

TITLE 14 HOUSING AND CONSTRUCTION
CHAPTER 12 MANUFACTURED HOUSING
PART 5 INSTALLATION REQUIREMENTS

14.12.5.1 ISSUING AGENCY: The Manufactured Housing Division of the Regulation and Licensing Department.

[14.12.5.1 NMAC - Rp, 14.12.2.1 NMAC, 12-01-10]

14.12.5.2 SCOPE: These rules and regulations apply to all manufacturers, dealers, brokers, salesman, installers, repairman, contractors, and purchasers of manufactured homes in the state of New Mexico.

[14.12.5.2 NMAC - Rp, 14.12.2.2 NMAC, 12-01-10]

14.12.5.3 STATUTORY AUTHORITY: These rules are promulgated pursuant to the Manufactured Housing Act, Sections 60-14-1 through 60-14-20 NMSA 1978.

[14.12.5.3 NMAC - Rp, 14.12.2.3 NMAC, 12-01-10]

14.12.5.4 DURATION: Permanent.

[14.12.5.4 NMAC - Rp, 14.12.2.4 NMAC, 12-01-10]

14.12.5.5 EFFECTIVE DATE: 12-01-10 unless a later date is cited at the end of a section.

[14.12.5.5 NMAC - Rp, 14.12.2.5 NMAC, 12-01-10]

14.12.5.6 OBJECTIVE: The objective of 14.12.5 NMAC is to set forth the permitting, installation, testing and inspection requirements for the installation of new and pre-owned manufactured homes.

[14.12.5.6 NMAC - Rp, 14.12.2.6 NMAC, 12-01-10]

14.12.5.7 DEFINITIONS: [RESERVED]

[Refer to 14.12.1.7 NMAC]

14.12.5.8 GENERAL INSTALLATION REQUIREMENTS (New or used; pre-owned or resold): The following requirements apply to new, used, pre-owned or resold manufactured homes, unless otherwise indicated.

A. Manufactured homes produced under the Federal Manufactured Home Construction and Safety Standards Act must be installed, including completion of all factory installed connections from the unit to the necessary utilities, by persons licensed as a manufactured home installer or repairman under the provisions of 14.12.2 NMAC.

B. No person shall install a new or pre-owned manufactured home without first obtaining a permit for installation from the manufactured housing division.

C. A homeowner may secure a permit, when the homeowner assumes responsibility and does the work on their home on a single site.

D. No utility supplier shall have a connection from a supply of electricity, water, liquefied petroleum gas, natural gas or sewer without first obtaining a permit for installation from the division.

E. No utilities shall be connected until the home is properly installed upon a permanent foundation, or a non-permanent foundation.

F. Utility connections for electricity, water, natural gas or sewer from on-site utility terminals to a new, used, or pre-owned or resold manufactured home produced under the Federal Manufactured Home Construction and Safety Standards Act shall be made according to the manufacture's installation instructions.

G. If the manufacture's installation instructions are not available for installation of a used, or pre-owned or resold manufactured home, the installation shall be made according to the regulations herein.

[14.12.5.8 NMAC - N, 12-01-10]

14.12.5.9 SITE WORK (New or used; pre-owned or resold): The following requirements apply to new, used, or pre-owned or resold manufactured homes, unless otherwise indicated.

A. The licensee and permit holder or home owner holding a permit who is performing the work to install a new, used, pre-owned or resold manufactured home shall review the intended installation site and determine that the site is suitable for the home and that the installation will comply will all state and local requirements prior to

the installation. All manufactured home sites designed for either a non-permanent foundation or a permanent foundation must comply with the following minimum standards:

(1) sites shall have acceptable soils to withstand the stresses and load bearing elements of the manufactured home to be placed upon the site;

(2) **new units** shall comply with the soils criteria delineated by the manufacturer in the manufacturer's installation manual.

B. Sites shall be prepared in such a manner as to comply with all locally adopted zoning, planning and floodplain requirements. This standard applies to new and used, pre-owned or resold homes.

C. Permanent foundation sites shall be prepared in such a manner that positive drainage of surface water is maintained and directed away from the manufactured home and adjacent improvements. The perimeter completely around the manufactured home shall be sloped to provide positive drainage away from the home and prevent moisture accumulation under the home, unless the manufacturer's installation instructions or the local requirements for slope and drainage applies. Slope shall be one percent to the property line or for 20 feet.

