

**BEFORE THE PUBLIC SERVICE COMMISSION
OF THE STATE OF MISSOURI**

Manager of the Manufactured Housing and)
Modular Units Program of the Public)
Service Commission,)

Complainant,)

v.)

Case No. MC-2006-

Blakely Manufactured Homes)

Respondent.)

**COMPLAINT
AND
MOTION FOR EXPEDITED ANSWER**

COMES NOW the Director of the Manufactured Housing and Modular Units Program of the Public Service Commission (“Director” and “Department”), by and through the Missouri Public Service Commission’s (“Commission”) Office of General Counsel, pursuant to section 700.100 RSMo 2000 and for his Complaint against Blakely Manufactured Homes (“Blakely”) states as follows:

AUTHORITY

1. The Commission has jurisdiction over manufactured homes, modular unit homes and modular unit home dealers pursuant to Chapter 700 RSMo 2000¹.

2. In Commission Rule 4 CSR 240-120.031, the Commission delegated to the Director all of its powers pertaining to manufactured homes under Chapter 700 RSMo, except

¹ All references to the Revised Statutes of Missouri will be to RSMo 2000 and 2005 Supplement unless otherwise noted.

the powers to revoke, deny, refuse to renew or place on probation a registration under Section 700.090, which are retained by the Commission.

3. Blakely is currently registered, as set forth under Section 700.090 RSMo, as a dealer of modular units under the name "Blakely Manufactured Homes". The Commission issued Blakely its Certificate of Dealer Registration ("Certificate Renewal") and registration number 1025001 on December 29, 2005, and is valid until January 15, 2007. The Certificate Renewal, attached hereto as Appendix A and incorporated by reference, lists an established place of business at: 7428 Primrose Lane, Fulton, Missouri, 65251, and another address at 3784 County Road 318, Fulton, Missouri, 65251.

4. As part of the registration process, the Commission received an *Application for Manufactured Home or Modular Unit Certificate of Dealer Registration* ("Application") from Blakely Manufactured Homes on December 28, 2005. The Application indicates that the dealership is an entity individually owned by Mr. Clarence W. Blakely at the 7428 Primrose Lane address.

5. A review of the business records of the Missouri Secretary of State shows no registration of any entity doing business as "Blakely Manufactured Homes".

BACKGROUND

6. This complaint originates from a Site Inspection Report, Modular Units ("Report") by Staff Inspector Tim Haden of a new modular unit home owned by Larry and Joyce King at 3607 County Road 328, Fulton, MO 65251. This Report, prepared and finalized on March 28, 2006, by Tim Haden, is the result of an investigation conducted by Staff Inspectors Tim Haden and Gene Winn upon learning of this home being blown off its foundation, collapsing, and causing injury to its owners during a period of storms that occurred on or about

1:00 am, Monday, March 13, 2006. Staff's Report is attached hereto as Appendix B and incorporated by reference herein.

7. This incident first came to the attention of Tim Haden because he resides in the Fulton area and was in the area when the storms came through. The *Fulton Sun* newspaper carried a story of this incident on March 14, 2006. (See Appendix C). The daughters of the homeowners provided Staff Inspector Haden an *Inspection Request* form. (See Appendix D).

ALLEGATIONS

8. Larry and Joyce King purchased their new Four Seasons² modular unit home, model no. M3264-01, from Blakely Manufactured Homes, a licensed modular unit home dealer, located at 7428 Primrose Lane, Fulton, Missouri, 65251. The Kings' dealer sales contract included delivery and set up.

9. On or about February 6, 2006, Four Seasons shipped the Kings' modular unit home, serial number (and manufacturer invoice number) FSM20251, to Blakely Manufactured Homes.

10. During a period of several days preceding the March 13, 2006 storm, Blakely completed delivery and set up of the Kings' new Four Seasons modular unit home. On March 14, 2006, Staff Inspectors Tim Haden and Gene Winn inspected the damaged home that is the subject of Staff's Report and this complaint.

11. Staff's Report identified significant violations of Chapter 700, RSMo and Commission Rules (4 CSR 240-123) on the part of the dealer, Blakely Manufactured Homes, and the manufacturer, Four Seasons. Specifically, Staff's Report addresses multiple violations of 4 CSR 240-123.065 *Modular Unit Dealer Setup Responsibilities* and 4 CSR 240-123.080 *Code for Modular Units* regarding the installation of the Kings' home by Blakely. In addition,

² Four Seasons is the trade name of modular unit homes manufactured by Four Season's Manufacturing, Inc. d/b/a Four Seasons Housing, Inc. located at 11333 CR 2, Middlebury, Indiana, 46540.

Commission Rule 4 CSR 240-123.080(3) and (4) requires modular unit homes to be manufactured in accordance with the *International Residential Code-2000*. The Staff is addressing specific manufacturer violations cited in its Report in a separate complaint case against Four Seasons (Case No. MC-2006-0388), and is being filed concurrently with this complaint.

COUNT 1

12. Blakely failed to properly attach the Kings' home onto the basement foundation in accordance with manufacturer instructions³. This is a violation of:

4 CSR 240-123.065(1) which provides "A dealer who sells a modular unit shall arrange for the proper initial setup of the modular unit...";

4 CSR 240-123.065(2) "As used in this rule, 'proper initial setup' means installation and setup of the modular unit in accordance with the installation manual provided by the manufacturer of the modular unit and in complete compliance with the code and with all of the provisions regarding setup in sections 700.010 to 700.115, RSMo."; and,

4 CSR 240-123.080(7) which provides that "All modular units...shall be set up or installed according to the manufacturer's installation manual."

COUNT 2

13. Blakely failed to properly support the centerline of the Kings' home with necessary jack posts according to manufacturer instructions⁴. This is a violation of 4 CSR 240-123.065(1) and (2), and 4 CSR 240-123.080(7).

