

# **Administrative Rule Requirements**

## **OAR [918-500](#) and [918-515](#)**

### **General**

It's important to understand that this code no longer contains all the information previously covered under the scope of the 2002 Manufactured Dwelling and Park Specialty Code. This includes, but is not limited to, alternate uses, certificate of occupancy, change of occupancy, warranty work, alterations, and the regulation of manufactured dwelling parks. Because these items do not relate to installation requirements of manufactured dwellings they have been adopted in to administrative rule.

### **Alternate Uses**

- Manufactured dwellings are constructed, approved, and intended for use as detached single-family dwellings. However, manufactured dwellings may be used as other than detached single-family dwellings provided the manufactured dwelling remains in compliance with the requirements in OAR 918-500-0530.

### **Certificate of Occupancy and Change of Occupancy**

- A certificate of occupancy is not required for a manufactured dwelling used for single-family dwelling occupancy. See OAR 918-500-0540(1).
- Converting a manufactured dwelling to another occupancy type or use must be in accordance with OAR 918-500-0540(2).
- When a manufactured dwelling is sold “as is” or “with all faults” and is intended to be used as a non-regulated structure, such as an agricultural use, the owner must remove all appliances, all plumbing fixtures in the kitchen, and baths, and must return any federal or state insignias or labels to the division. See OAR 918-500-0540(4).

### **Warranty Work**

- Permits are not required for manufacturer’s warranty work on manufactured dwellings when completed by the manufacturer or the manufacturer’s representative. See OAR 918-500-0550.

### **Siting Without Insignia**

- An insignia of compliance is not required to site a manufactured dwelling, unless the requirement is provided by the municipality. See OAR 918-500-0560.

## **Alterations**

- Alterations to manufactured dwellings include, but are not limited to any change, addition, alteration, repair, conversion, replacement, modification, refurbishing, re-manufacturing, or removal of any part of the manufactured dwelling or manufactured dwelling equipment. See OAR 918-500-0580(1).
- Certain alterations are exempt from permit, but may not be exempt from the requirements of the Manufactured Dwelling Installation Specialty Code. See OAR 918-500-0580(2).
- Alterations before or at the time of sale to the first customer must conform to HUD standards and be inspected by the state Building Codes Division, except for certain site installed mechanical equipment. See OAR 918-500-580(4).
- Alterations to manufactured dwellings after the initial sale to the first customer must conform as specified in OAR 918-500-580(7).
- Listed or approved fuel burning appliances must be installed to provide for the complete separation of the combustion system from the interior atmosphere of the manufactured dwelling. See the Note in OAR 918-500-580(6).
- Re-roofing must conform to the requirements in OAR 918-500-0580(10).
- Two or more manufactured dwelling may be joined together to enlarge the total gross floor area according to the requirements in OAR 918-500-0580(11).

## **Smoke Alarms**

- Manufactured dwelling must have approved operating smoke alarms installed and located according to the requirements in OAR 918-500-0590.

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