D. Every manufactured home prior to installation shall have a site plan review approved by the local, county, municipal authority or state authority, if any; and, when required, shall illustrate the placement of the home on the site, the location of property lines, the zoning classification of the site, the location, type and specifications of the septic system, water utility, electrical utility and service, and the gas utility source and size, if utilized.

[14.12.5.9 NMAC - Rp, 14.12.2.60 NMAC, 12-01-10]

14.12.5.10 NON-PERMANENT FOUNDATIONS (New or used; pre-owned or resold): The following requirements apply to new, used, pre-owned or resold manufactured homes, unless otherwise indicated.

A. Ordinances of any political subdivision of New Mexico relating to installation of manufactured homes shall not be inconsistent with any rules, regulations, codes or standards adopted by the division pursuant to the Manufactured Housing Act, including the foundation systems.

B. Perimeter enclosures.

(1) All materials to be used for a perimeter enclosure must have prior approval by the division.

(2) Material shall be installed in accordance with the material manufacturer's recommended installation instructions or in accordance with the minimum standards adopted by the division.

(3) The manufactured home's perimeter enclosure must be self-venting, and no flammable objects may be stored under the manufactured home.

(4) An access or inspection panel shall be installed in the perimeter enclosure and shall be located so that utilities and blocking may be inspected.

(5) All vents and openings shall be installed to prevent entry of rodents and direct rainfall not to exceed ¼ inch mesh.

(6) All perimeter enclosures in excess of thirty inches (30") in height must be supported vertically at least every four (4) feet or installed according to the enclosure material manufacturer's specifications.

C. Anchoring. When the manufacturer has issued required instructions for anchoring, the manufacturer's instructions shall be followed.

D. New homes. The manufacturer's installation manual shall be followed for all new homes installed within the state of New Mexico. The person(s) performing the work to install a new home shall be responsible to insure that all necessary installation permits have been obtained by the homeowner, customer or installer, to be determined in writing prior to the delivery of subject home.

E. Used, pre-owned and resales. The person(s) performing the work to install a used, preowned or resold manufactured home shall be responsible for: a) all installation permits; b) calling for inspections; and c) compliance with all locally adopted zoning, planning and floodplain ordinances and d) compliance with all minimum soil compaction criteria, slope and drainage requirements. The person(s) performing the work shall be responsible only for the work they perform. When available all units shall be installed in accordance with the manufacturer's installation manual. Requirements when the manufacturer's installation manual is not available:

(1) blocking: all piers and footings shall be installed in such a manner that the manufactured home shall be leveled;

(2) all marriage joints in multi-wide homes shall be installed to prevent air infiltration;

(3) all roofs and floor marriage joints shall be lag bolted no more than four (4') feet apart; beam support blocking must be provided.

F. Materials.

(1) Standard eight inch by eight inch by sixteen inch (8"X8"X16") hollow, concrete or concrete masonry unit (CMU), or other listed material may be used for block pier construction.

(2) Standard eight inch by four inch by sixteen inch (8"X4"X16") solid concrete or cinder blocks or other listed materials may be used for pier, top cap and footing construction.

G. Footings.

(1) Each pier shall have a footing beneath it of solid concrete or CMU or other listed material with a minimum sixteen inch by sixteen inch (16"X16") ground bearing surface four (4") inches thick.

(2) Two (2) eight inch by four inch by sixteen inch (8"X4"X16") solid blocks may be used for a footing provided they are placed together with seam between the two blocks running parallel with the frame of the manufactured home.

(3) Any concrete ribbon footings installed by the licensee shall be a minimum of six (6") inches thick by sixteen (16") inches wide and centered as closely as possible to the center of the frame members.

(4) Other listed materials which provide equivalent load bearing capacity and resistance to decay may be used, when they receive prior approval by the division.

H. Spacing.

(1) The maximum distance allowed between piers is eight (8') feet on center.

(2) Piers shall be placed within three (3') feet from each end of the manufactured home.

(3) Exceptions. If the wheel space of the manufactured home does not permit eight (8') foot blocking, additional support shall be provided at both ends of the wheel space.

I. Concrete masonry unit (CMU) piers, top caps and shims.

(1) CMU piers shall be positioned perpendicular to the frame of the manufactured home.

