

Arizona Administrative Code Review

R4-34 Subsection	Current Rule	Modify	Repeal	Add	Proposed Change
101 (5)				x	"Attached" means to fasten or affix an accessory to a regulated structure in such a manner as to impose a load on the permitted structure.
101 (8)	"Certificate" means Arizona Insignia of Approval, which is required for modular manufacture, installation, reconstruction, or rehabilitation work.	x			"Certificate" means Arizona Insignia with which a licensee certifies that work performed complies with applicable law, rules and regulations relating to modular manufacture and reconstruction, installation of modular, manufactured, and mobile homes, and/or rehabilitation work and construction.
101 (10)	"Commercial" means an FBB with a use-occupancy classification other than single-family dwelling.		x		
101 (12)	"FBB" means factory-built building.		x		
101 (15)	"Modular" means an FBB.	x			"Modular" means a type of FBB that is a three dimensional building which is fabricated in a factory for shipment, in sections (modules), to an installation site.
101 (16)	"New" means a unit or subassembly not previously sold, bargained, exchanged, or given away to a purchaser.	x			"New" means a unit not previously sold, bargained, exchanged, or given away to a purchaser.
101 (17)				x	"Panelized" means a type of commercial FBB that closed panel construction, with partly or fully finished walls, floors, or roof panels which are shipped in a two dimensional condition for assembly or erection on site.

<p>101 (18)</p>	<p>"Permanent foundation" means a system of support and perimeter enclosure of crawl space that is:</p> <ul style="list-style-type: none"> a. Constructed of durable materials (e.g., concrete, masonry, steel, or treated wood); b. Developed in accordance with the manufacturer's installation instructions or designed by an Arizona registered engineer; c. Attached in a manner that effectively transfers all vertical and horizontal design loads that could be imposed on the structure by wind, snow, frost, seismic, or flood conditions, as applicable, to the underlying soil or rock; d. Designed to exclude unwanted elements and varmints, ensure sufficient ventilation, and provide adequate access to the building; and e. Not anchoring straps or cable affixed to ground anchors other than footings. 	<p>x</p>			<p>"Permanent foundation" means a system of support and perimeter enclosure, with or without crawl space, that is:</p> <ul style="list-style-type: none"> a. Constructed of durable approved materials; b. Developed in accordance with the manufacturer's installation instructions or designed by an Arizona registered engineer; c. Attached in a manner that effectively transfers all vertical and horizontal design loads that could be imposed on the structure by wind, snow, frost, seismic, or flood conditions, as applicable, to the underlying soil or rock; d. Designed to exclude unwanted elements and varmints, ensure sufficient ventilation, and provide adequate access to the building.
<p>101 (21)</p>	<p>"Residential" means buildings with a use-occupancy classification of single family dwelling or as governed by the International Residential Code.</p>		<p>x</p>		
<p>101 (26)</p>	<p>"Supplement" means a submittal of not more than two sheets of paper that indicates floor plan dimensional sizes, does not change more than 25% of a system or configuration, and is incorporated as part of an originally approved plan.</p>	<p>x</p>			<p>"Supplement" means a submittal noting change of a floor plan design, system, component(s) or configuration, and is incorporated as part of an originally approved plan.</p>
<p>101 (27)</p>	<p>"Technical service" means engineering assistance and interpretative application or clarification of compliance and enforcement of A.R.S. Title 41, Chapter 16, Articles 1, 2, and 4 and this Chapter.</p>		<p>x</p>		
<p>101 (28)</p>	<p>"Used home" means a previously titled manufactured home, mobile home, or FBB designed for use as a residential dwelling.</p>		<p>x</p>		

