

BCC INFORMAL REGULAR SESSION

DATE: Wednesday, October 15, 2014

<u>NAME</u>	<u>TITLE</u>	<u>AFFILIATION</u>	<u>PHONE/EMAIL ADDRESS</u>
1. <u>Carol Lampin</u>	<u>Director</u>	<u>BUILDING</u>	<u>732-7217 - CLAMPIN e •</u>
2. <u>Connie Bare</u>	<u>Chief Dep.</u>	<u>Treasurer</u>	<u>_____</u>
3. <u>Steven Scott</u>	<u>Plans Examiner</u>	<u>Building</u>	<u>_____</u>
4. _____	_____	_____	_____
5. _____	_____	_____	_____
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**BOARD OF COUNTY COMMISSIONERS**  
CLERMONT COUNTY, OHIO

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**ROBERT L. PROUD**

**EDWIN H. HUMPHREY**

**DAVID H. UIBLE**

**MEMORANDUM**

**To:** Tom Eigel, Assistant County Administrator

**From:** Carl Lamping, Director

**Re:** Ohio Manufactured Homes Commission (OMHC) Department Certification.

**Date:** July 31, 2104

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Attached is a Topic Paper outlining my request to withdraw our Department Certification with the Ohio Manufactured Homes Commission (OMHC). Our recent volume of permitting and inspections for manufactured homes does no longer justify the expense of maintaining the OMHC Certification.

Prior to the state's creation of the OMHC, the Building Inspection Department inspected the installation of these manufactured units. They were held to the same standards as any other residential structure in the county. Because there was no additional certification required for the department, there was no need to have additional training or supplemental pay for our inspection staff.

In 2007, the Building Inspection Department requested and was granted approval by the BCC under BCC Resolution 19-07 to become a Certified Building Department by the Ohio Manufactured Homes Commission (OMHC). The OMHC requires all inspectors to hold an Inspectors Certification. The Department began supplementing the pay of our inspectors who choose to obtain an additional certification and become a certified OMHC Inspector. Starting 2014, we had three of our four building inspectors certified by the OMHC. One has since not renewed his certification, so we currently have two OMHC Certified Inspectors.

Memo  
July 31, 2013  
Page 2

There has been a reduction in our permit activity for manufactured units, and there are more installations approved by Third Party Agencies in Clermont County.

Manufactured Unit Permit History in Clermont County:	2011	2012	2013	2014 (to date)
Building Department:	4	7	3	3
Health Department:	4	13	1	0
Third Party Agencies:	56	80	69	33

Annual Revenue Generated: Building Only:	\$600	\$1684	\$586	\$506
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Annual Cost to Maintain	Staff Training:	\$100	(estimate)
OMHC Certification:	Salary Supplements:	<u>\$3,120</u>	(\$.50 x 3 inspectors x 2080 hrs)
		\$3,220	

Currently in our geographical area, only Hamilton and Brown Counties have active building department certifications with the OMHC. Most inspection activity in these counties is being conducted by Third Party Agency inspectors. Adams, Butler (in 2011), Clinton (in 2010) Highland & Warren (in 2013) have never been or have allowed their OMHC Certification to lapse and are no longer certified. In addition, the Clermont and Brown County General Health Districts are no longer certified by the OMHC.

Attached are copies of our documentation requesting approval OMHC certification in 2007 for your use and reference. Please let me know when you would like to meet and discuss this information.

It is my hope we can receive approval of the Board to withdrawal our Department Certification with the OMHC.



BOARD OF COUNTY COMMISSIONERS  
CLERMONT COUNTY, OHIO

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ROBERT L. PROUD   EDWIN H. HUMPHREY   DAVID H. UIBLE

Informal Discussion of the  
**Building Inspection Department's**  
withdrawal of the  
**OMHC Department Certification**  
from the  
**Ohio Manufactured Homes Commission**



BOARD OF COUNTY COMMISSIONERS  
CLERMONT COUNTY, OHIO

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ROBERT L. PROUD   EDWIN H. HUMPHREY   DAVID H. UIBLE

Main Points of Discussion:

1. Our recent volume of permitting and inspections for manufactured homes does no longer justify the expense of maintaining the OMHC Certification.
2. There has been a reduction in our permit activity for manufactured units, and there are more installations approved by Third Party Agencies in Clermont County.

