

Your Manufactured Dwelling Placement Checklist

General information

New and used manufactured dwellings must be sited, installed, altered, repaired, and occupied in accordance with the 2010 Oregon Manufactured Dwelling Standard (OMDS). Oregon law requires that installers work under a current Construction Contractors Board (CCB) registration and be licensed as a manufactured dwelling installer (MDI).

Use this checklist to ensure your new or used manufactured dwelling is installed legally and safely.

Permits

- Obtain a placement permit for a setup inspection from your local jurisdiction office.
- Obtain a water or sewer permit from your local jurisdiction office.
- Obtain an electrical permit for an electrical service inspection from your local jurisdiction office.

Site preparation

- Site preparation must be in accordance with the OMDS.
- Be sure that soil is undisturbed or compacted to meet the OMDS.
- Remove all vegetation under the home.
- Be sure that drainage of surface water is adequate and that water drains away from the home.
- Install an approved vapor barrier of 6-mil polyethylene.

Foundation system

- Footings should be installed per the OMDS.
- Footings and piers must be constructed of approved materials.
- There must be a minimum of 18 inches of clearance from the bottom of the I-beam to the ground under 75 percent of the home.
- Footing and piers must be located along each I-beam and on center line(s) if the home has more than one section and around the perimeter if the house section exceeds 11 feet in width.
- Piers: The single-stack concrete pier maximum is 36 inches. The double-stack maximum is 80 inches. From 80-144 inches the blocks must be filled with concrete. Nineteen blocks or more must be approved by an Oregon-licensed architect or engineer. Prefabricated metal piers are restricted in height by their listing.

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Anchoring system

- The system must be installed when required by the OMDS for wind or flood protection.
- The system must be installed to the requirements of the OMDS.

Assembly of multiple section homes

- The sections must be secured per the 1997 OMDS along the roof, end walls, and floor.
- Electrical and plumbing connections must be installed according to the OMDS.
- The heat duct crossover must be a minimum of 1 inch off the ground and insulated.

Skirting

- Oregon law requires skirting to be installed by the homeowner or a licensed manufactured dwelling installer or a licensed limited manufactured dwelling skirting installer.
- Wood skirting must be 6 inches above ground unless separated by 3 inches of pressure-treated wood, metal, concrete, etc.
- Underfloor venting must be installed with at least 1 square foot of free air for every 150 square feet of floor area.
- Underfloor venting must be as close as is practical to corners and must provide cross ventilation and be equally spaced along each side.

Miscellaneous

- Provide installation manual at inspector's request.
- Clothes dryer vents must be extended to the exterior of the home's foundation fascia or skirting.

Inspections required

- 1) Installation: Water/sewer hook-up, footings (runners), electrical service, crossovers (plumbing, electrical, mechanical connections), anchoring
- 2) Final: Permanent steps, decks, grading, skirting

The OMDS is available for \$25 from:
Oregon Manufactured Housing Association
(503) 364-2470

Download of code also available on website
www.oregon.bcd.org

For additional information contact:
**State of Oregon Department of
Consumer & Business Services**

Building Codes Division • 1535 Edgewater NW, Salem
Mailing address: P.O. Box 14470, Salem OR 97309-0404
(503) 378-4133
www.oregonbcd.org



CITY OF REDMOND
Public Works Department

SYSTEM DEVELOPMENT CHARGE PAYMENT OPTIONS

Effective since August 1, 2008, the City of Redmond has offered three payment options for System Development Charges (SDCs).

Note: Owners that are currently in default, or have previously defaulted within the past 24 months, on any SDC Collection Point Deferral Agreement or Payment Plan are only allowed Option 1.

Please check one of the following:

Option #1: Payment at time of Building Permit

If paid at time of Building Permit issuance, the SDCs will be reduced by 1.92% (effective July 1, 2018 to June 30, 2019) from the Council approved SDC rates.

Option #2: SDC Deferral

Payment of SDCs (full rate) may be deferred to the earlier of the following:

- Final Inspection
- 9 months (from date of agreement)

Under this scenario, the **owner of the property** will be required to enter into an SDC Collection Point Deferral Agreement and a lien will be placed upon the property (City lien docket).

Note:

- Preparation of the SDC Collection Point Deferral Agreement and ownership verification may take up to a week and will require a notarized signature of the property owner.
- It is recommended that the owner disclose the agreement to their lender **prior** to signing the agreement. Some lenders may require SDCs to be paid upon first draw.

Option #3: Payment Plan

Per City Code Section 4.725, the City of Redmond offers a Payment Plan option for payment of SDCs. Payments are made in twenty semi-annual installments and interest is charged at prime plus 2.5%. The application for the SDC Payment Plan (\$150 fee) must be made at the City of Redmond Finance Department. The Payment Plan option will require a lien to be placed upon the property.

Owner's Signature

Date