COUNT 3

14. Blakely failed to properly attach the supporting jack posts to the home's center beam and to the concrete footing according to the manufacturer's foundation drawing⁵. This is a violation of 4 CSR 240-123.065(1) and (2), and 4 CSR 240-123.080(7).

³ See *Staff's Report*, item 5 on page 2, for a detailed description of the improper materials and procedures used in securing the home to the foundation. Refers to page FN-2.0 of the manufacturer's installation instructions.

⁴ See *Staff's Report*, item 6 on page 2, for a detailed description of the improper procedures used in securing the home to the foundation. Refers to page 10.1 of manufacturer's foundation drawing.

COUNT 4

15. Blakely failed to properly fasten the home's hinged roof according to manufacturer installation instructions.⁶ This is a violation of 4 CSR 240-123.065(1) and (2), and 4 CSR 240-123.080(7).

COUNT 5

16. Blakely failed to properly fasten in place the drop-in roof ridge sections of the home in accordance with manufacturer installation instructions.⁷ This is a violation of 4 CSR 240-123.065(1) and (2), and 4 CSR 240-123.080(7).

COUNT 6

17. Blakely failed to properly fasten together the end walls of both home sections in accordance with manufacturer installation instructions.⁸ This is a violation of 4 CSR 240-123.065(1) and (2), and 4 CSR 240-123.080(7).

COUNT 7

18. Blakely failed to properly construct the home stairway to the basement in accordance with the *International Residential Code-2000*.⁹ This is a violation of 4 CSR 240-123.080(3) and (4); 4 CSR 240-123.065(1) and (2); and 4 CSR 240-123.080(7).

COUNT 8

19. Blakely failed to install guards on the sides of the home's basement stairway in accordance with the *International Residential Code-2000*.¹⁰ This is a violation of 4 CSR 240-123.080(3) and (4); 4 CSR 240-123.065(1) and (2); and 4 CSR 240-123.080(7).

⁵ See *Staff's Report*, item 7 on page 2, for a detailed description of the improper materials and procedures used. Refers to page XIII-A.39 of manufacturer's foundation drawing

⁶ See *Staff's Report*, item 8 on page 2, for a detailed description of the improper materials and procedures used. Refers to page XIII-A.27 and A.28 of manufacturer's installation instructions.

⁷ See *Staff's Report*, item 9 on page 2, for a detailed description of the improper materials and procedures used. Refers to page CD-1.0 of manufacturer's construction detail.

⁸ See *Staff's Report*, item 10 on page 2, for a detailed description of the improper procedures used. Refers to page XIII-A.16 of manufacturer's installation instructions.

⁹ See *Staff's Report*, item 11 on page 2, for a detailed description of the improper procedures used. Refers to R316.1 and 2 of *International Residential Code-2000*.

COUNT 9

20. Blakely failed to install a handrail on the home's basement stairway in accordance with the *International Residential Code-2000*.¹¹ This is a violation of 4 CSR 240-123.080(3) and (4); 4 CSR 240-123.065(1) and (2); and 4 CSR 240-123.080(7).

PENALTIES

21. Section 700.115.1 RSMo provides that "...a violation of the provisions of sections 700.010 to 700.115 shall constitute a violation of the provisions of section 407.020, RSMo". Section 700.115.2 RSMo states:

Notwithstanding any provisions of subsection 1 of this section to the contrary, *whoever violates any provision of this chapter shall be liable to the state of Missouri for a civil penalty in an amount which shall not exceed one thousand dollars for each such violation. Each violation of this chapter shall constitute a separate violation with respect to each manufactured home or with respect to each failure or refusal to allow or perform an act required by this chapter*; except that, the maximum civil penalty may not exceed one million dollars for any related series of violations occurring within one year from the date of the first violation.
[emphasis added]

22. Section 700.040(5) provides that "The Commission may issue and promulgate such rules and regulations as necessary to make effective the code and the provisions of sections 700.010 to 700.115." Commission Rule 4 CSR 240-123.080(3) requires modular unit homes to be manufactured in accordance with the *International Residential Code-2000*. Because Section 700.010(2) defines "Code" as "the standards relating to manufactured homes, or modular units as adopted by the commission.", any modular unit code or commission rule violations fall within the ambit of the civil penalty provisions of Section 700.115.2 RSMo.

¹⁰ See *Staff's Report*, item 12 on page 2, for a detailed description of the improper procedures used. Refers to R316.1 and 2 of *International Residential Code-2000*.

¹¹ See *Staff's Report*, item 13 on page 2, for a detailed description of the improper procedures used. Refers to R315.1 of *International Residential Code-2000*.

23. Section 700.100.2 RSMo provides that:

The commission may consider a complaint filed with it charging a registered manufacturer or dealer with a violation of the provisions of this section, which charges, if proven, shall constitute grounds for revocation or suspension of his registration, or the placing of the registered manufacturer or dealer on probation.

Section 700.100.3(6) further provides grounds for the Commission to suspend, revoke, or place on probation a dealer's registration for any dealer's "...failing to arrange for the proper initial setup of any new ...modular unit...".

24. Therefore, because the Staff determines Blakely committed multiple violations of Commission Rules 4 CSR 240-123.065 *Modular Unit Dealer Setup Responsibilities* and 4 CSR 240-123.080 *Code for Modular Units* as to Blakely's setup of the Kings' home, as enumerated in Counts 1 through 9 above; such violations constitute more than ample grounds for disciplinary action against Blakely by the Commission as authorized under Section 700.100 RSMo.

25. Furthermore, Section 386.600 RSMo provides that:

An action to recover a penalty or a forfeiture under this chapter or to enforce the powers of the commission under this or any other law may be brought in any circuit court in this state in the name of the state of Missouri and shall be commenced and prosecuted to final judgment by the general counsel to the commission. [*emphasis added*]

MOTION FOR EXPEDITED ANSWER

26. Commission Rule 4 CSR 240-2.070(7) provides that, unless otherwise ordered by the Commission, a complaint must be answered by respondent within 30 days. However, rule 4 CSR 240-2.080 (16) permits any party to seek expedited treatment.