<p>102</p>	<p>Materials Incorporated by Reference The following materials, which the Board incorporates by reference, apply to this Chapter. The materials, which include no later amendments or editions, are available from the Board. If there is a conflict between the incorporated material and a statute or rule, the statute or rule controls.</p>	<p>x</p>		<p>Materials Incorporated by Reference The Board hereby adopts the following materials, to include the 2018 edition, and appendices as announced, of the International Building Code (IBC), International Residential Code (IRC), International Mechanical Code (IMC), International Plumbing Code (IPC), International Fuel Gas Code (IFGC), International Energy Conservation Code (IECC), the 2017 edition of the National Electric Code (NEC) and all editions thereafter as announced by the Department.</p>
<p>102 (1)</p>	<p>24 CFR 3280, Manufactured Home Construction and Safety Standards, April 1, 2008, edition, available from the U.S. Government Printing Office, 732 N. Capitol St. NW, Washington, D.C. 20401 or bookstore.gpo.gov</p>	<p>x</p>		<p>24 CFR 3280, Manufactured Home Construction and Safety Standards, June 9, 2014, edition, available from the U.S. Government Printing Office, 732 N. Capitol St. NW, Washington, D.C. 20401 or bookstore.gpo.gov;</p>
<p>102 (2)</p>	<p>24 CFR 3282, Manufactured Home Procedural and Enforcement Regulations, April 1, 2008, edition, available from the U.S. Government Printing Office, 732 N. Capitol St. NW, Washington, D.C. 20401 or bookstore.gpo.gov</p>	<p>x</p>		<p>24 CFR 3282, Manufactured Home Procedural and Enforcement Regulations, June 9, 2014, edition, available from the U.S. Government Printing Office, 732 N. Capitol St. NW, Washington, D.C. 20401 or bookstore.gpo.gov;</p>
<p>102 (3)</p>	<p>24 CFR 3284, Manufactured Housing Program Fee, April 1, 2008, edition, available from the U.S. Government Printing Office, 732 N. Capitol St. NW, Washington, D.C. 20401 or bookstore.gpo.gov</p>	<p>x</p>		<p>24 CFR 3284, Manufactured Housing Program Fee, June 9, 2014, edition, available from the U.S. Government Printing Office, 732 N. Capitol St. NW, Washington, D.C. 20401 or bookstore.gpo.gov;</p>
<p>102 (4)</p>	<p>24 CFR 3285, Model Manufactured Home Installation Standards, April 1, 2008, edition, available from the U.S. Government Printing Office, 732 N. Capitol St. NW, Washington, D.C. 20401 or bookstore.gpo.gov</p>	<p>x</p>		<p>24 CFR 3285, Model Manufactured Home Installation Standards, June 9, 2014, edition, available from the U.S. Government Printing Office, 732 N. Capitol St. NW, Washington, D.C. 20401 or bookstore.gpo.gov;</p>
<p>102 (5)</p>	<p>24 CFR 3286, Manufactured Home Installation Program, April 1, 2009, edition, available from the U.S. Government Printing Office, 732 N. Capitol St. NW, Washington, D.C. 20401 or bookstore.gpo.gov</p>	<p>x</p>		<p>24 CFR 3286, Manufactured Home Installation Program, June 9, 2014, edition, available from the U.S. Government Printing Office, 732 N. Capitol St. NW, Washington, D.C. 20401 or bookstore.gpo.gov;</p>
<p>102 (6)</p>	<p>24 CFR 3288, Manufactured Home Dispute Resolution Program, April 1, 2008, edition, available from the U.S. Government Printing Office, 732 N. Capitol St. NW, Washington, D.C. 20401 or bookstore.gpo.gov</p>	<p>x</p>		<p>24 CFR 3288, Manufactured Home Dispute Resolution Program, June 9, 2014, edition, available from the U.S. Government Printing Office, 732 N. Capitol St. NW, Washington, D.C. 20401 or bookstore.gpo.gov; and</p>
<p>102 (7)</p>	<p>International Building Code (IBC), 2009 edition, available from the International Code Council, 4051 Flossmoor Road, Country Club Hills, IL 60478</p>		<p>x</p>	
<p>102 (8)</p>	<p>International Residential Code (IRC), 2009 edition, available from the International Code Council, 4051 Flossmoor Road, Country Club Hills, IL 60478</p>		<p>x</p>	