(2) Each CMU pier must have a minimum four (4") inch solid top cap or two (2") inch nominal wood cap which has the same perimeter dimension as the pier.

(3) A maximum of four and one-half (4-1/2") inches of wood are allowed on top of each CMU pier. Each layer of shims shall be driven from the opposite direction as the shim below it. Concrete masonry unit's (CMU) pier heights: when the footings, CMU piers and wood exceed forty-one (41") inches in height, the CMU piers must be constructed of double tiers of interlocking blocks. When the footings, CMU piers and wood exceed forty-eight (48") inches in height, the interlocking blocks shall be filled with concrete and reinforced with four (4) three-eighths (3/8") inch rebar. When the footings, CMU piers and wood exceed sixty (60") inches in height, the pier construction must be designed by a New Mexico licensed professional engineer and submitted to the division for approval.

J. Pre-fabricated piers.

(1) All piers shall be approved by the division prior to installation.

(2) The spacing of piers shall be the same as for block piers.

(3) One (1) listed, treated, sixteen inch by sixteen inch (16"X16") pad may be used with each pier as a footing.

(4) The maximum height that a pier jack extension shall be raised is two (2") inches.

(5) The maximum height for piers, including the footing and jack extension, is thirty-four (34") inches.

(6) The flanges on the top of the jack extension shall be alternated.

K. Other piers: all other piers shall be pre-approved by the division prior to their use or installation.

L. Multi-wide homes shall be supported within two (2) feet of each end and ten (10') feet on center (O.C), and or on each end of any opening exceeding four (4') feet along the marriage line.

M. Perimeter support blocking on used homes shall be supported on each side of all egress doorways and on each side of any opening four (4') feet or larger to allow for proper structural support.

[14.12.5.10 NMAC - Rp, 14.12.2.56 NMAC, 12-01-10]

14.12.5.11 PERMANENT FOUNDATION SYSTEM (New or used; pre-owned or resold): The following requirements apply to new, used, pre-owned or resold manufactured homes, unless otherwise indicated.

A. These standards are minimum state requirements and they are applicable to new and used home installations, unless expressly specified otherwise. The division may approve other permanent foundations when the manufacturer's installation manual does not make a provision for permanent foundations or is not available. Two sets of drawings submitted by a New Mexico licensed engineer or a HUD approved D.A.P.I.A engineer may be submitted to the division for review, and subsequent denial or approval along with a certificate that the engineer has contacted the home's manufacturer. No political subdivision of the state shall regulate the installation or construction standards, of a manufactured home, including foundation systems.

B. Perimeter enclosure.

(1) All materials used for a perimeter enclosure must be approved by the division.

(2) Materials shall be installed in accordance with the manufacturer's recommended installation instructions or in accordance with the minimum standards accepted by the division.

(3) The manufactured home's perimeter enclosure must be self-ventilating, and no flammable objects may be stored under the manufactured home.

(4) An access or inspection panel shall be installed in the perimeter enclosure and shall be located so that utilities and blocking may be inspected.

(5) All vents and openings shall be installed to prevent entry of rodents and direct rainfall not to exceed ¼ inch mesh.

(6) All perimeter enclosures in excess of thirty inches (30") in height must be supported vertically at least every four (4') feet or installed according to the enclosure manufacturer's specifications.

C. New home installations. The manufacturer's installation manual shall be followed for all new homes installed within the state of New Mexico. The person(s) performing the work to install a new home shall be responsible to insure that all necessary installation permits have been obtained by the homeowner, customer or installer, to be determined in writing prior to the delivery of subject home. Compliance with permanent foundation criteria, site work 14.12.5.9 NMAC, planning, and zoning, slope and drainage requirements is the sole and separate responsibility of the persons, companies or contractors performing such work.

D. Installation of used, pre-owned or resold manufactured homes. The installer of a used, pre-owned or resold manufactured home shall be responsible to insure that all necessary installation permits have been obtained by the customer, retailer or installer. Compliance with permanent foundation criteria, site work 14.12.5.9 NMAC, planning, and zoning, slope and drainage requirements is the sole and separate responsibility of the persons, companies or contractors performing such work. The manufacturer's manual shall be kept with the subject home at all times. The installer shall use the manufacturer's installation instructions and installation manual when available.

E. Re-installed units: The following regulations shall apply to all homes being re-installed where no manufacturer's installation manual is provided.

