

Chapter 2

Definitions

General 2-1

- Provides definitions for terms used in this code.
- Where terms are not defined in this code and are defined in statute, administrative rule, or the applicable adopted Oregon specialty code, such terms have the meanings as recognized in those statutes, rules, and codes.
- Where terms are not defined as specified, such terms have the ordinary accepted meaning as the context implies.

Scope

Unless otherwise expressly stated, the following words and terms shall, for the purposes of this code, have the meanings indicated in this chapter.

Terms Defined in Statute, Administrative Rule, or Other Codes.

Where terms are not defined in this code and are defined in the Oregon Revised Statutes, Oregon Administrative Rules, Oregon Electrical Specialty Code, Oregon Structural Specialty Code, Oregon Fire Code, Oregon Mechanical Specialty Code, Oregon Residential Specialty Code, or Oregon Plumbing Specialty Code, such terms shall have meanings ascribed to them as in those statutes, rules, and codes.

Terms not Defined.

Where terms are not defined through the methods authorized by this section, such terms shall have ordinarily accepted meanings such as the context implies. Words of common usage are given their plain, natural, and ordinary meanings. Words that have well-defined legal meanings are given those meanings.

Definitions

Accessible. Able to approach, access a fixture, connection, appliance, or equipment. Access shall be permitted to require the removal of an access panel, door, or similar obstruction.

Accessory Building or Structure. A building or structure that is an addition to or supplements the facilities provided by a manufactured dwelling. Accessory building specifically includes, but is not limited to cabanas, ramadas, storage sheds and garages. Accessory structure specifically includes, but is not limited, to awnings, carports, decks, steps and ramps.

Alteration. Any change, addition, repair, conversion, replacement, modification or removal of any equipment or installation which may affect the operation, construction or occupancy of a manufactured structure.

Anchoring System. Equipment or materials used to secure a manufactured dwelling to the ground.

Approved. Approved or certified by the Department of Consumer and Business Services or its designee.

Awning. Any stationary structure, permanent or demountable, used in conjunction with a manufactured structure, other than window awning, for the purpose of providing shelter from the sun and rain, and having a roof with supports and not more than one wall or storage cabinet substituting for a wall.

Bonding. Permanent joining of metallic parts to form an electrically conductive path that will ensure electrical continuity and the capacity to conduct safely any current likely to be imposed.

Building. Any permanent building but does not include manufactured dwellings or manufactured dwelling accessory buildings.

Cabana. A stationary, light-weight structure which may be prefabricated or demountable, with two or more walls, used adjacent to and in conjunction with a manufactured structure to provide additional living space.

Carport. A stationary structure consisting of a roof with its supports and not more than one wall, or storage cabinet substituting for a wall, and used for sheltering a motor vehicle.

Chassis. The entire transportation system comprising the following subsystems: drawbar and coupling mechanism, frame, running gear assembly, and lights.

DAPIA (Design Approval Primary Inspection Agency). A state or private organization that has been accepted by the Secretary of HUD to evaluate and approve manufactured dwelling designs and quality control procedures.

Drain. A pipe that carries waste, water, or water-borne waste in a drainage system.

Drain, Main. The lowest pipe of a drainage system that receives sewage from all the fixtures within a manufactured dwelling and conducts these wastes to the drain outlet.

Drainage System. All piping, within or attached to the structure, that conveys sewage or other liquid waste to the drain outlet, not including the drain connector.

Earthquake-Resistant Bracing System. A certified and approved anchoring, bracing, or support system designed and constructed to protect the health and safety of the occupants of, and reducing damage to, a manufactured dwelling in the event of an earthquake.

Elevation.

Base Flood Elevation (BFE). The elevation of the base flood, including wave height, relative to the datum specified on a municipalities flood hazard map.

Design Flood Elevation (DFE). The elevation of the design flood, including wave height, relative to the datum specified on a municipalities flood hazard map.

Equipment. Materials, appliances, devices, fixtures, fittings, or accessories used in the construction of manufactured dwellings and the fire safety, plumbing, heat-producing, and electrical systems of a manufactured dwelling.

Fill. A man made deposit of materials intended to raise an existing grade.

Flood.

Base Flood. The flood having a one percent chance of being equaled or exceeded in any given year.

Design Flood. The greater of either (1) the base flood or (2) the flood so designated by the municipality as its regulatory flood, with a one percent chance, or less, of being equaled or exceeded in any given year.

Flood Damage-Resistant Material. Any construction material capable of direct and prolonged contact with floodwaters without sustaining any damage that requires more than cosmetic repairs.

Flood Hazard Area. The greater of the either (1) the area within a flood plain subject to a one percent or greater chance of flooding in any year or (2) the area designated as a flood hazard area on a municipalities flood hazard map, or otherwise legally designated.

Flood Insurance Rate Map (FIRM). An official map of a municipality on which FEMA has delineated both the special hazard areas and the risk premium zones applicable to the municipality.

