

The Manufactured Home Construction and Safety Standards Act of 1974

authorized HUD to establish federal standards for the design and construction of all manufactured homes built in the United States. These standards, known as the HUD Code, are administered by the U.S. Department of Housing and Urban Development through the Office of Manufactured Housing Programs.

In the five decades since its inception, the HUD Code has become the cornerstone of the manufactured housing industry, revolutionizing affordable homeownership in America.

The standards cover all aspects of manufactured home construction, including design, durability, fire safety, energy efficiency, and transportation systems. The HUD Code encompasses requirements for structural integrity, electrical systems, plumbing, heating, cooling, ventilation, and thermal protection. It also establishes installation guidelines, quality control during production, and inspection processes to ensure compliance with HUD's standards to protect consumers. This groundbreaking federal building code has continued to evolve over the past 50 years with the mission to ensure the quality, safety, durability, and affordability of manufactured homes constructed nationwide.



TRAVEL THROUGH TIME:

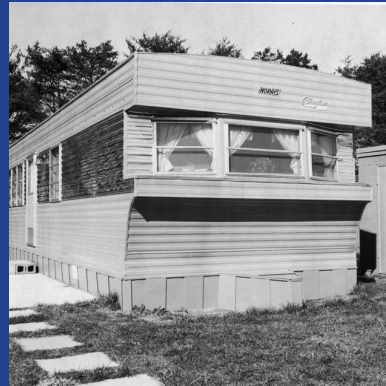
The Evolution of the Manufactured Home

Trailer



1930

Mobile Home



1960-70

Manufactured Home Today



TODAY

Covered Wagon



1920

Committee Trailer



1940-50

Manufactured Home



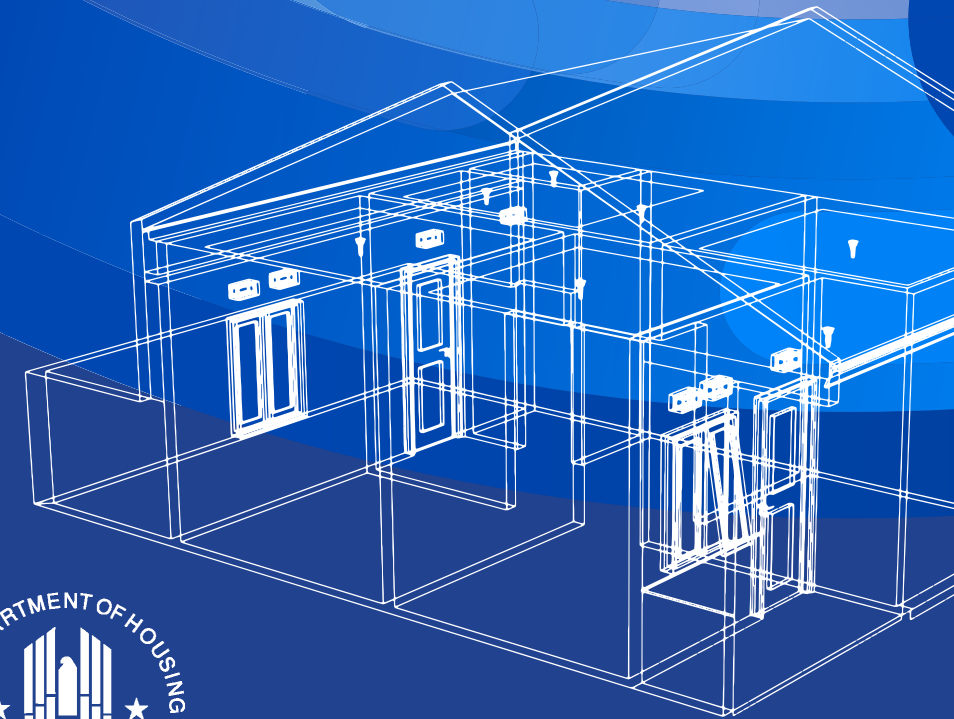
1980-90

BUILDING THE FUTURE OF MANUFACTURED HOUSING

Celebrating 50 Years of the HUD Code



Office of Manufactured
Housing Programs



50 Years of the HUD Code

The Pathway of Progress

1980s

1988: Standards requiring lead-free water piping in manufactured homes are added (53 FR 23610).



1987: HUD Code updates incorporate reference standards, utility entrance requirements (52 FR 4574), and enhanced testing for windows and doors (57 FR 35542).



1976: On June 15, 1976, HUD begins to regulate the construction of all manufactured homes with the HUD Code. From this point on, all manufactured homes built in the U.S. are required by federal law to comply with the nationally preemptive standards.



1970s

1984: HUD establishes first-ever formaldehyde emission regulations for plywood and particleboard, and fire safety improvements are added to the HUD Code (49 FR 31996).