(1) The lowest point of the frame shall be a minimum of eighteen (18") inches above the ground level under the manufactured home.

(2) The slope around the manufactured home shall provide for the control and drainage of surface water and shall be sufficient to prevent the collection of water under the home or around the perimeter of the home.

F. A minimum thirty-two inch by thirty-two inch (32"X32") access or inspection panel shall be installed a minimum of three (3") inches above grade and located to allow inspection at any time. The cover on the exterior access inspection panel must be constructed to exclude entry of vermin and water.

G. Footings and piers.

(1) The manufactured home shall be installed on ribbon footings set on the undisturbed ground not less than five and one-half (5 1/2") inches in thickness and sixteen (16") inches in width with two (2) pieces of continuous three-eighth (3/8") inch rebar or a number 10 gauge re-mesh wire installed in the footing. All footings shall be constructed of a minimum of three thousand (3000) pound concrete. All above grade footings shall be constructed with forms (wood, fiberboard, metal, plastic), used to contain poured concrete while in a plastic state. These forms must be firmly braced to withstand side pressure or settlement and to maintain design dimensions. Finished concrete surface(s) shall be smooth and level to fully accept and support pier installation(s). Forms may be removed upon sufficient hardening of concrete. The home may be placed whenever concrete is properly cured, minimum of seven (7) days.

(2) Piers shall be constructed in accordance with 14.12.5.10 NMAC of these regulations.

(3) The steel frame must be attached to the footing supporting the structure by means of a listed anchoring device at least every twelve (12) feet at a maximum and no more than two (2) feet from each end wall.

H. Ventilation:

(1) All manufactured homes shall have one (1) square foot of unrestricted venting area for every one hundred-fifty (150) square feet of enclosed floor space. Vents shall be uniformly distributed on the two (2) opposite long- walls. At least one vent shall be located within four (4) feet of each end-wall.

(2) Vents shall be constructed and installed to exclude entry of vermin and water.

I. Alternative permanent foundation systems:

(1) Other types of permanent foundation systems designed for the purpose of classifying an installation as a permanent foundation shall be submitted on an individual basis. These require submittal of installation instructions, calculations and design layouts. All submissions shall be stamped by a New Mexico licensed engineer, and each application shall be region specific. Commercially packaged systems must submit their complete installation and design package to be kept on file with the division. It shall be the responsibility of the system proprietor to submit any updates or alterations of the system.

(2) Any installation of an alternative foundation system on a new home or any home within two years of original purchase must be installed based upon the manufacturer's written approval or be included in the manufacturer's installation manual.

[14.12.5.11 NMAC - Rp, 14.12.2.57 NMAC, 12-01-10]

14.12.5.12 RETAINING WALL (New or used; pre-owned or resold): The following requirements apply to new, used, pre-owned or resold manufactured homes, unless otherwise indicated.

A. A retaining wall shall consist of a reinforced concrete footing and a masonry stem wall or other division approved material. Designs for retaining walls shall meet division approval and shall be submitted to the division in advance. Two sets of drawings stamped by a New Mexico licensed engineer shall be submitted to the division for review, denial or approval.

B. The retaining wall shall not be used as support for the outer edge of the manufactured home, unless called for by the manufacturer's installation instructions.

C. Retaining walls shall be constructed pursuant to the 1997 edition of the uniform building code.
[14.12.5.12 NMAC - Rp, 14.12.2.58 NMAC, 12-01-10]

14.12.5.13 INSTALLATION OF FIREPLACES AND SOLID FUEL-BURNING STOVES (New or used; pre-owned or resold): The following requirements apply to new, used, pre-owned or resold manufactured homes, unless otherwise indicated. All solid fuel-burning factory-built fireplaces and stoves must be installed according to the manufacturer's installation instructions for use in a manufactured home and in compliance with Section 3280.709 of the H.U.D. Manufactured Housing Construction and Safety Standards. The H.U.D. standards control in the case of inconsistencies. Each installation shall be permitted and inspected.

[14.12.5.13 NMAC - Rp, 14.12.2.61 NMAC, 12-01-10]

14.12.5.14 WATER SUPPLY AND TESTING (New or used; pre-owned or resold): The following requirements apply to the installation of new, used, pre-owned or resold manufactured homes, unless otherwise indicated.

