known and may be cited as the Virginia Industrialized Building and Mobile Home Safety Regulations - PART ONE. Except as otherwise indicated, Regulations, or these Regulations, as used in Articles 1 through 5, shall mean the Virginia Industrialized Building and Mobile Home Safety Regulations - PART ONE.

101.2 Application: PART ONE shall apply to industrialized building units and mobile homes, as defined in Section 100.0, that are not subject to Federal regulations.

101.3 Effective date: The effective date of PART ONE of these Regulations is July 16, 1982.

101.3.1 Compliance after effective date: 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.

101.3.2 Local regulations: 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 102.0 ENFORCEMENT GENERALLY

102.1 General: These Regulations shall be enforced as prescribed by Chapter 103, Acts of Assembly, 1971;

and Chapter 613, Acts of Assembly, 1977. (Note: See Addendum 3, "Virginia Industrialized Building Unit and Mobile Home Safety Law.").

102.2 Inspection and enforcement: The Office of Industrialized Building Code is designated as the Board's representative for the enforcement of these Regulations; it shall have authority to make such inspections and to take such other actions as are required to enforce the Regulations.

102.2.1 Monitoring inspections: The Board's representative shall, during reasonable hours, make such inspections of factories producing industrialized building units or mobile homes as may be necessary to determine whether the approved testing facility having jurisdiction is performing its evaluation and compliance assurance functions in a satisfactory manner.

102.2.2 Field inspections: The Board's representative may, during reasonable hours, make such inspections as are necessary to determine whether industrialized building units and mobile homes, not at the time occupied as a dwelling, are in compliance with these Regulations. Such inspections may include but are not limited to: industrialized building units and mobile homes on dealer lots or that are otherwise offered for sale to the public. Industrialized building units and mobile homes that are occupied as a dwelling may be examined from the exterior for the presence of labels and registration seals required by Article 5 of these Regulations.

102.2.3 Orders of compliance: Wherever such representative shall find any violations of the Regulations, 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 shall feel aggrieved, he may within ten days after notice of such order, appeal to the Board and the cause of his complaint shall be at once investigated by the Board, and unless its authority

under such order is revoked, the same shall remain in force and be complied with by such party.

102.2.4 Placarding non-complying units: Wherever the Board's representative shall find any violations of the Regulations, he may require the noncomplying unit to be conspicuously placarded. Such placards shall not be removed except upon permission of the Board's representative. The placard shall list the violations and may prohibit the use of any unit not at the time occupied as a dwelling until the necessary corrections have been made.

102.3 Referral to local building officials: If the nature of the violation is such that it may be remedied under Section 103.0 of these Regulations, the Board'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 36-83 of the Code of Virginia.

## SECTION 103.0 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.

1. 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.
2. He may verify that supplemental components required by the label or by these Regulations are properly provided.
3. He may verify that the instructions of the label for installation and erection are observed.
4. 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.
5. 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.

6. 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.
7. 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 Board.
8. He may enforce the requirements of the Uniform Statewide Building Code applicable to utility connections, site preparation, fire limits, building permits, certificates of use and occupancy, and all other applicable requirements thereof, except those governing the design and construction of the labeled units and the design of the buildings of which the labeled units are component parts.
9. 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 therein to the local building official, except for inspection.

103.3.1 Unlabeled units offered for sale: Unlabeled industrialized building units or mobile homes offered for sale by dealers in this State shall be marked by a warning sign to prospective purchasers that the unit is not labeled pursuant to these Regulations and must be inspected and approved by the local building official having jurisdiction. The sign shall be of a size and form approved by the Department and shall be conspicuously posted on the exterior of the unit near the main entrance door.

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 Department before the placard is removed.

103.5 Report to the Office of Industrialized Building Code: 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 Office of Industrialized Building Code. The report shall include:

1. A list of the uncorrected violations.
2. All information contained on the label pertinent to the identification of the unit and the manufacturer and the approved testing facility.
3. The number of the Department registration seal.
4. The new destination of the unit, if known.
5. The party responsible for the moving of the unit.
6. Whether the unit was placarded for violation.