27. The Kings' new modular unit home sustained extensive and excessive damage as a result of the multiple failures and omissions of Blakely to properly follow manufacturer installation procedures and code. More importantly, Mr. and Mrs. King sustained dire personal

injuries as a result of this incident. Because of Blakely's unacceptable failure to follow proper setup procedures, and because such failure poses enormous public safety concerns, the Staff recommends that the Commission grant Staff's motion for expedited answer. Accordingly, the Staff recommends that the Commission allow Blakely not more than 15 days from notice of complaint to provide its answer to the allegations contained herein.

WHEREFORE, the Director respectfully requests that the Commission, as enumerated in Counts 1 through 9 above:

- (1) Find that Blakely failed to properly attach the Kings' home onto the basement foundation in accordance with manufacturer instructions in violation of 4 CSR 240-123.065(1) and (2), and 4 CSR 240-123.080(7);
- (2) Find that Blakely failed to properly support the centerline of the Kings' home with necessary jack posts according to manufacturer instructions in violation of 4 CSR 240-123.065(1) and (2), and 4 CSR 240-123.080(7);
- (3) Find that Blakely failed to properly attach the supporting jack posts to the home's center beam and to the concrete footing according to the manufacturer's foundation drawing in violation of 4 CSR 240-123.065(1) and (2), and 4 CSR 240-123.080(7).
- (4) Find that Blakely failed to properly fasten the home's hinged roof according to manufacturer installation instructions in violation of 4 CSR 240-123.065(1) and (2), and 4 CSR 240-123.080(7);
- (5) Find that Blakely failed to properly fasten in place the drop-in roof ridge sections of the home in accordance with manufacturer installation instructions in violation of 4 CSR 240-123.065(1) and (2), and 4 CSR 240-123.080(7);

- (6) Find that Blakely failed to properly fasten together the end walls of both home sections in accordance with manufacturer installation instructions in violation of 4 CSR 240-123.065(1) and (2), and 4 CSR 240-123.080(7);
- (7) Find that Blakely failed to properly construct the home stairway to the basement in accordance with the *International Residential Code-2000* in violation of 4 CSR 240-123.080(3) and (4); 4 CSR 240-123.065(1) and (2); and 4 CSR 240-123.080(7);
- (8) Find that Blakely failed to install guards on the sides of the home's basement stairway in accordance with the *International Residential Code-2000* in violation of 4 CSR 240-123.080(3) and (4); 4 CSR 240-123.065(1) and (2); and 4 CSR 240-123.080(7);
- (9) Find that Blakely failed to install a handrail on the home's basement stairway in accordance with the *International Residential Code-2000* in violation of 4 CSR 240-123.080(3) and (4); 4 CSR 240-123.065(1) and (2); and 4 CSR 240-123.080(7); and,
- (10) Authorize the Commission's General Counsel to seek civil penalties from Blakely Manufactured Homes pursuant to Section 700.115.2; and,
- (11) Order Blakely to provide an expedited answer not later than 15 days from the Commission's notice of complaint; and,
- (12) Issue other findings and orders as are just and reasonable.

Respectfully submitted,

s/Robert S. Berlin

Robert S. Berlin
Associate General Counsel
Missouri Bar No. 51709

Attorney for the Director of the
Manufactured Housing and Modular Units
Program of the Missouri Public Service
Commission
P. O. Box 360
Jefferson City, MO 65102
(573) 526-7779
(573) 751- 9285 (Fax)
Email: bob.berlin@psc.mo.gov

Certificate of Service

I hereby certify that copies of the foregoing have been mailed or hand-delivered to the persons listed below on this 7th day of April 2006.

s/Robert S. Berlin

**Mr. Clarence W. Blakely, Owner
Blakely Manufactured Homes
7428 Primrose Lane
Fulton, MO 65251**

**Office of Public Counsel
Lewis Mills
200 Madison Street, Suite 650
Jefferson City, MO 65102
opcservice@ded.mo.gov**

**Mr. Thomas Riley
Riley & Dunlap, PC
13 East Fifth St.
Fulton, MO 65251
tom@riley-dunlap.com**

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OF THE STATE OF MISSOURI

Manager of the Manufactured Housing and)
Modular Units Program of the Public)
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Complainant,)

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Blakely Manufactured Homes)

Respondent.)

VERIFICATION

STATE OF MISSOURI)

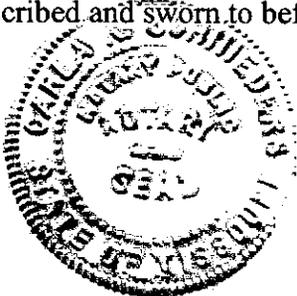
COUNTY OF COLE)

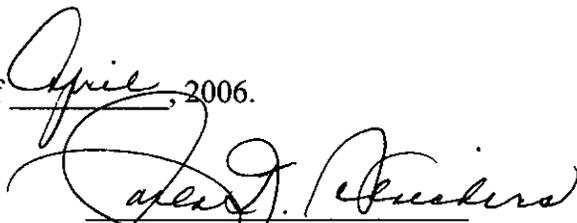
I, Tim Haden, Manufactured Housing Inspector in the Manufactured Housing and Modular Units Program, Utility Operations Division, of lawful age, on oath state: that I participated in the preparation of the Site Inspection Report, Modular Units, inspection conducted on March 14, 2006, that is being filed in the above complaint; that I have knowledge of the matters set forth in such report and complaint; and that such matters are true to the best of my knowledge and belief.



Tim Haden

Subscribed and sworn to before me this 7th day of April, 2006.





NOTARY PUBLIC

CARLA K. SCHNIEDERS
Notary Public - Notary Seal
State of Missouri
County of Cole
My Commission Exp. 06/07/2008

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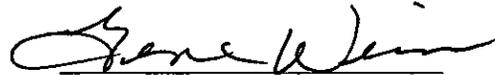
Respondent.)