Carla A. Hills, HUD Secretary, (1975-1977)

1974: The National Manufactured Housing Construction and Safety Standards Act of 1974 is passed, directing HUD to establish national standards and regulations for manufactured housing construction, also known as the "HUD Code."

1990s

1993: HUD upgrades energy conservation requirements in the HUD Code (58 FR 58204) with more rigorous thermal values and house ventilation requirements.



2000: The Manufactured Housing Improvement Act of 2000 is passed, amending the 1974 Act. Mandates for installation and dispute resolution programs and the Manufactured Housing Consensus Committee, a federal advisory committee charged with recommending HUD Code revisions, are included.

2000s

2005: The first major HUD Code revisions based on MHCC recommendations (70 FR 72024) are published, including fire safety, roof load and design requirements, and thermal protection improvements.



1990: Congress establishes the National Commission of Manufactured Housing to develop recommendations for modernizing the 1974 Act.



1994: After Hurricane Andrew, HUD significantly strengthens wind standards in the HUD Code to improve the structural integrity of manufactured homes.



2002: HUD Code updates (67 FR 12812) revise the location and placement of smoke alarms for increased safety and effectiveness.



2010s

2015: HUD publishes on-site completion of construction regulations (80 FR 53712) to address substantially completed factory-built homes that are finished at an installation site.



2013: The HUD Code is revised based upon the second set of MHCC recommendations (78 FR 73966) to improve testing, plumbing, heating and cooling, and electrical systems issues.



2008: The Manufactured Home Installation Program is established to provide minimum installation standards and ensure that every state has an operating installation program.



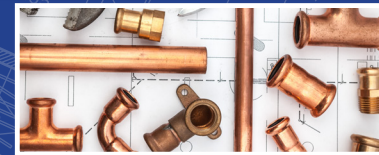
2007: The Manufactured Housing Dispute Resolution Program is established to resolve disputes between manufacturers, retailers, and installers during the one-year period beginning on the date of first installation and issue orders for the correction or repair of defects.

2020s

2020: HUD issues two updates for formaldehyde emission standards (85 FR 5562) and minimum payments to States (85 FR 71831), strengthening HUD's commitment to its regulatory partners and State Administrative Agencies.



2014: HUD revises the "Subpart I" requirements of the Manufactured Home Procedural and Enforcement Regulations to ensure consumer complaints are handled and reported properly.



2009: HUD shifts its oversight approach to emphasize quality, focusing on improving QA/QC within the industry.



2015: Richard A. Mendlen, Senior Structural Engineer, becomes the first and only HUD employee to be inducted into the RV/MH Hall of Fame in Elkhart, IN to date.



2021: HUD issues first-ever industry-wide Alternative Construction letters for doors, windows, and circuit breakers to support continued construction amidst COVID-19 pandemic supply chain constraints.



2023: The Office of Manufactured Housing Programs becomes an independent office within HUD's Office of Housing, to be led by a Deputy Assistant Secretary reporting directly to the Assistant Secretary for Housing.



Celebrating 50 Years of the HUD Code



As we mark the 50th anniversary of the HUD Code for manufactured housing, I am honored to lead HUD's Office of Manufactured Housing Programs as we review the remarkable progress of manufactured housing over the past five decades and look to the bright future that lies ahead. Over the past 50 years, manufactured housing has undergone a transformative journey. What began as a modest effort to standardize and improve mobile

homes has blossomed into a dynamic industry producing high-quality, innovative, safe, and affordable homes that millions of Americans are proud to call their own.

The advancements have been nothing short of extraordinary. Today's manufactured homes boast energy-efficiency that rivals site-built homes, and can incorporate smart home technology, sustainable materials, and innovative designs that cater to diverse lifestyles and needs. Perhaps most importantly, manufactured housing continues to be a vital source of safe and affordable homeownership. In an era of rising housing costs and a nationwide affordable housing crisis, manufactured homes offer a path to the American dream for countless families, seniors, and first-time homebuyers.

Our program's commitment to continuous improvement is evident in every aspect of the work we do each day – from our focus on quality assurance in our monitoring efforts, to our commitment to updating the HUD Code on a regular basis. As we look to the future, I am filled with optimism. The manufactured housing industry plays a crucial role in addressing our nation's housing challenges. With ongoing advancements in sustainability, customization, and community integration, manufactured homes will continue to evolve and excel. And our commitment to protecting the quality, durability, safety, and affordability of manufactured homes by establishing practical, uniform, and performance-based federal construction standards for manufactured housing will continue.

To all who have contributed to this journey—our state partners, primary inspection agencies, manufacturers, retailers, associations, community stakeholders, and homeowners—thank you. Your dedication has made manufactured housing a shining example of American ingenuity and progress. Here's to the next 50 years of innovation, affordability, and quality in manufactured housing!

Sincerely,

A handwritten signature in black ink that reads "Teresa B. Payne". The signature is fluid and cursive.

Teresa B. Payne
Administrator

Office of Manufactured Housing Programs
U.S. Department of Housing and Urban Development