#### SECTION 104.0 VARIANCE FROM REGULATIONS

104.1 When variance may be granted: The Board 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.

104.1.1 Input by local building official: 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 FOR MOBILE HOMES

#### SECTION 200.0 DESIGN REQUIREMENTS

200.1 Protection against hazards: 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 standards specified in Section 200.2 shall be acceptable evidence of compliance with this provision for mobile homes which are produced during the applicable time periods specified in Section 200.2.

200.2 Reference standards and time limits established: The standards and time limitations specified below are those referred to in Section 200.1:

- ° ANSI A119.1 (NFPA No. 501B), STANDARD FOR MOBILE HOMES, BODY AND FRAME DESIGN AND CONSTRUCTION REQUIREMENTS AND THE INSTALLATION OF PLUMBING, HEATING AND ELECTRICAL SYSTEMS

Published by: American National Standards Institute, 1430 Broadway, New York, New York 10018

Either the 1974 or 1975 Edition, until superseded by the Federal Manufactured Home Construction and Safety Standards, with the following amendment to Part C, Section 11.2.1 - Water Connection. Add the following sentence: A master cold water shut off full flow valve shall be installed on the main feeder line in an accessible area.

200.2.1 Optional standard: The following standard may be used as an option to the standards listed above:

° FEDERAL MANUFACTURED HOME CONSTRUCTION AND SAFETY STANDARDS

Published by: U. S. Department of Housing and Urban Development, Federal Register, Volume 40, Number 244, December 18, 1975 (Part 280, Code of Federal Regulations)

No time limit.

ARTICLE 3

SAFETY STANDARDS FOR INDUSTRIALIZED BUILDING UNITS OTHER THAN MOBILE HOMES

SECTION 300.0 REQUIREMENTS

300.1 Hazards prohibited; standards specified: 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 codes and standards specified in Section 301.0, subject to the time limitations specified therein, shall be acceptable evidence of compliance with this provision.

300.2 Combination of units and components: 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 codes and standards specified in Section 301.0 shall be acceptable evidence of compliance with this provision.

300.3 Door hardware: The local building official may also enforce the door hardware requirements of the

Virginia Uniform Statewide Building Code, provided that installation of the required security devices may be made after delivery of the industrialized building units to the building site.

#### SECTION 301.0 REFERENCE STANDARDS

301.1 Reference standards and time limits established: The standards and time limitations specified below are those referred to in Section 300.0:

° BOCA BASIC BUILDING CODE

Published by: Building Officials and Code Administrators International, Inc. (BOCA), 17926 South Halsted Street, Homewood, Illinois 60432

(a) 1978 Edition -- until November 15, 1982

(b) 1981 Edition -- no time limit

° BOCA BASIC PLUMBING CODE

(a) 1978 Edition -- until November 15, 1982

(b) 1981 Edition -- no time limit

° BOCA BASIC MECHANICAL CODE

(a) 1978 Edition -- until November 15, 1982

(b) 1981 Edition -- no time limit

° NATIONAL ELECTRICAL CODE -- NFPA NO. 70

Published by: National Fire Protection Association, Batterymarch Park, Quincy, Massachusetts 02269

(a) 1978 Edition -- until November 15, 1982

(b) 1981 Edition -- no time limit

301.2 Optional standard: The following standard may be used for one and two family dwellings only, as an alternative to the standards specified above:

° ONE AND TWO FAMILY DWELLING CODE

Jointly published by: BOCA; American Insurance Association, 85 John Street, New York, New York 10038; Southern Building Code Congress, 3617 Eighth Avenue, Birmingham, Alabama 35203; International Conference of Building Officials, 5360 South Workman Mill Road, Whittier, California 90601

(a) 1975 Edition with the following amendment -- until November 15, 1982

One and two family dwellings shall conform to the energy conservation design specifications of ASHRAE Standard 90-75, the American Society of Heating, Refrigerating, and Air-Conditioning Engineers, Inc.

(b) 1975 Edition, as amended and adopted June 19, 1978, as part of the Virginia Uniform Statewide Building Code -- until November 15, 1982

(c) 1979 Edition and 1980 Supplement, as amended and adopted March 15, 1982, as part of the 1981 Edition of the Virginia Uniform Statewide Building Code -- no time limit

ARTICLE 4

APPROVED TESTING FACILITIES

SECTION 400.0 PROCEDURES FOR APPROVAL

400.1 Application to Department: Application may be made to the Department for acceptance as an approved testing facility as defined in Section 100.0. Application shall be made under oath and shall be

accompanied by information and evidence that is adequate for the Department 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.

