



Contact: Michigan Manufactured Housing Association  
Phone: (517) 349-3300  
John Lindley, President & CEO  
[jlindley@mmhrvca.org](mailto:jlindley@mmhrvca.org)

## Glossary of industry terms

OKEMOS, Mich., June 2022—Learn some common industry terms with this glossary from the Michigan Manufactured Housing Association.

**Energy Star Certified Home:** Designed and built to federal standards to lessen the environmental impact of energy to power homes. Manufactured and modular homes deliver energy efficiency savings of up to 30 percent compared to typical new site-built homes. A new home that has earned the ENERGY STAR® label has undergone a process of inspections, testing and verification to meet strict requirements set by the U.S. Environmental Protection Agency (EPA).

**HUD Code:** The Department of Housing and Urban Development's (HUD) code regulates a manufactured home's design and construction, strength, durability, transportability, fire resistance, energy efficiency, and quality control. It also sets stringent performance standards for the heating, plumbing, air conditioning, electrical systems, and structural integrity. The HUD building code has received several revisions and updates since it was enacted and continues to be reviewed and revised to improve performance and durability as technology transforms the way homes are constructed. No manufactured home can be shipped from a factory without an independent third-party certification label.

**Installer and Repairer:** The licensed professional responsible for installation and setup of your manufactured home. Manufactured Home Installer and Repairer Licenses are issued by the U.S. Department of Housing and Urban Development (HUD) and the Michigan Department of Licensing and Regulatory Affairs (LARA). The HUD Installer License allows a licensee to install new manufactured homes on their first set and does not cover or regulate previously occupied homes. The LARA Installer and Repairer License allows a licensee to set up, install, and repair previously occupied manufactured homes.

**Land-lease Communities:** Private land developed as multiple home sites for manufactured homes. In Michigan, most home sites are leased to the homeowner under a lease agreement.

**Manufacturer:** Producer and builder of manufactured and modular homes in a controlled factory environment. The manufacturer is responsible for design, construction and assembly based on federal and state guidelines and codes.

**Manufactured Home:** A home built to the federal Manufactured Home Construction and Safety Standards Act enacted on June 15, 1976, and enforced by the Department of Housing and Urban Development (HUD) in Washington, D.C. Manufactured homes are built in a controlled, factory environment on a steel frame that is designed to be used with or without a permanent foundation when connected to the required utilities. Manufactured homes are delivered to the home site in one or multiple sections and may be placed on private property or in a land-lease community. A "mobile home" is a manufactured home built prior to the enactment of the HUD building code.

**Modular Home:** A home that begins as components and is designed, engineered and partially assembled in a controlled factory environment. These homes are built to the State of Michigan Residential Building Code (see *state code*). Components come together at the building site and the home is completed by a builder licensed under standards enforced by state and local agencies. Modular homes may be one- or two-story dwellings and are placed only on private property.

**Multi-Section Home:** A manufactured home delivered to the home site in two or more sections. The average total square footage is about 1,500 but may be well over 2,000 square feet.

**Retailer:** Licensed, professional seller of manufactured and/or modular homes. Assists in arrangement for financing and coordinates home creation and installation on home site and prepares home for final move-in.

**Set-Up:** Final stages of construction when home will be completed on site—join sections together, complete roofing, painting, installing carpeting, leveling floor and frame and connecting utilities.

**Single-Section Home:** A manufactured home delivered to the home site in one, intact section; the average total square footage is 1,115.

**Site:** Property location where a manufactured home is to be installed.

**Site-Built Home:** Housing constructed outdoors at the home site. The housing may still consist of modules of pre-assembled parts like trusses, doors, windows and pre-cast basement wall panels.

**Skirting:** Usually an element that wraps around a manufactured home for the purpose of covering the crawl space below.

**State Code:** The set of state regulations that mandate how modular homes are designed and built in Michigan. Since July 2001, Michigan has mandated one statewide building code that is primarily the same as the international code, and properly called the State of Michigan Residential Building Code.

*Note: “BOCA Code” is an outdated term sometimes still used to describe modular homes. Building Officials and Code Administrators International, Inc. (BOCA) is the oldest of three “model” codes used in the United States; site-built and modular homes previously fell under this code, which is still used by states in the Midwestern and Eastern parts of the country.*

**Supplier:** Original producer of completed components, including refrigerators, stoves, water heaters, dishwashers, cabinets, air conditioners, heating units and similar components, and materials such as floor coverings, paneling, siding, trusses and similar materials, which are furnished to a manufacturer or a retailer for installation in the manufactured or modular home prior to sale to a home buyer.

The Michigan Manufactured Housing Association (MMHA) is a nonprofit trade association representing the manufactured and modular home industry in Michigan. MMHA works to improve the image of manufactured housing by educating consumers, media and government about the quality, affordability, design and beauty of the homes. It also works to protect the interests of the industry and the owners of manufactured homes. For more information about manufactured housing, visit [www.michhome.org](http://www.michhome.org), contact MMHA, 2222 Association Drive, Okemos, MI 48864-5978; 517.349.3300.

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