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MANUFACTURED HOUSING BOARD

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Interpretation of “watertight” in
Chapter 310, Section 1(C)(2)

Chapter 310, Section 1(C)(2) of the Board’s rules requires the licensed installer of a modular home to make the assembled home “watertight” as part of the “A” work (i.e., the installation). The Board has learned that some installers have, on occasion, left unfinished portions of the roof of a home covered only by a tarpaulin for extended periods of time during the installation process. A tarpaulin does not adequately protect the interior of a home from the elements, is a violation of the Board’s rule, and poses a risk of long-term damage to the home that may not be immediately apparent to the purchaser. For these reasons, the Board interprets the term “watertight” in the rule as requiring the installation of shingles or other roof covering specified in the manufacturer’s set manual during the initial installation process.

The other exterior surfaces of the home should be covered with house wrap or equivalent, applied in such a way as to provide protection against rain and wind. Windows and exterior doors should be permanently installed.

This interpretation does not apply to portions of a home defined in Chapter 310, Section 1(C)(2) as “B” work (i.e., not part of the installation). Field-installed items such as farmer’s porches need not be made watertight by the installer so long as the integrity of the modular unit(s) is not jeopardized by such action.

This interpretation will undergo formal rulemaking in the near future. The Board issues this interpretation for two reasons. First, this is notification that the Board will continue to enforce the requirement that a home be made “watertight” during installation. The use of a tarpaulin or other temporary covering, may subject the licensee to disciplinary action. Second, licensees are hereby notified of the Board’s interpretation that will proceed to rulemaking in the future.

Home Installation Warranty Seal

The home installation warranty seal requires the Dealer’s name as well as the Installer’s signature duly attesting that the manufactured home has been installed in conformance with the installation standards required by the State of Maine Manufactured Housing Board.

There are circumstances where the dealer and installer have joint responsibility for the installation of the home, and in such circumstances, both parties should attest that the installation conforms to the installation standards. This requires both the dealer’s and the installer’s signatures on the signature line.

The responsibility for a licensee to oversee the installation of a manufactured home is outlined in Chapter 350 (2) (B) of the board’s rules for licensure. The rule is shown below.

Contractor Hired by Licensees

A licensee who contracts for the installation or servicing of manufactured housing manufactured, sold, distributed or brokered by the licensee must ensure that the installation, service or work performed by the contractor conforms to all codes and standards of the board and is of journeyman quality workmanship or better.