400.2 Freedom from conflict of interest: 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.

400.3 Information required by Department: The following information and criteria will be considered by the Department in designating approved testing facilities:

1. Names of officers and location of offices.
2. Specification and description of services proposed to be furnished under these Regulations.
3. Description of qualifications of personnel and their responsibilities.
4. Summary of organizational experience.
5. 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.
6. Procedures to deal with any defective units resulting from oversight.
7. Acceptance of these services by independent accrediting organizations and by other jurisdictions.
8. Proof of independence and absence of conflict of interest.

## ARTICLE 5

### LABELING, REGISTRATION AND FEES

#### SECTION 500.0 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 com-

pliance supplied by the approved testing facility that bears the following information directly or by reference:

1. Name and address of approved testing facility.
2. 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.
3. Serial number of label.
4. Special instructions for handling, installation and erection, or list of such instructions that are furnished separately with the unit.
5. 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, except that on mobile homes the label shall be applied to the exterior of the unit in a location that can be readily viewed by the Board's representative or local building official without entering into or upon the unit. Where the unit comprises a system of sub-assemblies the required label may be furnished as a single label for the system provided each sub-assembly 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:

1. Manufacturer's name and address.
2. Serial number of the separate label of the approved testing facility.
3. Manufacturer's serial number of the unit.
4. Name of manufacturer and model designation of major factory installed appliances.
5. 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.
6. For mobile homes, a zone map indicating the zone for which the home is designed.
7. 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 Department upon request.

## SECTION 501.0 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 Department. The seal shall be applied by the manufacturer to any unit intended for sale or use in Virginia prior to its shipment.

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 Department. 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 Department. The seal shall be applied by the manufacturer to any unit intended for sale or use in Virginia prior to its shipment.

501.3 Issue of registration seals and fees: Approved registration seals may be purchased from the Department of Housing and Community Development in advance of use. The fee for each registration seal shall be \$25.00. 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.

## PART TWO

### Mobile Homes Subject to Federal Regulations

#### ARTICLE 11

#### ADMINISTRATION

#### SECTION 1100.0 DEFINITIONS

1100.1 Definitions from PART ONE: Terms defined in PART ONE (Section 100.0) shall have the same meaning herein, unless otherwise specifically indicated. Terms defined within the Federal Manufactured Home Construction and Safety Standards and the Federal Manufactured Home Procedural and Enforcement Regulations, as adopted by the United States Department of Housing and Urban Development, shall have herein the same meanings assigned them there.

#### 1100.2 Additional definitions:

ACT or THE ACT means the National Manufactured Housing Construction and Safety Standards Act of 1974, Title VI of the Housing and Community Development Act of 1974 (42 U.S.C. 5401, et seq.).

Note: The Act was originally entitled the National Mobile Home Construction and Safety Standards Act of 1974, but was recently amended as noted above. For this reason, the use of the term mobile home in the Federal Standards may be phased out in the future in favor of the term manufactured home.

ADMINISTRATOR means the person designated by the Board to enforce this Part.

BOARD means the Board of Housing and Community Development.

DEPARTMENT means the Department of Housing and Community Development.

DIVISION means the Division of Building Regulatory Services of the Department of Housing and Community Development.

HUD means the United States Department of Housing and Urban Development.

IMMINENT SAFETY HAZARD means a hazard that presents an imminent and unreasonable risk of death or severe personal injury that may or may not be related to failure to comply with an applicable Federal mobile home construction or safety standard.

LABEL or CERTIFICATION LABEL means the approved form of certification by the manufacturer that, under Section 3282.362(c)(2)(i) of the Act, is permanently affixed to each transportable section of each mobile home manufactured for sale to a purchaser in the United States.

MOBILE HOME, as used within PART TWO means a structure (subject to federal regulation), transportable in one or more sections, which is 8 body feet or more in width and is 32 body feet or more in length, and which is built on a permanent chassis, and designed to be used as a dwelling with or without a permanent foundation, when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems contained therein.

