

MANUFACTURED HOME SNOW LOADS

As of January 1, 2009, all new manufactured homes, shall comply with the following Department of Housing and Urban Development regulations and standards.

24 CFR 3280; The United States Department of Housing and Urban Development's ("HUD") construction standards for manufactured homes.

§ 3285.103 Site suitability with design zone maps.

Prior to the initial installation of a new manufactured home and as part of making the certification of the installation required under part 3286, upon effect, the installer is to verify that the design and construction of the manufactured home, as indicated on the design zone maps provided with the home, are suitable for the site location where the home is to be installed. The design zone maps are those identified in [part 3280](#) of this chapter.

(b) Roofload zone. Manufactured homes must not be located in a roof load zone that exceeds the design roof load for which the home has been designed, as evidenced by the roof load zone indicated on the home's data plate and as further defined by counties or local governments within affected states, as applicable, in [§ 3280.305\(c\)\(3\)](#) of the Manufactured Home Construction and Safety Standards in this chapter. Refer to [§ 3285.315](#) for Special Snow Load Conditions.

§ 3285.315 Special snow load conditions.

(a) General. Foundations for homes designed for and located in areas with roof live loads greater than 40psf must be designed by the manufacturer for the special snow load conditions, in accordance with acceptable engineering practice. Where site or other conditions prohibit the use of the manufacturer's instructions, a registered professional engineer or registered architect must design the foundation for the special snow load conditions.

(b) Ramadas. Ramadas may be used in areas with roof live loads greater than 40psf. Ramadas are to be self-supporting, except that any connection to the home must be for weatherproofing only.

§ 3280.305.C(ii)

(ii) Consideration of local requirements. For exposures in areas (mountainous or other) where recognized snow records, wind records, or the requirements of the State or local authority indicate significant differences from the loads stated in this paragraph (c)(3), the Department may establish, through rulemaking, more stringent requirements for manufactured homes to be installed in such areas. For snow loads, such requirements must be based on a roof snow load of 0.6 of the ground snow loads for areas exposed to wind and a roof snow load of 0.8 of the ground snow load for sheltered areas.

Therefore, Coconino County may set a snow load of 30psf (Middle Zone) or 40psf (Northern Zone) to protect residents and based on the requirement, must accept manufactured homes that either:

1. Have been constructed with a 30 or 40psf roof load.

Or

2. Have been constructed with a 20psf (South Zone) roof load AND will be installed with an alternative option to meet the local snow load requirements. The local jurisdiction must define the alternative options(s) which may include a protective roof cover (cabana), a roof snow load maintenance plan, and/or an alternative reasonable option.



COCONINO
 COUNTY ARIZONA
COMMUNITY DEVELOPMENT

MANUFACTURED HOME SNOW LOAD OPTION SHEET

There are 4 methods to meet Coconino County required snow loads. Check the line next to the method to be used.

- _____ Method 1. Manufactured home to be constructed to meet the snow load requirements.
- _____ Method 2. Apply for a permit and construct a manufactured home cabana. This will require a full set of plans and a separate building permit.
- _____ Method 3. Provide a roof snow load maintenance plan. This sheet shall be notarized and attached to the building permit. *By checking this box, the owner assumes liability to the structure and any damage caused by snow loads if the maintenance plan is not complied with.*
- _____ Method 4. Provide a letter that voluntarily waives the snow load requirement. This shall be notarized and attached to the building permit. *By checking this box, the owner assumes liability to the structure and any damage caused by snow loads.*

Maintenance plan: Remove snow from roof when accumulation is 12 inches or greater in depth.

Homeowner: _____

Address: _____

Parcel Number: _____

Roof Snow Load Design: _____ 20psf (South Zone) _____ 30psf (Middle Zone) _____ 40psf (North Zone)

Owner Signature(s): _____

Date: _____

This instrument was acknowledged before me this _____ day of _____, 20____, by

_____ and (if applicable) _____

Notary Public: _____

My commission expires: _____

