




U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
WASHINGTON, DC 20410-0500

OFFICE OF HOUSING

May 20, 2019

**MEMORANDUM FOR:** All IPIAs and DAPIAs

**FROM:**

  
Teresa B. Payne, Acting Administrator  
Office of Manufactured Housing Programs

**SUBJECT:**

Revised Guidance Concerning the Design, Construction and  
Installation Instruction Provisions of Carport-Ready Manufactured  
Homes

During the summer of 2017, the Office of Manufactured Housing Programs issued letters to Design Approval Primary Inspection Agencies (DAPIAs) advising that carports meet the definition of “add-on” pursuant to 24 Code of Federal Regulations (CFR) § 3282.7(b) and, therefore, carport-ready homes should be designed, approved, and constructed under the process set forth at 24 CFR § 3282.14, Alternative Construction (AC) of manufactured homes. Subsequently, the Department of Housing and Urban Development (HUD) issued AC letters to manufacturers that submitted AC letter requests to manufacture carport-ready homes.

On May 7, 2017 and January 26, 2018, HUD published Federal Register (“FR”) notices, 82 FR 22344 and 83 FR 3635, seeking comments concerning the reduction of regulatory burden and to enforce the regulatory reform agenda under Executive Order 13777. During a September 2018 meeting, the Manufactured Housing Consensus Committee (MHCC) reviewed public comments submitted in response to both FR notices and voiced its concerns with the Department’s 2017 letters. Further, the MHCC advised HUD that revisions to the regulations governing add-ons should be undertaken to clarify the treatment of the various types of carports as well as other common add-ons. The MHCC forwarded to the Department proposed regulatory changes that define carports as “accessory buildings or structures.”<sup>1</sup> This category of structures will be governed by its own regulatory requirements and will include other common structures previously treated as “add-ons”.<sup>2</sup> HUD is currently in the process of developing a Proposed Rule that incorporates the MHCC’s recommendations.

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<sup>1</sup> The MHCC’s specific recommendation can be found in Log 179 of the MHCC Proposed Changes and Deregulation Comments, 2018-2019 Cycle, August 1, 2018. (See page 56 of the publicly available document at: <https://www.hud.gov/sites/dfiles/Housing/documents/mhccpropdereg2018-2019.pdf.pdf>)

<sup>2</sup> HUD notes that this Memorandum does not supplant the June 12, 2014 memorandum concerning “construction of on-site installation of add-ons, such as an attached garage.” The MHCC agreed to leave that 2014 memorandum in place until the “accessory structure” regulations and other regulations related to attached garages are promulgated.

Therefore, considering feedback that the Department received from the public and the MHCC and the forthcoming regulatory revisions concerning “accessory buildings or structures,” HUD is taking deregulatory action and is rescinding the 2017 carport letters. Although the 2017 carport letters are being rescinded, manufacturers remain obligated to comply with HUD’s existing regulations. The Department will continue to apply the plain language of 24 CFR § 3282.14 concerning the alternative construction of manufactured homes, and 24 CFR § 3282.7(b). Moreover, manufacturers should remain cognizant of how a home’s performance and safety may be affected when designing and manufacturing homes for homebuyers who intend to add carports to their homes. As with all manufactured homes, manufacturers that desire to build carport-ready homes remain obligated to obtain DAPIA-approved designs and to provide adequate installation instructions. The DAPIA-approved designs and the installation instructions must not take the home out of compliance with HUD’s Standards. As always, the primary concern for HUD and all industry participants continues to be the design and construction of quality, durable, safe and affordable housing products as envisioned by the National Manufactured Housing Construction and Safety Standards Act of 1974, as amended in 2000.

Please forward this memorandum to your manufacturers. Further information can be obtained by contacting Jason McJury at (202) 402-2480 or [jason.c.mcjury@hud.gov](mailto:jason.c.mcjury@hud.gov).