SERIOUS DEFECT means any failure to comply with an applicable Federal mobile home construction and safety standard that renders the mobile home or any part thereof not fit for the ordinary use for which it was intended and which results in an unreasonable risk of injury or death to occupants of the affected mobile home.

STANDARDS or FEDERAL STANDARDS means the Federal Manufactured Home Construction and Safety Standards

adopted by HUD, pursuant to authority in the Act. Said standards were promulgated December 18, 1975 and amended May 11, 1976 to become effective June 15, 1976.

STATE ADMINISTRATIVE AGENCY (SAA) means an agency of a state which has been approved or conditionally approved to carry out the state plan for enforcement of the standards pursuant to Section 623 of the Act, 42 U.S.C. 5422, and subpart G of the Federal Procedural and Enforcement Regulations.

#### SECTION 1101.0 GENERAL

1101.1 Title: Articles 11 and 12 hereof shall be known and may be cited as the Virginia Industrialized Building and Mobile Home Safety Regulations - PART TWO. PART TWO shall mean the Virginia Industrialized Building and Mobile Home Safety Regulations - PART TWO.

1101.2 Application: PART TWO shall apply to mobile homes as defined in Section 1100.0.

1101.3 Effective date: The effective date of PART TWO of these Regulations is July 16, 1982.

#### SECTION 1102.0 ENFORCEMENT GENERALLY

1102.1 Federal regulation: Enforcement of PART TWO shall be in accordance with the Federal Manufactured Home Procedural and Enforcement Regulations, promulgated May 13, 1976 pursuant to authority granted by Section 625 of the Act, and designated as Part 3282, Chapter XX, Title 24 of the Department's regulations. (Part 3282 consists of subparts A through L, with Sections numbered 3282.1 through 3282.554, and has an effective date of June 15, 1976.)

1102.2 Delegation of authority: Mindful of the statutory responsibility placed upon it by the provisions

of the Virginia Industrialized Building Unit and Mobile Home Safety Law, and in furtherance of the legislative policies expressed in Section 36-72 thereof, the Board hereby delegates to the Department of Housing and Community Development all lawful authority for the enforcement of the Federal Standards as prescribed by the aforesaid Procedural and Enforcement Regulations. The Board hereby approves the Division of Building Regulatory Services of the Department of Housing and Community Development as a State Administrative Agency in the HUD enforcement program, and the exercise by said Division of all authority vested in it as an agent of HUD. And the Board hereby authorizes the Division, under the supervision of the Deputy Director of Building Regulatory Services, as Administrator, to perform the activities required of an SAA by the HUD enforcement plan, including (but not limited to) investigation, citation of violations, handling of complaints, conducting hearings, supervising remedial actions, monitoring, and making such reports as may be required.

#### SECTION 1103.0 ENFORCEMENT IN LOCALITIES

1103.1 Responsibility of local building officials: Every local building official is authorized by Section 36-81 of the Law to enforce the provisions of PART TWO within the limits of his jurisdiction. Such local building officials shall enforce PART TWO, subject to the general oversight of the Division, and shall not permit the use of any mobile home that does not comply with PART TWO within their respective jurisdictions.

1103.2 Effect of label: Mobile homes bearing the HUD label 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, local building officials are authorized to carry out the following functions with respect to mo-

mobile homes bearing the HUD label, provided such functions can be performed without disassembly of the units or parts thereof, or change of design, and provided such function does not result in the imposition of more stringent conditions than those required by the Federal regulations:

1. After installation of the unit, local officials may verify that it has not been damaged in transit to such a degree as would render it unsafe. Where indicated, tests may be made for: tightness of plumbing systems, tightness of gas piping, and electrical short circuits at meter connections.
2. They may verify that supplemental components required by the label or by this Part are properly provided.
3. They may verify that installation or erection instructions are observed.
4. They may verify that any special conditions or limitations of use stipulated by the label pursuant to the Standards or PART TWO are observed.
5. They may enforce applicable requirements of PART TWO for alterations and additions to mobile homes, and for maintenance thereto.
6. They may enforce the requirements of the Uniform Statewide Building Code applicable to utility connections, site preparation, fire limits, building permits, certificates of use and occupancy, and all other applicable requirements thereof, except those governing the design and construction of the labeled units.
7. They may verify that a mobile home bears the required HUD label.
8. They may verify that corrections of nonconforming items have been accomplished.