## Informal Discussion of the Building Inspection Department's OMHC Department Certification

### Regulatory Overview – Typical Unit Installation



**OMHC** – Ohio Manufactured Housing  
Commission Regulations

**RCO** – Residential Code of Ohio – Covers all  
residential construction in Clermont County

**WMSC** – Water Management & Sediment  
Control Regulations

- Placement and Installation of  
Manufactured Unit - **OMHC**  
Includes unit, foundation, anchorage  
plumbing, mechanical & electric in unit.
- All Site Built Construction – **RCO**  
Includes everything outside the footprint  
of the unit: Decks, Electric & Gas Service,  
Additions, any Alterations within unit, and  
all Accessory Structures (Sheds, Garages)
- Other County Regulations
  - Water & Sewer Rules,
  - Driveway & Frontage Regulations,
  - On-Site Septic System,
  - Flood Plain Regulations,
  - Airport Zoning
  - WMSC



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- Other County Regulations
  - Water & Sewer Rules,
  - Driveway & Frontage Regulations,
  - On-Site Septic System,
  - Flood Plain Regulations,
  - Airport Zoning
  - WMSC

## Informal Discussion of the Building Inspection Department's OMHC Department Certification

### Historical Timeline



- Prior to 2007
  - Prior to the state's creation of the OMHC, the Building Inspection Department inspected the installation of these manufactured units.
    - They were inspected to the same standards as any other residential structure in the county.
    - Because there was no additional certification required for the department, there was no need to have additional training or supplemental pay for our inspection staff.

## Informal Discussion of the Building Inspection Department's OMHC Department Certification

### Historical Timeline

- Around 2007
  - Ohio created the Ohio Manufactured Homes Commission (OMHC)
  - Building Inspection Department requested and was granted approval by the BCC under BCC Resolution 19-07 to become a Certified Building Department by the Ohio Manufactured Homes Commission (OMHC).
    - Included Requirement for inspectors to hold an OMHC Inspectors Certification, in addition to Building & Electrical Certifications.
    - The County supplements the pay of our inspectors who choose to obtain additional certifications.



## Informal Discussion of the Building Inspection Department's OMHC Department Certification

### Historical Timeline



- Around 2010
  - The Ohio Manufactured Homes Commission (OMHC) allows Third Party Inspectors to inspect and approve OMHC Unit installations.
  - Third Party Inspectors are hired directly by the installer.
  - We stated seeing Third Party Inspectors in 2010.
- In 2014,
  - In 2014, we had three of our four building inspectors certified by the OMHC. One has since not renewed his certification, so we currently have two OMHC Certified Inspectors.



## Informal Discussion of the Building Inspection Department's OMHC Department Certification

Permit History of Manufactured Units in Clermont County					
	2008	2011	2012	2013	2014 (to 7/21/14)
Building Department:	31	4	7	3	3
Health Department: (Mobile Home Parks)	64	4	13	1	0
Third Party Agencies: (Started in late 2010)	0	56	80	69	33
<b>Total Permits in Clermont County:</b>	<b>95</b>	<b>64</b>	<b>100</b>	<b>73</b>	
Annual Revenue: (OMHC Building Fees Only)	\$6,240	\$600	\$1,684	\$586	\$506

Estimated Annual Cost to Maintain OMHC Certification: \$3,220  
 (Includes Annual Staff Training - \$100 and Salary Supplements - \$3,120)

*Annual Revenue from current volume of permitting for manufactured homes does not cover the annual expense of maintaining the OMHC Certification.*



## Informal Discussion of the Building Inspection Department's OMHC Department Certification

### Local Department Comparisons

- In southwest Ohio, only Hamilton and Brown Counties are OMHC Certified Building Departments
  - Building Department Activity is Low- Most Permits and Inspections in these counties are being conducted by Third Party Agency inspectors.
- Adams, Butler (in 2011), Clinton (in 2010) Highland & Warren (in 2013) have allowed their OMHC Certification to lapse and are no longer certified.
- Clermont and Brown County General Health Districts are no longer certified by the OMHC.

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## Informal Discussion of the Building Inspection Department's OMHC Department Certification

### Proposed Implementation Plan:

- Review and Discuss: Value and Benefit of OMHC Certification/Inspection to Clermont County
  - Current volume of permitting and inspections for manufactured homes does not justify the expense of maintaining the OMHC Certification.
- Receive Direction from BCC to discontinue accepting new OMHC Applications
  - Building Inspection Department to stop receiving New Applications and Complete Inspections of the current open and active OMHC Applications
- Formal Action by BCC to Withdrawal Building Inspection Department's OMHC Certification
  - BCC Action after completion of all open OMHC Applications (Est. +/- 6 Months)





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