VERIFICATION

STATE OF MISSOURI)

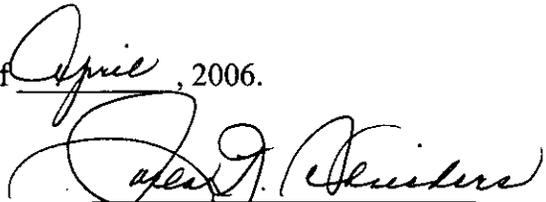
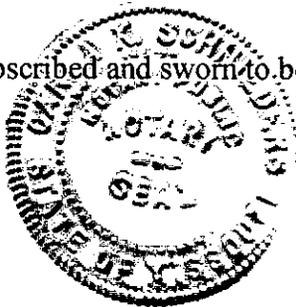
COUNTY OF COLE)

I, Gene Winn, Manufactured Housing Inspector Supervisor in the Manufactured Housing and Modular Units Program, Utility Operations Division, of lawful age, on oath state: that I participated in the preparation of the Site Inspection Report, Modular Units, inspection conducted on March 14, 2006, that is being filed in the above complaint; that I have knowledge of the matters set forth in such report and complaint; and that such matters are true to the best of my knowledge and belief.

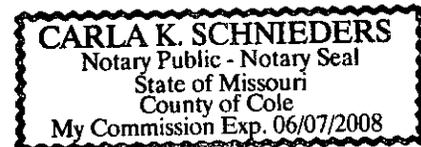


Gene Winn

Subscribed and sworn to before me this 7th day of April, 2006.



NOTARY PUBLIC



Missouri Public Service Commission
MANUFACTURED HOUSING AND MODULAR UNITS PROGRAM

2006

Certificate of Dealer Registration

TO WHOM IT MAY CONCERN: The dealer shown below has complied with the requirements of Sections 700.090 and 700.455 RSMo, and therefore is registered in the State of Missouri as a Dealer of Manufactured Homes. This certificate is valid until January 15, 2007.

Issued To

BLAKELY MANUFACTURED HOMES
3784 COUNTY ROAD 318
FULTON, MO 65251

DBA

BLAKELY MANUFACTURED HOMES
7428 PRIMROSE LANE
FULTON, MO 65251



Ron Pleus, Manager, Manufactured Housing and Modular Unit Program

THIS CERTIFICATION MUST BE PROMINENTLY DISPLAYED

Registration Number: 1025001

Issue date: 12/29/2005

Appendix A



**Site Inspection Report
Modular Units**

Send Work Order To:
Manufactured Housing & Modular Units Program
PO Box 360 Jefferson City, MO 65102
Phone 1-800-819-3180 or Fax to 573-522-2509

CONSUMER INFORMATION

Name: King, Larry and Joyce
Address: 3607 County Road 328
City/State/Zip: Fulton, MO 65251
Phone: 573-544-6024

HOME INFORMATION

Date of Manufacture:
Model:
State Seal Number:
Serial Number:
Size: 32 x 64

DEALER

Name: Blakely Manufactured Homes
Address: 7428 Primrose Lane CR318
City/State/Zip: Fulton, MO 65251
Phone: 573-592-0987

INSPECTION INFORMATION

Date of Inspection: March 14, 2006
Inspector: Tim Haden

MANUFACTURE

Name: Four Seasons Housing, Inc.
Address: 11333 CR 2
City/State/Zip: Middlebury, IN 46540
Phone Number: 574-825-9999

RESPONSIBILITIES

Manufacture responsibility for items: 1,2,3,4
Dealer responsibility for items: 5,6,7,8,9,10

Pursuant to section R-104.1 of the IRC, these items are not in compliance.

SUMMARY OF PROBLEMS

At the time of this inspection;

- 1) This modular home did not bear the required Missouri "Seal". 700.015 (4), 4 CSR 240-123-030(1)
- 2) There was no manufacture "Data Plate" present on this modular home as required. 4 CSR 240-123-080(6)
- 3) A copy of the manufacture "Data Plate" received by fax from the manufacture, subsequent to this inspection, did not list the codes this unit was built to, as required. 4 CSR 240-123-080(6)
- 4) According to the manufacture Statement of Origin, this home was manufactured on January 30, 2006, and pursuant to the manufacture invoice number FSM20251, this home was shipped into Missouri to Blakely Manufactured Homes on February 6, 2006. At that time the manufacture did not have current approval for these plans from the Missouri Public Service Commission, Manufactured Housing and Modular Units Program as required in rule 4 CSR 240-123-040(10)(11). The new plan approval for this model was not approved by the Missouri Public Service Commission until March 1, 2006. 4 CSR 240-123.040