1103.3 Action upon noncompliance: Whenever any local building official finds that a mobile home delivered for use in his jurisdiction is in violation of PART TWO, he shall initiate the corrective procedure required, in accordance with PART TWO.

1103.4 Report to the Division: Whenever any mobile home is moved from a local building official's jurisdiction before a noted violation has been corrected, such official shall make a prompt report of the circumstances to the Division of Building Regulatory Services of the Department of Housing and Community Development. His report shall include: a list of uncorrected violations, all information pertinent to identification and manufacture of the mobile home contained on the label and the data plate thereof, the destination of the subject mobile home, and the name of the party responsible for moving it.

#### SECTION 1104.0 RESTRICTIONS ON DISTRIBUTORS AND DEALERS

1104.1 Alterations: No distributor or dealer shall perform or cause to be performed any alteration affecting one or more requirements set forth in the Federal Standards, except pursuant to approval obtained from the Division of Building Regulatory Services.

1104.1.1 Assistance from local building officials: In handling and approving dealer requests for alterations, the Division may be assisted by local building officials, and such local officials shall report to the Division violations of this Section and failures to conform to the terms of his approval.

1104.2 Prohibited re-sale: No distributor or dealer shall offer for resale any mobile home possessing a serious defect or imminent safety hazard.

## SECTION 1105.0 CONTINUING ENFORCEMENT

1105.1 Inspections: At any time when a mobile home is located within the State of Virginia, and is not then occupied and used as a dwelling, the Division shall have authority to inspect for violations of the Federal Standards, and to order the correction of any serious defect or imminent safety hazard found. Nothing herein shall be construed to limit the authority to inspect occupied mobile homes which otherwise may be conferred upon local building officials.

## ARTICLE 12

### SAFETY STANDARDS

## SECTION 1200.0 FEDERAL STANDARDS

1200.1 Compliance required: Mobile homes produced on or after June 15, 1976, shall conform to all the requirements of the Federal Standards, as they may thereafter be amended.

## SECTION 1201.0 MOUNTING AND ANCHORING

1201.1 Reference to Uniform Statewide Building Code: Mounting and anchoring of mobile homes shall be in accordance with the applicable requirements of the 1981 Edition of the Virginia Uniform Statewide Building Code. The manufacturer's printed instructions shall supersede the requirements of the 1981 Edition of the Uniform Statewide Building Code where there are differences.

1981 EDITION

VIRGINIA INDUSTRIALIZED BUILDING AND MOBILE HOME  
SAFETY REGULATIONS

ADDENDA

ADDENDUM 1

REQUIREMENTS FOR MOUNTING AND ANCHORING MOBILE HOMES

The following requirements are from the 1981 Edition of the Virginia Uniform Statewide Building Code:

SECTION 623.0 MOBILE HOMES

623.1 Anchorage and tiedown: Mobile homes may be mounted on and anchored to permanent foundations specifically designed for each such mobile home. When the mobile home is not mounted on and anchored to a permanent foundation, a system of stabilizing devices conforming to accepted engineering practices shall be used. The manufacturer shall provide printed instructions with each mobile home specifying the location, required capacity and other details of stabilizing devices (tiedowns, piers, blocking, footings, etc.) on which the design of the mobile home is based. Footings or foundations on which piers or other stabilizing devices are mounted shall be carried down to the established frost line.

623.2 Required Anchorage:

(a) Mobile homes installed or relocated in the Hurricane zone on or after October 15, 1974, and mobile homes installed or relocated outside of the Hurricane zone on or after April 15, 1975, shall be anchored in accordance with this section.

