



Regulatory Updates Regarding Manufactured Homes

This edition of the Code Outreach Program provides an overview of changes to 19 NYCRR Part 1210 that are of relevance to a local authority having jurisdiction. The changes became effective on May 15th, 2024 and modify who can perform modifications, alterations, or repairs to the structural systems of a manufactured home. See the Notice of Adoption on the Department of State website at: <https://dos.ny.gov/notice-adoption>

Manufactured Home Mechanic Certification and Owner-occupant Exception

19 NYCRR section 1210.3 requires modification, alteration, or repair of the structural systems of a manufactured home (“service”) to be performed under the direct supervision of NYS certified mechanics or installers of manufactured homes. The recent changes to section 1210.3 allow the occupant of a legally installed manufactured home, who is also its owner, to “service” that home without that person being required to be a certified mechanic of manufactured homes. That does not include the installation of the manufactured home; however, the homeowner may obtain a limited installer’s certificate for that purpose according to 19 NYCRR section 1210.6(h).

Note on Structural Systems of Manufactured Homes

It is important to remember that manufactured homes are constructed to a performance-based code which differs from the 2020 RCNYS’s prescriptive standards. That is done to improve the affordability of manufactured homes. Therefore, when determining whether a manufactured home is being “serviced,” please note that most of the permanent components of manufactured homes are structural, although the same components may not be structural in other types of dwellings.

For example, the 2020 RCNYS’s prescriptive load carrying capacities for ceiling joists and roof rafters depend much less on neighboring joists, rafters, roof sheathing, and ceiling cover than the same components do in a manufactured home.

All the interior ceiling, exterior wall panels, some interior wall panels, floor sheathing, and the roof sheathing of manufactured homes are essential structural components besides the framing. These components depend on one another for support within these engineered diaphragms. Pursuant to Sections AE101 and AE102 of the 2020 RCNYS, alterations and repairs shall be in conformance with the applicable requirements of the 2020 RCNYS.

Proof of Certification for Building Permits

As with any such work, a permit is required to make modifications or alterations to the structural systems of a manufactured home. Such permits are predicated on compliance with 19 NYCRR Part 1210 according to Appendix E, section AE103 of the 2020 Residential Code of NYS (2020 RCNYS).

Owner-occupant Installer Certification

19 NYCRR section 1210.6(h) allows: “A person who intends to own and occupy a manufactured home may apply for certification as the installer of such manufactured home.” An owner-occupant certification “shall authorize such person to install such manufactured home only...and shall expire upon the completion of the installation, ...or one year after the date of issuance, whichever is earlier.” A NYS Installers Warranty Seal is required for such installation. For the purposes of this certification, a person must be the owner and occupant or co-owner and co-occupant of such manufactured home. Individuals interested in owner-occupant certifications can get more information about obtaining one at the Department of State website at:

<https://dos.ny.gov/code/manufactured-homes>.

Click the link to view the current version of the full text of 19 NYCRR Part 1210:

<https://dos.ny.gov/system/files/documents/2024/05/19-nycrr-part-1210-eff-5-15-2024.pdf>.