



TECHNICAL ADVISORY

DIVISION OF MOTOR VEHICLES



**To: City and County Building Officials
Manufactured/Mobile Home Manufacturers and Dealers**

Subject: Clarification of Technical Advisory MH04-01

Advisory

Date: 11/22/04

Implementation

Date: Immediately

Carl A. Ford, Director

Advisory Number: MH04-02

This technical advisory serves as a point of clarification to Technical Advisory MH04-01 regarding "Wind Zone Requirements for Manufactured/Mobile Homes and HUD Park Trailers," dated October 13, 2004.

Technical Advisory MH04-01 does not apply to the re-siting of manufactured/mobile homes that are involuntarily relocated pursuant to Chapter 723, Florida Statutes, nor should it be applied to any involuntary relocation of a home due to a manufactured/mobile home park closing, or when the park/site has been declared no longer suitable for siting of manufactured/mobile homes by a governmental agency. Any home that is involuntarily relocated can be re-sited within the wind zone in which it is currently sited or in a lesser wind zone.

There are two acceptable methods for evidencing where a manufactured/mobile home is currently sited. One is to view a copy of the current registration receipt, which identifies the manufactured/mobile home's location. The other, for real property, is to view the receipt from the county Property Appraiser's office identifying that the manufactured/mobile home has been converted to real property. The receipt must contain the manufactured/mobile home's VIN number and identify the county in which the manufactured/mobile home is currently sited. Using one of these documents, the county in which a manufactured/mobile home is currently located can be identified and the qualified counties in which the manufactured/mobile home may be re-sited can also be determined.

If you have any questions regarding this advisory, please contact the Bureau of Mobile Home and Recreational Vehicle Construction at (850) 488-8600.

CAF/dch

PLACEMENT OF MOBILE HOMES IN DESIGNATED WIND ZONES

WIND ZONE DESIGNATION OF MOBILE HOME	PLACEMENT IN WINDZONE II	PLACEMENT IN WINDZONE III
<p>Wind Zone I (Includes homes manufactured with a hurricane resistant or hurricane ready designation)</p>	<ul style="list-style-type: none"> • New or used homes manufactured for Wind Zone I may not be initially sited in Florida. • If not currently sited in Wind Zone II, a Wind Zone I home cannot be sited in this wind zone. • Wind Zone I homes may only be re-sited in Wind Zone II, if the home is currently sited in Zone II and the home is being involuntarily relocated pursuant to Chapter 723, Florida Statutes, the park/site has been declared unsuitable by a governmental agency or due to a foreclosure action. 	<ul style="list-style-type: none"> • New or used homes manufactured for Wind Zone I may not be initially sited in Florida. • If not currently sited in Wind Zone III, the home cannot be sited in this wind zone. • Wind Zone I homes may only be re-sited in Wind Zone III, if the home is currently sited in Wind Zone III and the home is being involuntarily relocated pursuant to Chapter 723, Florida Statutes, the park/site has been declared unsuitable by a governmental agency or due to a foreclosure action.
<p>Wind Zone II</p>	<ul style="list-style-type: none"> • Wind Zone II homes may be sited within Wind Zone II if the data plate or other documents evidence the home is designated a Wind Zone II home. • If the home is currently sited in Wind Zone II it may be re-sited in Wind Zone II. 	<ul style="list-style-type: none"> • Homes manufactured for Wind Zone II may not be initially sited in Wind Zone III. • If not currently sited in Wind Zone III the home cannot be sited in this wind zone. • Wind Zone II homes may be re-sited in Wind Zone III, if the home is currently sited in Wind Zone III and the home is being involuntarily relocated pursuant to Chapter 723, Florida Statutes, the park/site has been declared unsuitable by a governmental agency or due to a foreclosure action.
<p>Wind Zone III</p>	<ul style="list-style-type: none"> • Wind Zone III mobile homes may be initially sited or re-sited in any Wind Zone II county if the data plate or other documents evidence the home is designated a Wind Zone III home. 	<ul style="list-style-type: none"> • Wind Zone III homes may be initially sited or re-sited in any Wind Zone III county if the data plate or other documents evidence the home is designated a Wind Zone III home.

11/22/2004



TECHNICAL ADVISORY DIVISION OF MOTOR VEHICLES



2004

To: City and County Building Officials
Mobile/Manufactured Home Manufacturers and Dealers

Subject: Wind Zone Requirements for Manufactured (Mobile) Homes and HUD Park Trailers

Advisory Date: 10/13/04	Implementation Date: Immediately	Carl A. Ford, Director
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Advisory Number: MH04-01

This technical advisory supercedes TA# MH94-04 "Wind Zone Requirements for Manufactured/Mobile Homes and HUD Park Trailers," dated June 24, 1994.

In an effort to protect the safety and property of Florida residents living in manufactured/mobile homes, all new and used manufactured/mobile homes installed in Florida can only be placed or re-sited within the Wind Zone area for which the home was constructed and designated, as indicated on the data plate or other document(s) evidencing the Wind Zone construction designation.

In July 1994, the U.S. Department of Housing and Urban Development (HUD) amended the Federal Manufactured Home Construction and Safety Standards and subdivided the State of Florida into two (2) "Wind Zones;" Wind Zone II and Wind Zone III. Prior to that date all Florida was designated Wind Zone II.

The Florida counties that were included and continue to be included in the Wind Zone III designated area are: Martin, Palm Beach, Brevard, Dade, Monroe, Collier, Hendry, Lee, Charlotte, * Sarasota, Manatee, Pinellas, Gulf and Franklin. All other counties remain Wind Zone II designated counties (see the attached exhibit).