(b) The Hurricane zone includes the following counties and all cities located therein, contiguous thereto, or to the east thereof:

Accomack	King William	Richmond
Charles City	Lancaster	Surry
Essex	Mathews	Sussex
Gloucester	Middlesex	Southampton
Greensville	Northumberland	Westmoreland
Isle of Wight	Northampton	York
James City	New Kent	
King & Queen	Prince George	

(c) Mobile homes equipped by the manufacturer with a system of tiedowns, designed in accordance with one of the reference standards listed in Section 623.3, shall be attached vertically and diagonally to a system of ground anchors in a manner adequate to resist wind overturning and sliding as imposed by the design loads. Mobile homes hereafter installed in the Hurricane zone shall be of Hurricane and Windstorm Resistive design as defined by the applicable reference standards listed in Section 623.3. Mobile homes not equipped by the manufacturer with a system of tiedowns shall be anchored in a manner deemed adequate by the local building official to resist wind overturning and sliding as imposed by the design loads of the applicable reference standards listed in Section 623.3.

623.3 Applicable reference standards: The applicable standards to be used in determining compliance with the anchorage requirements of this section are:

- ° ANSI A119.1 (NFPA NO. 501B), STANDARD FOR MOBILE HOMES, BODY AND FRAME DESIGN AND CONSTRUCTION REQUIREMENTS AND THE INSTALLATION OF PLUMBING, HEATING AND ELECTRICAL SYSTEMS

Published by: American National Standards Institute  
1430 Broadway, New York, New York 10018

Either the 1974 or 1975 Edition, until superseded by

the Federal Manufactured Home Construction and Safety Standards, with the following amendment to Part C, Section 11.2.1 - Water Connection; add the following sentence: A master, cold water shut-off, full flow valve shall be installed on the main feeder line in an accessible area.

623.3.1 Optional standard: The following standard may be used as an option to the standard listed above:

° FEDERAL MANUFACTURED HOME CONSTRUCTION AND SAFETY STANDARDS

Published by: U. S. Department of Housing and Urban Development, Federal Register, Volume 40, Number 244, December 18, 1975 (Part 280, Code of Federal Regulations)

No time limit.

623.4 Placement of ground anchors: Unless the entire tiedown system, including ground anchors, is designed by a professional engineer or architect, ground anchors shall be placed as follows:

1. Hurricane zones: Not more than 12 feet on centers beginning from the front line of the mobile home stand (congruent with the front wall of the mobile home). Not more than 6 feet open-end spacing shall be provided at the rear line of the mobile home stand unless additional tiedowns are installed.
2. Nonhurricane zones: Not more than 24 feet on centers beginning from the front line of the mobile home stand (congruent with the front wall of the mobile home). Not more than 6 feet open-end spacing shall be provided at the rear line of the mobile home stand unless additional tiedowns are installed.
3. Load capacity: Each ground anchor shall be capable of resisting an allowable working load

equal to or exceeding 3,150 pounds applied in the direction of the tiedown. In addition, each ground anchor shall be capable of withstanding a 50 percent overload without failure.

4. Weather resistance: Ground anchors shall be resistant to weathering deterioration at least equivalent to that provided by a coating of zinc on steel strapping of not less than 0.30 ounces per square foot of surface coated.

## ADDENDUM 2

### PREVIOUS ADOPTIONS AND AMENDMENTS

The Virginia Industrialized Building Unit and Mobile Home Safety Regulations were first adopted in 1971 by the State Corporation Commission and become effective on January 1, 1972. Subsequent editions and amendments were adopted by the Commission to update the reference standards or reflect changes in State and Federal legislation. On July 1, 1978, responsibility for the Regulations passed to the State Board of Housing and Community Development. The Board has also amended the Regulations to incorporate later editions of the reference standards and legislative changes.

The Office of Industrialized Building Code has compiled a list of the successive editions of the Regulations and amendments. This list includes the effective dates and a summary of the major changes incorporated in each edition or amendment. A copy may be obtained without charge upon request to:

Office of Industrialized Building Code  
Department of Housing and Community Development  
205 North Fourth Street  
Richmond, Virginia 23219  
Telephone (804) 786-4846

ADDENDUM 3

VIRGINIA INDUSTRIALIZED BUILDING UNIT AND MOBILE  
HOME SAFETY LAW

This law is designated as Chapter 4 of Title 36 of the Code of Virginia, and contains Sections 36-70 through 36-85.1 of the Code. It provides authority for adoption of these regulations and establishes penalties for violations. A copy may be obtained without charge upon request to:

Office of Industrialized Building Code  
Department of Housing and Community Development  
205 North Fourth Street  
Richmond, Virginia 23219  
Telephone (804) 786-4846