INSTALLATION DEFICIENCIES

SUMMARY OF PROBLEMS

- 5) This home was not properly installed on the basement foundation. The home was resting on concrete walls on the ends and backside and fastened to the walls using "Minute Man" frame straps that are embedded in the top of the concrete wall and fastened to the inside of the home's perimeter rim joist using (1) 1/4" x 1 1/2" lag bolt per strap. The straps are spaced approximately 2-feet to 4-feet from the corners, and up to approximately 6-feet to 7-feet apart along the walls. Minute Man company does not approve this frame strap for this application. The front side of the home was resting on a wood framed walkout wall. There was no visible fastening of the home to this wall. The walkout wall was fastened to the basement floor with anchor bolts, 1-inch washer and nut, spaced up to 17' apart. There was no sill plate installed on top of the basement walls as required by the manufacture. The manufacture requires a 2" x 6" treated sill plate fastened to the top of the basement wall using 1/2" x 7" minimum embedment anchor bolts with nut and 2-inch washer, spaced at 6-feet apart maximum and within 1-foot from the ends of each plate. An approved "Simpson Tie" installed according to the manufactures installation instructions may also be used to attach the sill plate to the foundation wall. The home's perimeter rim joist is required to be fastened to the basement sill plate using 16d nails spaced at 6-inches apart maximum. See page: FN-2.0 Manufactures installation instructions. 700.100, 4 CSR 240-123.065
- 6) The centerline of the home was not properly supported according to the manufactures installation instructions. The jack posts are spaced up to approximately 9-feet apart. The manufacture requires (14) jack posts spaced according to the attached approved drawing including the stairwell opening. See page: 10.1 Manufacture foundation drawing. 700.100, 4 CSR 240-123.065
- 7) The jack posts were not properly attached to the home's center beam and to the concrete footing. The jack posts were fastened at the top to the center beam on one side with lag bolts and were not fastened at the bottom. The manufacture requires the top of the posts to be fastened to the center beam using (2) #10 x 2" screws minimum. The base of the jack posts is to be fastened using (4) 5/8" x 8" anchor bolts. See page: XIII-A.39 Manufactures foundation drawing. 700.100, 4 CSR 240-123.065
- 8) The home's hinged roof was not properly fastened. There was no visible fastening between the home's hinged kingposts and the stubbed kingposts. When the hinged roof is lifted and set in place, the 2" x 3" bottom rail that is fastened to the hinged kingposts will rest on the stubbed kingposts. The manufacture requires this bottom rail to be fastened to the stubbed kingpost using (2) #8 x 3" wood screws, toe-screwed at each truss. See page: XIII-A.27 and A.28 Manufactures installation instructions. 700.100, 4 CSR 240-123.065
- 9) The drop-in roof ridge sections were not properly fastened in place according to the manufactures installation instructions. The manufactures installation instructions require that the bottom rails of the ridge sections to be fastened to the top rails of the roof sections using (2) #8 x 3-inch screws per bay. The ridge sections had been shimmed between the ridge rails and roof rails with lumber up to approximately 5-inches, and then the ridge sections were nailed in place. See page: CD-1.0 Manufactures construction detail. 700.100, 4 CSR 240-123.065
- 10) The end walls of the two sections were not properly fastened together according to the manufactures installation instructions. The manufacture requires that the end walls of the two sections to be fastened together using #8 x 3" screws spaced at 12-inches apart maximum. See page: XIII-A.16 Manufactures installation instructions. 700.100, 4 CSR 240-123.065
- 11) The stairway to the basement is not properly constructed. The stair tread depth is 9" and the minimum tread depth allowed is 10", with a minimum 3/4" nosing. R314.2 2000 IRC, 700.100, 4 CSR 240-123.065
- 12) There were no guards on the sides of the basement stairway. Stairs with total rise of more than 30" above the floor or grade must have guards not less than 34" in height, measured vertically from the nosing of the treads. The required guards shall have intermediate rails that do not allow the passage of a sphere 4-inches in diameter. The triangular opening formed by the riser tread and the bottom rail of the guard at the open side of a stairway must be constructed so that a sphere 6-inches in diameter will not pass through. Guards shall not be constructed with horizontal rails or patterns that result in a ladder effect. R316.1,2 2000 IRC, 700.100, 4 CSR 240-123.065
- 13) There was no handrail installed on the basement stairway. The basement stairway requires at least one handrail on one side of the stairway. R315.1 2000 IRC, 700.100, 4 CSR 240-123.065

Note. The home has sustained extensive damage.



MANUFACTURER'S DATA PLATE



Manufacturer Four Seasons Housing, Inc.
 Address 11383 CR 2
 City, State, Zip Middlebury, TN 46540

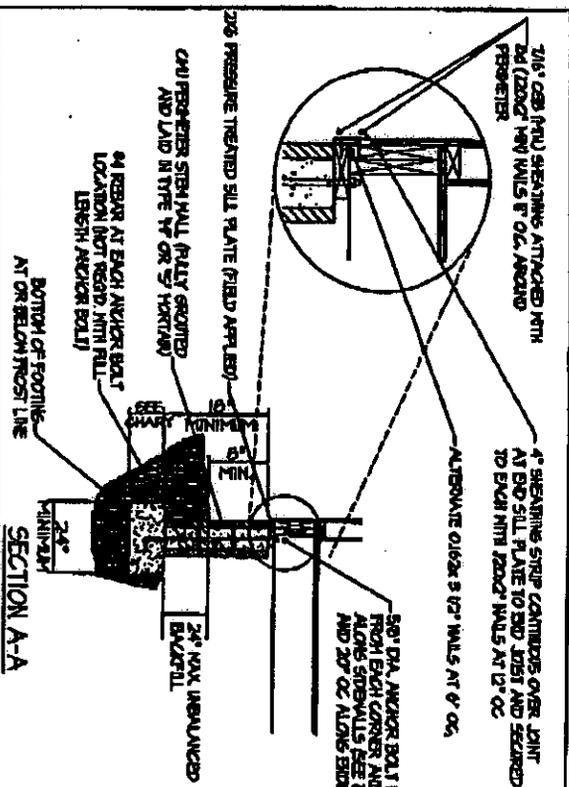
LISTED INDUSTRIALIZED BUILDING

Model	<u>M3264-01F</u>		
Occupancy Classification	<u>R3</u>	Const. Class	<u>Woodframing</u>
Manufacturer's Serial No(s)	<u>F5M20251A+B</u>		
Date of Manufacture	<u>1-30-06</u>	Plan Approval No.	<u>18-10-04</u>
Date Data Plate Attached	<u>2-3-06</u>		
Permissible Gas Type(s)	<u>Natural or Propane</u>		
Electric Rating	<u>200 AMP</u>		
Test Voltage/Time	<u>1080V / 1 sec</u>		
Water Supply: Test Procedure	<u>100 PSI / 30 min</u>		
Floor Design Live Load	<u>40</u>	Design Wind Speed	<u>90 MPH</u>
Roof Design Live Load	<u>57.8 PSF</u>	Design Dead Load	<u>20 PSF</u>
Exterior Wall Fur Rating	<u>N/A</u>	Seismic	<u>C</u>
Winter Design Temp: Inside	<u>70°F</u>	Outside	<u>-20°F</u>
U _i Ceiling	<u>R30</u>	Wall	<u>R19</u>
		Floor	<u>N/A</u>