A. General requirements. All water line connections from on-site utility terminals to a manufactured home produced under the Federal Manufactured Home Construction and Safety Standards Act shall be made according to the manufacturer's installation instructions.

B. Testing procedures. The water system must be tested for leaks after completion at the site. Water supply testing shall be completed in accordance with the manufacturer's testing instructions.

C. Used, pre-owned and resales. If the manufacturer's installation and testing instructions are not available for a used or pre-owned or resold manufactured home, the following requirements apply:

(1) General requirements.

(a) All exterior openings shall be sealed to resist the entrance of rodents.

(b) All piping and fixtures provided by the installer, subject to freezing temperatures, shall be insulated or protected to prevent freezing.

(c) If a heat tape is used, it must be U.L. listed.

(2) Water connections.

(a) Piping must be of standard weight brass, galvanized wrought iron, approved CPCV, galvanized steel, grade K, L or M copper tubing or other listed materials.

(b) The size of piping shall not be less than one-half (1/2) inch I.D. tubing as listed in these regulations.

[14.12.5.14 NMAC - N, 12-01-10]

14.12.5.15 Drainage System and Testing (New or used; pre-owned or resold): The following requirements apply to the installation of new, used, pre-owned or resold manufactured homes, unless otherwise indicated.

A. General requirements. The drainage system connection for a manufactured home produced under the Federal Manufactured Home Construction and Safety Standards Act shall comply with the manufacturer's installation instructions.

B. Testing procedures. The drainage system must be tested for leaks after completion at the site. Drainage system testing shall be completed in accordance with the manufacturer's testing instructions.

C. Used, pre-owned and resales. If the manufacturer's installation or testing instructions are not available for a used or pre-owned or resold manufactured home, the following requirements apply.

- (1) General requirements.
 - (a) All exterior openings shall be sealed to resist the entrance of rodents.
 - (b) All joints, connections, devices and piping in the system, downstream of traps and vents, shall be made gas-tight.
 - (2) Materials.
 - (a) Sewer hookups shall be made with cast iron pipe, or minimum scheduled forty (40) ABS OR PVC plastic pipe, or listed material.
 - (b) The ABS black and PVC white may be mixed provided that a listed bonding glue is used.
 - (c) Plastic pipe and fittings shall be joined with a listed bonding glue which shall insure a positive seal at all joints.
 - (d) Ninety (90) degree elbows used in making the drainage line connection shall be medium or long sweep elbows.
 - (3) Connection to yardline.
 - (a) The drainage line shall be a minimum three (3) inch I.D. pipe.
 - (b) All piping must be supported at least every four (4) feet by adequate anchored galvanized, or listed protected metal straps or hangers, or by blocks.
 - (c) The line must have a slope of at least one-quarter (1/4) inch drop per one (1) foot of horizontal run.
 - (d) All installations must have at least one (1) accessible clean out.
 - (e) Any bend in the line of one hundred eighty degrees (180) or more shall have a clean-out.
- [14.12.5.15 NMAC - Rp, 14.12.2.55 NMAC, 12-01-10]

14.12.5.16 Electrical Systems, Equipment and Testing (New or used; pre-owned or resold): The following requirements apply to the installation of new, used, pre-owned or resold manufactured homes, unless otherwise indicated.

- A.** General requirements. The electrical system and equipment connection for a manufactured home produced under the Federal Manufactured Home Construction and Safety Standards Act shall comply with the manufacturer's installation instructions.
- B.** Testing procedures. After completion of all electrical wiring and connections, including crossovers, electrical lights, and ceiling fans, the electrical system must be tested at the site. Electrical systems and equipment testing shall be completed in accordance with the manufactures testing instructions.
- C. Used, pre-owned and resales.** If the manufacturer's installation instructions are not available for a used or pre-owned or resold manufactured home, the following requirements apply.
 - (1) General requirements.
 - (a) All manufactured homes shall be connected to the electrical power by means of a four (4) wire connection, with the fourth (4th) (green) wire acting as an equipment ground, grounding the home to the service pole or pedestal.
 - (b) No electrical power connection shall be spliced unless the splice is protected in an approved weather-tight raceway.
 - (c) Aluminum wire may be used in the state of New Mexico in size #2 or larger.
 - (i) Aluminum wire shall not be directly connected to copper wire without the use of an approved disconnect device.
 - (ii) Metallic gas, water, waste pipes, and air-circulating ducts on a manufactured home shall be bonded. They will be considered bonded if they are attached to the terminal on the chassis by clamps, solderless connectors, or by suitable grounding type straps.
 - (iii) All electrical wiring installed to an evaporative cooler must be installed in a protective conduit and the cooler must be installed in accordance to the manufacturer's listed instructions.
 - (iv) All electrical wiring installed to any air conditioning unit must be installed in accordance to the air conditioners manufacturer's listed instructions.
 - (2) Power cords.
 - (a) If the manufactured home is rated less than one hundred (100) AMPS and does not use an underground electrical supply, a listed power cord of the proper sizing may be installed pursuant to the manufacturer's installation manual or the national electric code (NEC).
 - (b) Only one (1) power cord may be connected to a manufactured home.
 - (c) The power cord must be a single continuous length and shall not exceed either the length requirements of the (NEC) or the rated ampacity, including voltage drop.