102 (9)	International Mechanical Code (IMC), 2009 edition, available from the International Code Council, 4051 Flossmoor Road, Country Club Hills, IL 60478		x		
102 (10)	International Plumbing Code (IPC), 2009 edition, available from the International Code Council, 4051 Flossmoor Road, Country Club Hills, IL 60478		x		
102 (11)	International Fuel Gas Code (IFGC), 2009 edition, available from the International Code Council, 4051 Flossmoor Road, Country Club Hills, IL 60478		x		
102 (12)	International Energy Conservation Code (IECC), 2009 edition, available from the International Code Council, 4051 Flossmoor Road, Country Club Hills, IL 60478		x		
102 (13)	National Electric Code (NEC), 2008 edition, available from the National Fire Protection Association, One Batterymarch Park, Quincy, MA 02169		x		
203 (3) (d)	Contracts with licensed installers or contractors for the installation of FBBs including any existing or new accessory structures included in a sales agreement.	x			Contracts with licensed installers, or a contractor holding an appropriate license issued by the Registrar of Contractors, for the installation of FBBs. Includes any existing or new accessory structures included in a sales agreement.
204 (A)(3)	I-10G Master installer of manufactured homes, mobile homes, residential single-family FBBs, or commercial built on a chassis with an electrical system no greater than 400 amperes is qualified to perform the work described under subsections (A)(1) and (2) and installs HVAC systems including electrical wiring, gas connections, and ductwork. An I-10G Master installer does not provide service, maintenance, repair, or discharging, adding or reclaiming refrigerants or any other work that requires certification. An I-10G Master installer may subcontract to a properly licensed entity for installation of any item under this subsection.	x			I-10G Master Installer of manufactured homes, mobile homes, residential single-family FBBs is permitted to perform the work described under subsections (A)(1) and (2) and installs HVAC systems including electrical wiring, gas connections, and ductwork. An I-10G Master installer does not provide service, maintenance, repair, or discharging, adding or reclaiming refrigerants or any other work that requires certification. An I-10G Master installer may subcontract to a properly licensed entity for installation of any item under this subsection.
504	HUD Label Administration In addition to the fees required under R4-34-501(C), a manufacturer of manufactured homes shall pay \$5 to the Department for each label issued in this state.	x			HUD Label Administration and IPIA inspection services. In addition to the fees required under R4-34-501(C), a manufacturer of manufactured homes shall pay to the Department, a fee for each label issued in this state.

603 (A)(2)	Affix a permanent serial or identification number to each unit during the first stage of manufacturing. If an FBB has multiple sections (modules), the manufacturer shall ensure that each module is separately identified. The serial or identification number location and application method shall be shown in the plans required under R4-34-703; and	x			Affix a permanent serial or identification number to each module or panel during the first stage of manufacturing. If an FBB has multiple sections, the manufacturer shall ensure that each module or panel is separately identified. The serial or identification number location and application method shall be shown in the plans required under R4-34-703; and
603 (A)(3)	Affix a Modular Manufacturer's Certificate to each completed module where indicated in the plan required under R4-34-703(B)(5).	x			Affix a Modular Manufacturer's Certificate, to each completed module of each modular building, where indicated in the plan required under R4-34-703(B)(5). Modular Manufacturer's Certificate is not required for a panelized building.
606 (B)(2)	The walls, ceilings, and doors of each gas-fired furnace and water- heater compartment shall be lined with minimum 5/16 inch gypsum board except a door to a compartment that open to the exterior of the mobile home, in which case the door may be all metal construction. All exterior compartments shall seal to the interior of the mobile home;	x			The walls, ceilings, and doors of each gas-fired furnace and water- heater compartment shall be lined with minimum 5/16 inch gypsum board, except any door to a compartment that opens to the exterior of the mobile home, and is of all metal construction. All exterior compartments shall seal to the interior of the mobile home;
606 (B)(3)	Each room designated expressly for sleeping purposes shall have at least one outside egress window or an approved exit device. The window or exit shall have minimum clear dimension of 22 inches, a minimum clear opening of five square feet, and the bottom of the exit is not more than 36 inches above the floor;	x			Each room designated expressly for sleeping purposes shall have at least one outside egress window or an approved exit device. The window or exit shall have minimum clear width dimension of 22 inches, a minimum clear opening of five square feet, and the bottom of the exit is not more than 36 inches above the floor;
606 (B)(4)	All electrical system is tested for continuity to ensure that metallic parts are properly bonded, tested for operation to demonstrate all equipment is connected and in working order, and given a polarity check to determine connections are proper. The electrical system is properly protected for the required amperage load. If aluminum conductors are used, all receptacles and switches rated at 20 amperes or less and directly connected to the aluminum conductors shall be marked CO/ALR. Exterior receptacles other than heat tape receptacles are of the ground fault circuit interrupter (GFI) type. Conductors of dissimilar metals (Copper/Aluminum/or Copper Clad Aluminum) are connected in accordance with Section 110-14 of the National Electrical Code incorporated at R4-36-102; and	x			The electrical system is tested for continuity to ensure that metallic parts are properly bonded, tested for operation to demonstrate all equipment is connected and in working order, and given a polarity check to determine connections are proper. The electrical system must have proper overcurrent protection for the required amperage load. If aluminum conductors are used, all receptacles and switches rated at 20 amperes or less and directly connected to the aluminum conductors shall be marked CO/ALR. Conductors of dissimilar metals (Copper/Aluminum/or Copper Clad Aluminum) must be connected in accordance with the National Electrical Code incorporated in R4-36-102, Ground Fault Circuit Interrupter protection must be provided in compliance with the National Electrical Code incorporated in R4-36-102; and
607 (E)	The Department shall decertify a manufacturing facility if:	x			The Department may decertify a manufacturing facility if:

607 (F)(1)	The Department shall evaluate the production process at the decertified manufacturing facility to ensure the manufacturer's procedures are consistent with the approved plans, standards, and compliance assurance manual at every stage of production.		x		
701 (D)	A person that submits a plan under subsection (B) shall ensure the plan conforms with the following standards: 1. Each page is at least 8 1/2 x 11 inches; 2. The font is at least eight point; 3. The cover page includes an index and provides a 3 x 5 inch blank space near the title block; 4. The plan and all details and calculations are sealed by an Arizona registered engineer; and 5. The plan is consistent with all applicable standards incorporated at R4-34-102.	x			A person that submits a plan under subsection (B) shall ensure the plan conforms with the following standards: 1. Each page is at least 8 1/2 x 11 inches and printed to the scale(s) referenced on the drawing(s); 2. The font is at least eight point; 3. The cover page includes an index and provides a 3 x 5 inch blank space near the title block; 4. The plan and all details and calculations are sealed by an Arizona registered engineer; and 5. The plan is consistent with all applicable standards incorporated at R4-34-102.
702 (7)	A description of the FBB-identification system including a unique identifier, such as a serial or identification number, that is permanently affixed to each module of the FBB at the beginning of manufacturing and where the unique identifier is located on the FBB;	x			A description of the FBB-identification system including a unique identifier, such as a serial or identification number, that is permanently affixed to each module or panel of the FBB at the beginning of manufacturing and where the unique identifier is located on the FBB;
703 (B)	A manufacturer of FBBs or FBB subassemblies shall submit to the Department plans that comply with the applicable standards in R4-34-102. The manufacturer shall ensure the plans shall provide or have the following information or format attributes:	x			A manufacturer of FBBs shall submit to the Department plans that comply with the applicable standards in R4-34-102. The manufacturer shall ensure the plans shall provide or have the following information or format attributes:
703(B)(2)	A traceable identification for each component and subassembly listed;	x			A traceable identification for each closed panel component listed;
703(B)(4)	The location and process for stamping the permanent serial or identification number on the FBB or subassembly;	x			The location and process for stamping the permanent serial or identification number on the FBB;