Footing. That portion of the support system that transmits loads directly to the soil.

Foundation Wall. A wall below the floor nearest grade that serves as a structural support for the home.

Frame. The fabricated, rigid substructure that provides support to the affixed manufactured dwelling structure, both during transport and on-site; and provides a platform for securement of the running gear assembly and the draw bar and coupling mechanism.

Freezing Climate. For the purposes of this code, the Building Codes Division has established that a *freezing climate* is a climate region where the maximum number of heating degree days exceeds 9,000 hours. Heating degree day hours have been established by the U.S. Department of Energy and further determined by the Oregon Department of Energy.

Garage. A structure located on a manufactured dwelling site designed for the storage of motor vehicles.

Grade. Has the following meanings:

- (1) As it relates to plumbing, is the fall (slope) of a pipe in reference to a horizontal plane expressed in inches per foot length; or
- (2) As it relates to the earth, is the finished ground level adjoining the building at all exterior walls.

Ground Anchor. Any device at a manufactured dwelling stand designed to transfer manufactured dwelling anchoring loads to the ground.

Installation. Has the following meanings:

- (1) As it relates to construction is the arrangements and methods of construction, fire and life safety, electrical, plumbing and mechanical equipment and systems within a manufactured structure; or
- (2) As it relates to siting is the manufactured structure and cabana foundation support and tie-down, the structural, fire and life safety, electrical, plumbing and mechanical equipment and material connections and the installation of skirting and temporary steps.

Labeled. Equipment or materials to which has been attached a label, symbol, or other identifying mark of an organization that is acceptable to the building official and concerned with product evaluation, that maintains periodic inspection of production of labeled equipment or materials, and by whose labeling the manufacturer indicates compliance with appropriate standards or performance in a specified manner.

Lot. Any space, area or tract of land, or portion of a manufactured dwelling park or mobile home park, which is designated or used for occupancy by one manufactured dwelling.

Lowest Floor. The floor of the lowest enclosed area of a manufactured dwelling. For the purpose of this code, *lowest floor* shall mean the bottom of the longitudinal chassis frame beam in A zones, and the bottom of the lowest horizontal structural member supporting the home in V zones. An unfinished or flood-resistant enclosure, used solely for vehicle parking, home access or limited storage, shall not be considered the lowest floor, provided the enclosed area is not constructed so as to render the home in violation of the flood-related provisions of this code.

Main Frame. The structural component on which the body of the manufactured dwelling is mounted.

Manufactured Dwelling. A manufactured dwelling, mobile home or residential trailer, as defined in ORS 446.003 (Manufactured dwelling does not mean any building or structure subject to the **Oregon Structural Specialty Code**, the **Oregon Residential Specialty Code**, or any unit identified by the manufacturer as a prefabricated structure, modular building, or recreational vehicle).

Manufacturer's Installation Instructions. As required by **24 CFR 3285.2**, manufacturers must provide installation designs and instructions with each new manufactured dwelling that have been approved by the Secretary of Housing and Urban Development or by a DAPIA. These installation instructions are required to equal or exceed the protection provided by **24 CFR 3285 (MMHIS)**.

Pier. An isolated support used in a support system extending between the footing and the manufactured dwelling.

Porch. An outside walking area having a floor that is elevated more than 8 in. above grade.

Prefabricated Pier. A listed or approved individual pier which is manufactured at an off site location but does not include concrete masonry units or earthquake-resistant bracing systems.

Ramada. Any freestanding roof or shade structure installed or erected above a manufactured dwelling or any portion thereof.

Registered Design Professional. An individual who is registered or licensed to practice their respective design profession as defined by the statutory requirements of the professional registration laws of the state or municipality in which the project is to be constructed.

Repair. The reconstruction or renewal of any part of an existing manufactured dwelling or piece of equipment for the purpose of its maintenance.

Service Equipment. The equipment containing the disconnecting means, overcurrent protective devices, receptacles, or other means for connecting a manufactured dwelling feeder assembly.

Skirting. A weather resistant material used to enclose the space below the manufactured structure.

Stand. The area of the manufactured dwelling site which has been reserved for the placement of a manufactured dwelling or accessory structure.

Structure. That which is built or constructed.

Support System. A combination of footings, piers, caps, and shims that will, when properly installed, support the manufactured dwelling.

Tie-down. See Anchoring System.

Diagonal Tie. A tie intended to resist horizontal or shear forces and to resist vertical uplift, and overturning forces.

Vertical Tie. A tie intended to resist uplifting and overturning forces.

Under-Floor Enclosure. The perimeter skirting, foundation wall or retaining wall used to enclose the under-floor area of a manufactured dwelling.

Utility Connection. The connection of the manufactured dwelling to existing utilities that include, but are not limited to, electricity, water, sewer, gas, or fuel oil.

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