- (d) When a power cord is used, it shall be protected at the connection by an over-load device sized pursuant to the NEC and the ampere rating of the cord.
- (e) The power supply to the manufactured home shall be a feeder assembly consisting of not more than one manufactured home power-supply cord with integral molded cap.
- (f) If the manufactured home has a power-supply cord, it shall be permanently attached to the distribution panelboard or to a junction box permanently connected to the distribution panelboard, with the free end terminating in an attachment plug cap.
- (g) A listed clamp or the equivalent shall be provided at the distribution panelboard knock out to afford strain relief for the cord to prevent strain from being transmitted to the terminals when the power-supply cord is handled in its intended manner.
- (h) The cord shall be of an approved type with four conductors, one of which shall be identified by a continuous green color or a continuous green color with one or more yellow stripes for use as the grounding conductor.
- (i) Length of supply cord. The overall length of a power-supply cord, measured from the end of the cord, including bared leads, to the face of the attachment- plug cap shall not be less than 21 feet and shall not exceed 36 ½ feet.
- (j) The power-supply cord shall bear the following marking: "For use with manufactured homes."
- (k) The point of entrance of the feeder assembly to the manufactured home shall be in the exterior wall, floor, or roof, in the rear third section of the manufactured home.
- (l) Where the cord passes through walls or floors, it shall be protected by means of conduit and bushings. The cord may be installed within the manufactured home walls, provided a continuous raceway is installed from the branch- circuit panelboard to the underside of the manufactured home floor. The raceway may be rigid conduit, electrical metallic tubing or polyethylene (PE), polyvinylchloride (PVC) or acrylonitrile-butadiene-styrene (ABS) plastic tubing having a minimum schedule forty.
- (3) Underground electrical supply.
 - (a) Manufactured homes which are rated at one hundred (100) AMPS and over, and which use an underground electrical supply, must be connected by a permanently installed feeder circuit.
 - (b) All underground feeder assemblies shall meet the requirements set forth in the edition of the national electrical code currently in effect pursuant to the Construction Industries Licensing Act, and must comply with manufacturers installation manual.
- (4) Overhead electrical feeder.
 - (a) A manufactured home may have an overhead feeder installed provided it meets the following requirements.
 - (b) The mast weatherhead must be installed in accordance with the instructions provided by the manufacturer and must be located on the load bearing exterior wall.
- (5) Overhead electrical supply.
 - (a) Overhead electrical supply may only be made to a manufactured home that is installed on an approved permanent foundation and pursuant to 14.12.5.11 NMAC.
 - (b) The mast weatherhead must be installed in accordance with the instructions provided by the manufacturer and the NEC, and must be located on the load bearing exterior wall.
- (6) All connections must be installed in accordance with the service requirements of the national electrical code, NFPA No. 70 as set forth in the edition of the national electrical code currently in effect pursuant to the Construction Industries Licensing Act.
[14.12.5.16 NMAC - Rp, 14.12.2.53 NMAC, 12-01-10]

14.12.5.17 Manufactured Home Connected to LP Gas: CID negotiations (**New or used; pre-owned or resold**): The following requirements apply to the installation of new, used, pre-owned or resold manufactured homes, unless otherwise indicated.

A. Installation or repair of liquefied petroleum gas piping or appliances to or in a manufactured home shall be performed by a licensee holding a New Mexico LP gas classification issued by the liquefied petroleum gas bureau of the construction industries division of the regulation and licensing department.