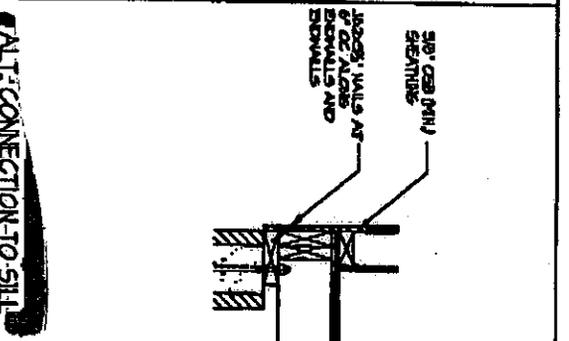
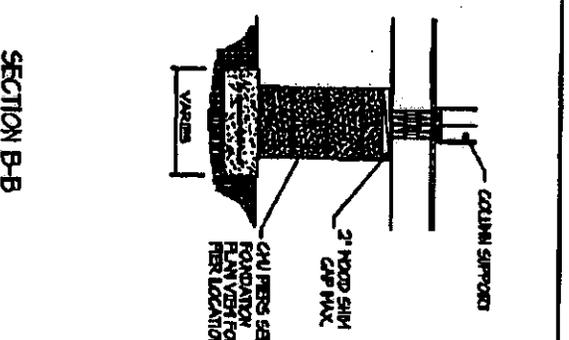
FACTORY INSTALLED EQUIPMENT

EQUIPMENT	MANUFACTURER	MODEL NO.
Heating	<u>Nordyne</u>	<u>E3FB020H</u>
Cooling		
Range/Burner	<u>GE</u>	<u>JBP66WKLW</u>
Oven	<u>GE</u>	<u>JBP66WKLW</u>
Refrigerator	<u>GE</u>	<u>GSS20TEFTW</u>
Water Heater	<u>Intertherm</u>	<u>IN140DH/MSF</u>
Dish Washer	<u>GE</u>	<u>GSD2200G00W</u>
Disposal		
Hydro-Massage Tub		
Microwave	<u>GE</u>	<u>JVM1630LKA</u>
Shipping Weight(s)	<u>65,000 pounds</u>	
TRA Label No(s)	<u>385974T</u>	<u>385975T</u>
State Insignia No(s)	<u>024715</u>	

Follow precisely all instructions with this building. Foundations, Installation and Utility Connections are subject to inspection by local authorities.



ANCHOR BOLT SPACING		FOOTER DEPTH	
MINIMUM	MAXIMUM	MINIMUM	MAXIMUM
4'-0" MIN	1'-0" OC	2'-0" MIN	4'-0" OC
4'-0" MIN	8" OC	2'-0" MIN	8" OC



- General Notes:**
1. Referenced.
 2. If a foundation drawing is provided it is a suggested foundation only. Actual foundation and anchoring to be designed by a local Professional Engineer or Architect. Furnish with the local soil and climate conditions.
 3. Provide crawl space ventilation equal to 1/150 of the actual enclosed crawl space access. (144 sq. ft. / 150 sq. ft.)
 4. Provide positive under drainage. Minimum 4" pad gravel with 6 mil polyethylene vapor barrier.
 5. 18"x24" crawl space access to be provided (minimum).
 6. Crawl space clearance to be provided (minimum).
 7. Minimum footing depth to be 12" but at or below local frost depth and or per local code requirements.
 8. Footing size/design based on the allowable soil bearing of 2000 psi.
 9. Concrete footing shall have a compressive strength of 3000 psi or 28 days.
 10. Finish grade to be 6" below top of foundation wall.
 11. Provide 6"x6" recessible and switched light fixture at crawl space access for service of all mechanical systems.
 12. Where higher ground level is below outside grade, adequate precautionary measures shall be taken to assure positive drainage at all times.
 13. Post and pier of hollow masonry units shall be capped with a minimum of 4" solid masonry or poured concrete for dwellings not over 1 story and not less than 6" for other dwellings.
 14. Rebarred.
 15. Concrete blocks shall be laid in type "M" or "S" mortar or dry stacked and bonded with surface bonding cement in accordance with the manufacturer's installation instructions.
 16. Find details, construction, and approvals by local or state inspectors is the responsibility of the contractor.

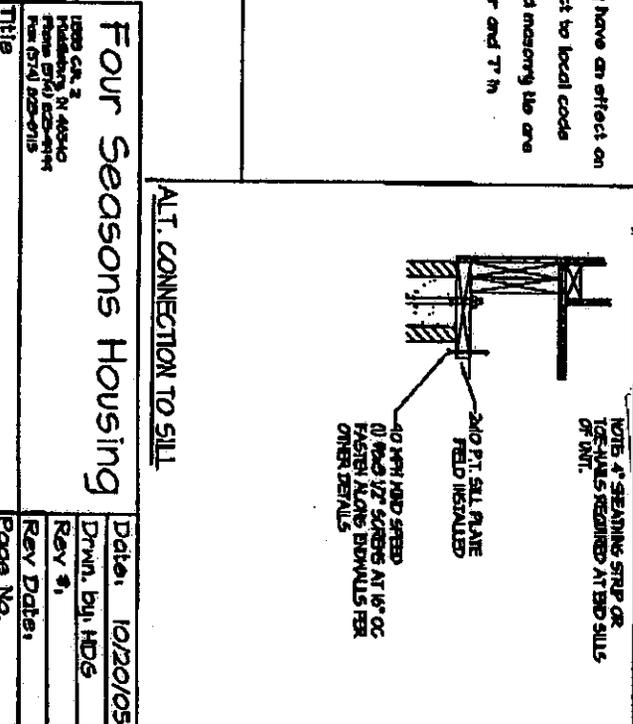
General Notes:

17. Height of wall and height of unbalanced fill may have an effect on the size and type of masonry blocks used.

18. Method of bonding veneer to plaster is subject to local code requirements.

19. Nails, hangers, flashing, exterior wall covering and masonry tie are subject to local code requirements.

20. Anchor bolt minimum embedment is 12" in mortar and 7" in concrete.

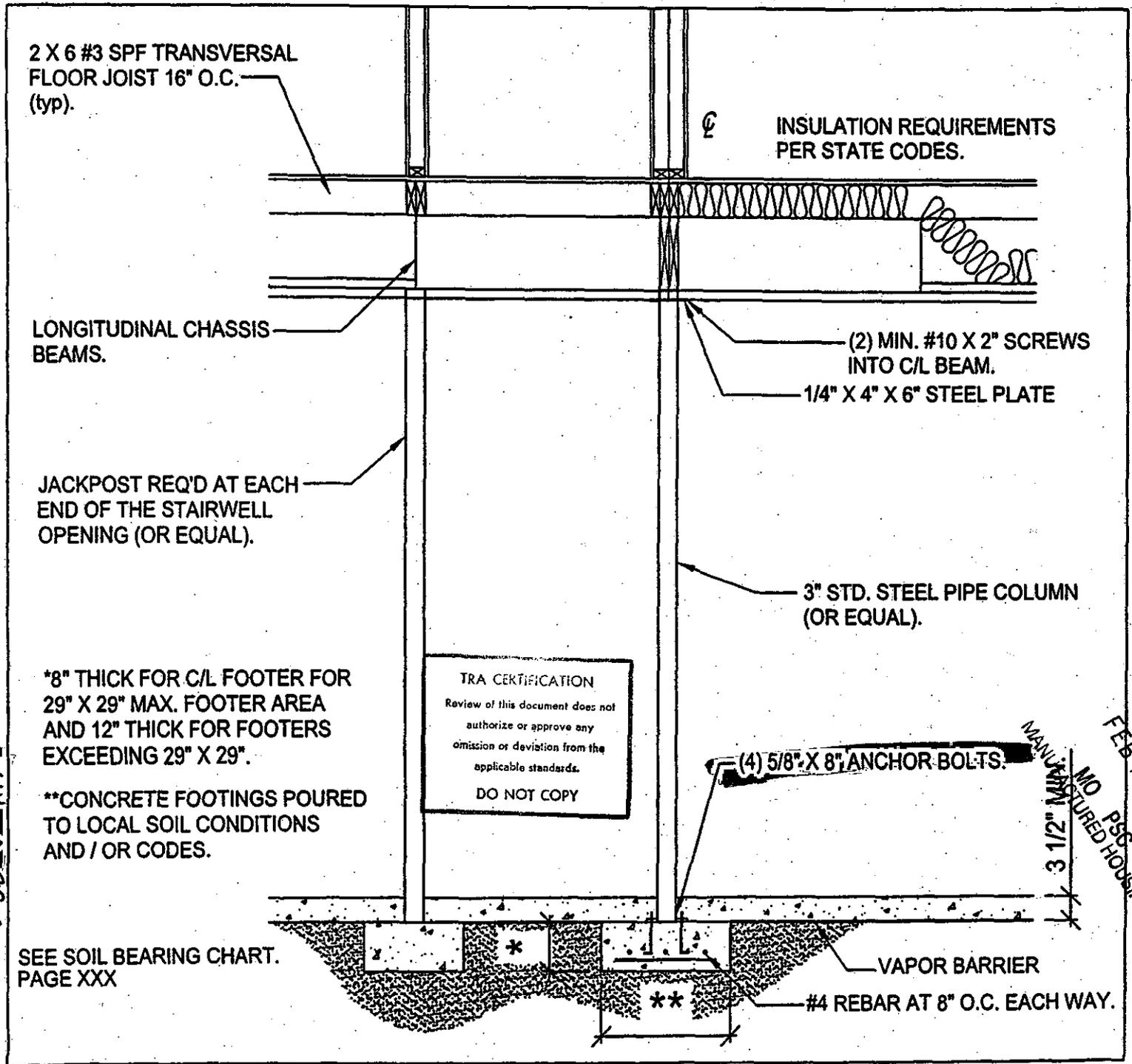


ALT. CONNECTION TO SILL

FOUR SEASONS HOUSING

DATE: 10/20/05
 DRAWN BY: HDS
 REV. 9:
 REV. DATE:
 PAGE NO. FN-220

Figure 5.0



15039

MANUFACTURED HOUSING
MO. R56
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SECTION 1 INTRODUCTION

1.1 ABOUT THIS MANUAL. This manual contains installation instructions for the set-up of your *FOUR SEASONS* optional hinged roof system (for 5/12 and greater roof pitches). This manual must be used in conjunction with the Modular Installation Manual. Careful adherence to this manual by the homeowner, an experienced set-up crew, and consultation with a registered, professional engineer in circumstances not covered by this manual, will ensure a safe and proper installation of your home.

1.2 SAFETY. ONLY SPECIALLY TRAINED CREWS SHOULD ATTEMPT TO INSTALL THE HOME. Installers should follow the instructions provided in this manual and the Modular Installation Manual as well as general safety procedures, as with any construction endeavor. Remember that the home weighs several tons. Without proper safety blocking and common sense, a rollover or collapse can **CAUSE SEVERE INJURY OR DEATH**. Always assume that all elements of the home are unstable until they are completely installed. Never place any portion of your body under the hinged portion of the roof until all safety blocking is in place. Never walk on the hinged portion of the roof until all members are fastened permanently in place. Never allow anyone under the home until all support blocking is safely in place. Check all safety equipment for defects before each and every installation.

SECTION 2 HINGED ROOF SET-UP

2.1 PREPARATION OF ROOF. One half of the home may be set with the roof in the shipping position. The other half must be raised prior to setting the home, it will be impossible to raise and secure the roof. Remove all shipping plastic from the roof and mawalls. The shipping plastic is held in place with strips of wood fastened with staples and/or nails. These must be removed from the decking and shingles. Any penetrations by staples and/or nails in the shingles must be filled with roofing cement. Remove the wide crown staples and secure the kingpost stub to the swingarm. At this point the roof is not secured in place and additional care must be taken to prevent **damage to the roofing system and/or bodily harm**.

