

As of Sunday, April 1, code changes relating to the installation of manufactured/mobile homes became effective. Documents related to code changes are here, <http://commerce.wi.gov/SB/SB-CodeDevelopment.html#Comm2720>.

See SandB codes page for new editions of Comm 20 and Comm 21, <http://commerce.wi.gov/SB/SB-DivCodesListing.html>.

Some of the changes/additions effective April 1, 2007 include:

- Manufactured/mobile homes produced before, on, or after April 1, 2007 shall be installed in accordance with Subchapter XI of the Uniform Dwelling Code (UDC).

- Manufactured homes produced on or after April 1, 2007 shall be installed in accordance with section Comm 21.40 (1). The installation procedures used must be acceptable to the department. That acceptable installation procedure can be found in the Manufactured Home Installation Manual available on the UDC and Manufactured/Mobile Home Program pages.

This procedure requires anchoring of the homes and frost protected footings. You may find UDC commentary language regarding frost protection of footings in the 2004 Wisconsin Uniform Dwelling Code (UDC) and Commentary under section Comm 21.16 and the Commentary appendix pages 66 and 67.

- Manufactured/mobile homes produced before April 1, 2007 to be installed on piers shall conform to Comm 21.40 (2) (b). Since manufactured/mobile homes and their installation is now part of the UDC a local municipality can not have building code ordinances that are more or less restrictive than the UDC, Wis. Stat. ss. 66.1019 (1) and (2m). Since section Comm 21.40 (2) (b) has no requirements for anchoring and frost protected footings for pre-April 1, 2007 manufactured/mobile homes installed on piers, the municipal building code ordinance may not require such.

- Additions to or alterations to additions to a manufactured home that was produced after June 1, 1980 shall comply with the UDC. [Comm 20.04 (2) (b)]

- For manufactured homes produced and installed on or after April 1, 2007, before any onsite construction, including excavation for a structure, may begin, a Wisconsin uniform building permit shall be obtained from the municipality administering and enforcing the UDC or from a registered UDC inspection agency administering and enforcing the UDC in a municipality where the department has jurisdiction pursuant to s. 101.651 (3) (b), Stats. The municipality or registered UDC inspection agency issuing the permit shall purchase a Wisconsin uniform building permit seal from the department for each permit issued. [Comm 20.08 (1) and Comm 20.09 (3)]

- For manufactured homes produced prior to April 1, 2007, permits shall be filed with the municipalities and counties in accordance with their adopted ordinances. In those areas the department has jurisdiction pursuant to s. 101.651 (3) (b), Stats, permits are not required. [Comm 20.09 (2)]

- These rules apply to manufactured/mobile homes installed on manufactured home community property or private property.