B. Gas connection to an on-site utility terminal shall be performed by a licensee holding a New Mexico LP gas classification issued by the liquefied petroleum gas bureau of the construction industries division of the regulation and licensing department.

C. The licensee who signs the permit certification is responsible for checking the gas system and appliances to insure compliance with all applicable state and federal regulations.

D. All materials used for the installation, extension, alteration or repair of any gas piping system shall be new and free from defects or internal obstruction. Inferior or defective materials shall be removed and replaced with acceptable materials.

[14.12.5.17 NMAC - Rp, 14.12.2.51 NMAC, 12-01-10]

14.12.5.18 MANUFACTURED HOME CONNECTED TO NATURAL GAS (New or used; pre-owned or resold): The following requirements apply to the installation of new, used, pre-owned or resold manufactured homes, unless otherwise indicated.

A. General requirements. The fuel supply system installation and connection for a manufactured home produced under the Federal Manufactured Home Construction and Safety Standards Act shall comply with the manufacturer's installation instructions.

B. Testing procedures. The gas system must be tested for leaks after completion at the site. The fuel supply system testing shall be completed in accordance with the manufacturer's testing instructions.

C. Used, pre-owned and resales. If the manufacturer's installation instructions are not available for a used or pre-owned or resold manufactured home, the following requirements apply:

(1) Gas connections.

(a) No riser, inlet or gas connection or inlet gas connection shall be located beneath any manufactured home or any exit. No manufactured home shall be installed over a gas yardline.

(b) The gas inlet on the manufactured home shall protrude no more than six (6) inches from the manufactured home. The inlet shall be rigidly anchored or strapped to a structural member within six (6) inches of the point where it enters beneath the manufactured home.

(c) The gas riser shall be located within twenty-four (24) inches of the manufactured home.

(d) The size of the gas connections shall not be less than three-quarters (3/4) inch I.D. standard iron pipe size; or the connector shall be the same size as the inlet.

(e) The main gas connection shall be doped and shall be an approved flexible-type connection. Approved connectors are:

(i) flex connectors: the maximum length for flex connectors is thirty-six (36) inches; a list of approved flex connectors is maintained by the division;

(ii) black or galvanized malleable iron pipe and fittings may be used to construct a double-swing joint; this connection requires the use of elbows, unions and nipples constructed in such a manner as to allow the connection to give without breaking in all of the three (3) dimensions that a shifting unit might move; no elbows that are used in the double-swing joint shall be beneath the manufactured home;

(iii) all fittings and nipples except unions used in the gas piping system of a manufactured home must have tapered threads.

(f) Any copper tubing used for natural gas must be annealed type grade K or L, internally tinned.

(g) Gas shut-off valves shall be installed on each natural gas riser at a height of not less than four (4) inches above grade. The shut-off valve shall be located between the on-site utility terminal and the outside flexible connector of the manufactured home.

(h) All materials used for the installation, extension, alteration or repair of any gas piping system shall be new and free from defects or internal obstruction. Inferior or defective materials shall be removed and replaced with acceptable materials.

(i) Ratings of gas appliances are based on sea level operations. Appliance ratings shall be reduced at the rate of four percent (4%) for every one thousand (1,000) feet above sea level for appliances above two thousand (2,000) feet.

(2) Exterior gas piping. All gas piping beneath a manufactured home shall be adequately supported by galvanized, or equivalently protective metal straps or hangers at least every four (4) feet, except, where adequate support and protection is provided by structural members.

(a) Gas shut-off valves shall not be placed beneath a manufactured home.

(b) Any extensions or alterations made to the gas piping system for the purpose of establishing the supply inlet for connection to the riser may not reduce or restrict the gas piping size from that of the original inlet.

(c) There shall be only one point of crossover between the sections of a multi-wide manufactured home which must be readily accessible from the outside.

(d) The connector used for the crossover on multi-wide manufactured homes when gas is supplied to more than one (1) section, must be made by a listed "quick disconnect" device, which shall be designed to provide a positive seal of the supply side of the gas system when such device is separated.

(e) The crossover connection shall be of the same size as the piping with which it directly connects.

(f) When the gas riser is located on the opposite side of the manufactured home from the supply inlet, the gas piping may be run under the home in compliance with Paragraph (2) of Subsection C of 14.12.5.18 NMAC.