704(B)	A manufacturer preparing a reconstruction plan shall ensure the plan contains a detailed set of dimensioned drawings and specifications that depict all aspects of the reconstruction, including a plan depicting the original configuration and contains the serial or identification number of the unit.	x		A manufacturer preparing a reconstruction plan shall ensure the plan contains the following: 1. A plan depicting the original configuration prior to reconstruction; 2. A serial or identification number of the unit; 3. Dimensioned drawings and details identifying all components and specification lists affected by the reconstructions. Include electrical, plumbing, gas and HVAC systems (as applicable); and 4. Design analysis calculations for all loads and systems affected by the reconstruction.
705 (A)	For commercial FBBs, a properly licensed entity or person shall comply with the International Building Code when preparing attached accessory structure plans. For manufactured homes, mobile homes, and residential FBBs, a properly licensed entity or person shall comply with the International Residential Code when preparing attached accessory structure plans.	x		For manufactured homes, mobile homes and FBBs, a properly licensed entity shall comply with R4-34-102 when preparing attached accessory structure plans. The plans shall include the following: 1. Dimensioned drawings and details identifying all components and specification lists as applicable. Include electrical, plumbing, gas and HVAC systems (as applicable); 2. Design analysis calculations for all loads and systems; and 3. Method of attachment to the manufactured home, mobile home, or FBB.
706 (3)(a)	Size and type of conductors, length of feeders, and all amperage;	x		Size and type of conductors, conduit materials for feeder wires, length of feeders, and all amperage;
706 (3)(c)	Complete details of panelboards, switchboards, and distribution centers; and	x		Complete details of panelboards, switchboards, distribution centers with calculated loads, and fault current calculations; and
801 (C)	A properly licensed entity or person shall obtain all required permits such as zoning, flood plain, and installation, from the Department or local jurisdiction before beginning any installation work. All permits shall be posted in a conspicuous location onsite. The properly licensed entity or person who contracts to perform the installation and a licensed installer who subcontracts to perform the installation shall verify that all required permits have been obtained from the Department and local jurisdiction before beginning the installation.	x		A properly licensed entity shall obtain all required permits such as zoning, flood plain, and installation, from the Department or local jurisdiction, as applicable, before beginning any site work, except the site assessment required by R4-34-802 (E). All permits shall be posted in a conspicuous location onsite. The properly licensed entity who contracts to perform the installation and a licensed installer who subcontracts to perform the installation shall verify that all required permits have been obtained from the Department and local jurisdiction, as applicable, before beginning the installation.

801 (E)	The Department or a local jurisdiction participating in the installation inspection program shall charge the permit fee expressly authorized under A.R.S. § 41-2144 (A)(4). The fee charged by the local jurisdiction shall not exceed the amount established by the Board.	x			The Department or a local jurisdiction participating in the installation inspection program shall charge the permit fee expressly authorized under A.R.S. § 41-4010 (A)(4). The fee charged by the local jurisdiction shall not exceed the amount established by the Board.
801 (F)	Every permit, except a special-use permit, expires six months after the permit is issued. The Department may extend the permit for good cause if a written request is made to the Department before the permit expires and the fee established by the Board under to A.R.S. § 41-2144 (A) (4) is paid again.	x			Every permit, except a special-use permit, expires six months after the permit is issued. The Department may extend the permit for good cause if a written request is made to the Department before the permit expires and the fee established by the Board under to A.R.S. § 41-4010 (A)(4) is paid again.
801 (H)	The permit holder, owner, or contractor shall request all required inspections.	x			The permit holder, owner, contractor, or designated responsible party identified on the permit shall request all required inspections.
801 (I)	At the time of a scheduled inspection, the permit holder, owner, or contractor shall ensure all work to be inspected is accessible (opened) and no work is performed beyond the point indicated for each successive inspection without first obtaining approval from the Department.	x			At the time of a scheduled inspection, the permit holder, owner, contractor, or designated responsible party identified on the permit shall ensure all work to be inspected is accessible (opened) and no work is performed beyond the point indicated for each successive inspection without first obtaining approval from the Department.
801 (J)	The permit holder, owner, or contractor shall ensure approved plans and all applicable manuals are available onsite.	x			The permit holder, owner, contractor, or designated responsible party identified on the permit shall ensure approved plans and all applicable manuals are available onsite.
802 (E)	Before making an installation, a properly licensed entity shall perform or contract with a qualified professional to assess the site and soil and make site preparations necessary to ensure the site is compatible with the manufactured home, mobile home, or residential single-family FBB to be installed. The entity that actually assesses and prepares the site has primary responsibility for the work performed. The entity that contracts to have the site assessment and preparation done, if different, has secondary responsibility for the work performed.	x			Before installing a unit, a properly licensed entity shall perform or contract with a qualified party to assess the site and soil, ensure required permits are obtained, and make site preparations necessary to ensure the site is compatible with the manufactured home, mobile home, or FBB to be installed. The entity that actually prepares the site has primary responsibility for the work performed. The entity that contracts to have the site assessment and preparation done, if different, has secondary responsibility for the work performed.
805 (A)	"Attached" as used in A.R.S. § 41-2141 (1), means fastened by any means to a manufactured home, mobile home, or residential single-family FBB at the time of installation.		x		