Existing manufactured/mobile homes built to Wind Zone II standards may only be initially placed or re-sited in a Wind Zone II area. Homes built to Wind Zone III construction standards may be initially placed or re-sited in any Wind Zone area in Florida. Any new or existing Wind Zone I designated homes may not be placed or re-sited anywhere in the State of Florida.

All homes installed within 1,500 feet of the coastline in Wind Zones II and III continue to be required to be designed for the increased requirements specified for exposure D in ASCE 7-88.

If you have any questions regarding this advisory, please contact the Bureau of Mobile Home and Recreational Vehicle Construction at (850) 488-8600.

CAF/cbl/gra * Note - Brevard was inserted in error - should have been Broward - DMV will mail corrected memo



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IMPORTANT ANNOUNCEMENT FOR ALL FMHA MEMBERS

DMV Ruling Prohibits Movement Of All Pre-HUD Code Homes

BACKGROUND: In 1994, in response to Hurricane Andrew, construction standards for manufactured homes were substantially increased, and the state was geographically divided into Wind Zone II and Wind Zone III. At that time DMV issued Technical Advisory MH94-04, effective July 13, 1994, stating, in relevant part, that all manufactured homes currently in the state (pre or post HUD Code) can continue to be placed in any zone. The 1994 Technical Advisory is attached.

On October 13, 2004, DMV issued Technical Advisory MH04-01 (also attached), which rescinded the 1994 Technical Advisory. The practical effect of this new Technical Advisory is that pre-HUD code homes may not be newly sited anywhere in Florida. Existing homes may remain in place, but may not be moved to another location within Florida.

Technical Advisory MH04-01 states: *In an effort to protect the safety and property of Florida residents living in manufactured/mobile homes, all new and used manufactured/mobile homes installed in Florida can only be placed or re-sited within the Wind Zone area for which the home was constructed and designated, as indicated on the data plate or other document(s) evidencing the Wind Zone construction designation.* (Emphasis added).

Since pre-HUD Code homes had no Wind Zone designation, they cannot be placed or re-sited within the state.

The DMV action creates a problem for some FMHA members, and for pre-HUD Code homeowners who may want to move their home to a new location. DMV's action obviously affects some communities trying to replace older (pre-HUD) homes and upgrade their housing stock with newer models. Communities looking for smaller, older homes to fill size-challenged sites will be impacted as well.

This issue will be discussed at FMHA's upcoming Convention by the Board of Directors and by the Governing Councils of the various Divisions (Manufacturers, Retailers, Filled Park, Developer, Service and Supply and Finance and Insurance Divisions). If you are unable to attend the convention and want your thoughts heard, please contact a member of your Governing Council, a member of FMHA's Board of Directors, or send a fax to the FMHA office (850-907-9119) or e-mail FMHA at info@fmha.org. On Monday, Tuesday and Wednesday (October 25, 26 and 27) there will be a skeleton crew at the FMHA office, as most staff members will be working at the FMHA Convention.



TECHNICAL ADVISORY

DIVISION OF MOTOR VEHICLES



1994

To: City and County Building Officials
Mobile/Manufactured Home Manufacturers and Dealers

Subject: Wind Zone Requirements for Manufactured (Mobile) Homes and HUD Park Trailers

Advisory Date: <u>6-24-94</u>	Implementation Date: <u>7-13-94</u>	Charles J. Brantley, Director
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Advisory Number: ME94-04

The U.S. Department of Housing and Urban Development (HUD) has amended the Federal Manufactured Home Construction and Safety Standards to include new manufactured home construction standards (based on ASCE 7-88) for areas prone to hurricanes. These amendments affect the entire state of Florida.

Following are highlights of changes that will be required by these new standards.

1. The more stringent standards will go into effect on July 13, 1994:
 - Homes manufactured on or after July 13 must be placed in the wind zone specified on the data sheet.
 - Hurricane zone homes manufactured prior to July 13 can continue to be placed in any zone.
2. Florida has been subdivided into two (2) "wind zones" --- with different construction standards specified for each zone. (A map of Florida showing the counties located within each zone is provided for your convenience. Note that at the present time, homes in Florida are designed only to one "hurricane zone".) The new wind zones are:
 - Wind Zone III (ASCE 7-88, exposure C). Wind Zone III is comprised of only 14 counties---Dade, Broward, Palm Beach, Marion, Monroe, Collier, Hendry, Lee, Charlotte, Sarasota, Manatee, Pinellas, Franklin, and Gulf.
 - Wind Zone II (ASCE 7-88, exposure C). The remaining 53 Florida counties are in Wind Zone II.

All homes installed within 1,500 feet of the coastline in Wind Zones II and III, must be designed for the increased requirements specified for exposure D in ASCE 7-88.

(Over please)

Technical Advisory MH94-04

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3. The revised data sheet that shows a map of each zone must be placed in all homes manufactured on or after July 13. In addition to showing the new zones, the data sheet must include a statement indicating if the home has been designed and/or equipped with storm shutters or other protective coverings for windows and exterior door openings.

A copy of both the old and newly revised Manufacturer Data Reports that each manufacturer is required to complete and submit to the department are being provided for your reference. Manufacturers may either choose to place a copy of this data sheet in their homes or develop their own data sheet that contains the same information.

4. It is the dealer's responsibility to assure that homes manufactured on or after July 13 are installed in the correct wind zone as listed on the data sheet.
5. It is imperative that local building department personnel who perform the onsite installation inspection check the data sheet to determine:
 - If the home was manufactured prior to, or on or after July 13, 1994.
 - Whether the home has been equipped with storm shutters or other protective coverings for windows and exterior door openings.

Questions concerning this advisory may be directed to the Bureau of Mobile Home and Recreational Vehicle Construction at 904/488-8600.