(g) All exterior openings shall be sealed to resist the entrance of rodents.

(3) Interior gas piping. Each gas-fired appliance must have a listed shut-off valve located within three (3) feet of the appliance and located in the same room as the gas appliance. Appliance connectors shall not exceed three (3) feet in length, except for range connectors, which shall not exceed six (6) feet in length.

(4) Bond of gas piping.

(a) Gas piping shall not be used as an electrical ground.

(b) Gas piping shall be bonded. Metallic gas piping shall be considered bonded if it is connected to the terminal on the chassis of the manufactured home by clamps, solderless connectors or by suitable ground-type straps.

(5) Pressure tests.

(a) Before the gas supply may be turned on, each manufactured home must pass a pressure test at the installation site.

(b) Before appliances are connected, the piping shall withstand a pressure test of at least six (6) inches mercury or three (3) PSI Gauge for a period of not less than ten (10) minutes without showing a drop in pressure. Pressure shall be measured with a mercury manometer, slope gauge or equivalent device calibrated to read in increments of not greater than 1/10 pound. The source of normal operating pressure shall be isolated before pressure tests are made. The temperature of the ambient air on the piping must remain constant throughout the test.

(c) After the appliances are connected, the piping system must be pressurized to not less than the pressure the supplier furnishes to the manufactured home's piping. All appliance connections shall be checked for leakage.

[14.12.5.18 NMAC - Rp, 14.12.2.47 NMAC, 14.12.2.48 NMAC, 14.12.2.49 NMAC, 14.12.2.50 NMAC & 14.12.2.52 NMAC, 12-01-10]

HISTORY OF 14.12.5 NMAC:

Pre-NMAC History:

Material in the part was derived from that previously filed with the commission of public records - state records center and archives:

CIC 70-5, 1969 Standards for Mobile Homes, filed 09-02-70

CIC MB 70-9, Standard for Mobile Homes for New Mexico, filed 10-23-70

CIC 71-5, 1971 Mechanical Mobile Home Code for New Mexico, filed 09-16-71

CIC 72-3, 1972 Standards for Mobile Homes, filed 08-18-72

CIC 73-1, 1973 Standards for Mobile Homes, filed 10-30-73

CIC MHB 75-4, 1975 Standard for Mobile Home Regulations pertaining to Manufacturers, Dealers, and Installers, filed 10-08-75

CIC MHB 77-7, Regulations pertaining to Manufacturers, Dealers, Brokers, Salesmen, Installers, and Repairmen, filed 04-02-77

MHD 77-1, Regulations pertaining to Manufacturers, Dealers, Brokers, Salesmen, Installers and Repairmen, filed 04-26-77

MHD 81-1, Mobile Housing Division Regulations, filed 05-27-81

MHD 83-1, Manufactured Housing Division Regulations, filed 08-18-83

MHD 85-1, Manufactured Housing Division Regulations, filed 02-01-85

MHD 88-1, Manufactured Housing Division Regulations, filed 08-09-88

MHD 90-1, Manufactured Housing Division Regulations, filed 12-08-89

History of Repealed Material:

14 NMAC 12.2, Manufactured Housing Requirements (filed 9-16-97) repealed 12-01-1998.

14 NMAC 12.2, Manufactured Housing Requirements (filed 10-14-98) repealed 6-01-1999.

14 NMAC 12.2, Manufactured Housing Requirements (filed 4-14-99) repealed 9-14-2000.

14.12.2 NMAC, Manufactured Housing Requirements (filed 8-01-00) repealed 12-01-2010.

Other History:

MHD 90-1, Manufactured Housing Division Regulations (filed 12-08-89) was renumbered, reformatted, amended and replaced by 14 NMAC 12.2, Manufactured Housing Requirements, effective 12-01-1998.

14 NMAC 12.2, Manufactured Housing Requirements (filed 10-14-98) was replaced by 14 NMAC 12.2, Manufactured Housing Requirements, effective 6-01-1999.

14 NMAC 12.2, Manufactured Housing Requirements (filed 4-14-99) was replaced by 14.12.2 NMAC, Manufactured Housing Requirements, effective 9-14-2000.

Those applicable portions of 14.12.2 NMAC, Manufactured Housing Requirements (filed 8-01-00) were replaced by 14.12.5 NMAC, Installation Requirements, effective 12-01-2010.