2.2 RAISING THE ROOF. The roofing system weighs several hundred pounds and can cause severe bodily harm or death in the event of a collapse. Insure that no portion of your body is under the roof while it is being raised. Use jacks with a minimum working load of 800 (eight hundred) pounds. Place one jack at each end, within 2'-0" (two feet) of the endwall. Place additional jacks at 12'-0" (twelve foot) intervals. A 76'-0" home will require 7 (seven) jacks to lift the roof. A crane with at least 3 straps is an alternative method of lifting the roof, in place of jacks. Begin raising the roof in a smooth, even manner. To avoid injury and/or damage to the home *FOUR SEASONS* does not recommend that persons lift the roof by hand. Do not let a portion of the roof sag excessively. Once the roof has been raised to the proper height, swing the hinged supports into place and

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fasten the 2 x 3 center rail into the kingpost stub using 2 (two) #8 x 3" wood screws toe-screwed at each truss.

2.3 ROOF COVERINGS. A portion of the exterior roof coverings must be installed on site to insure uniformity and prevent any possibilities of roof leaks.

2.3.1 DRIP EDGE. The drip edge material (provided by *FOUR SEASONS*) must overlap the roofing paper at the rake by a minimum of 1" (one inch). The roofing paper must overlap the drip edge on the eaves by a minimum of 1" (one inch). Fasten the drip edge in place using galvanized roofing nails or staples at 24" O.C.

2.3.2 SHINGLES. A portion of the shingles (provided by *FOUR SEASONS*) must be installed and/or fastened on site due to interference with the hinged roof system. Shingles may need to be slid underneath an existing row of shingles or several courses of shingles may need to be installed depending upon the design of the hinged roof system. When shingles are slid underneath existing shingles, the fasteners on the existing shingles will have been placed in the upper portion for installation on site. Slide the shingles underneath the temporarily fastened shingles and then fasten according to the instructions given on the shingle packaging. Apply the shingles in the hinged area according to the shingle manufacturer's instructions.

2.3.3 ROOF RIDGE CAP. Follow the detail in Section 14.02.7 2004

2.4 PLUMBING VTR (VENT THROUGH ROOF)

2.4.1 VTR PIPE(S). Each vent pipe shall extend through its flashing and terminate vertically, undiminished in size, not less than 2" (two inches) above the top portion of the boot. Plumbing vents are minimum 3" ABS pipe. Vent openings shall not be less than 3'-0" (three feet) from any air intake that opens into habitable areas. Use a coupler and length of pipe (provided by *FOUR SEASONS*) to extend the vent through the roof cavity. Seal all pipe joints with ABS cement (provided by *FOUR SEASONS*).

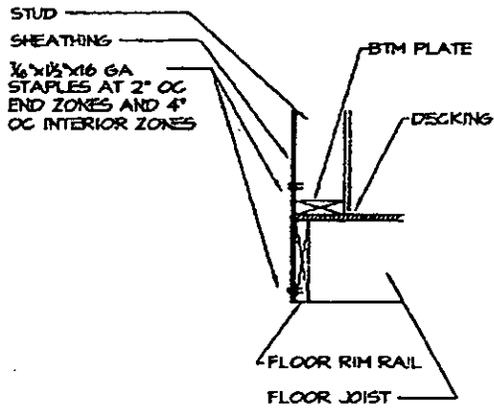
2.4.2 VTR BOOTS. Each VTR must have a boot (provided by *FOUR SEASONS*). Slide the boot under the shingles (if they have already been installed). The boot should be under the shingles up to the bottom 1/3 (minimum) of the flange and then on top of the shingles. Fasten the boot over the pipe with 10 (ten) galvanized roofing nails through the flange, one fastener in each dimple.

2.5 ROOF JACKS AND VENTS (FOR HEAT PRODUCING APPLIANCES). Vent openings shall not be less than 3'-0" (three feet) from any air intake that opens into habitable areas. Remove any metallic flue covers before continuing. Components shall be secured, assembled, and properly aligned

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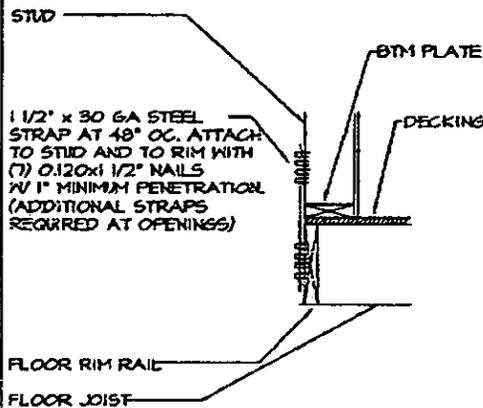
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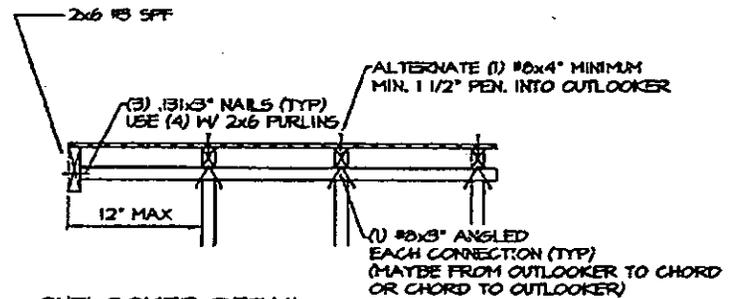


(A) UPLIFT RESISTANCE AT FLOOR

THIS DETAIL FOR USE WHEN LISTED EXTERIOR SIDING IS USED WITHOUT STRUCTURAL SHEATHING UNDERLAY. THIS DETAIL IS AN ALTERNATE TO DETAIL A.



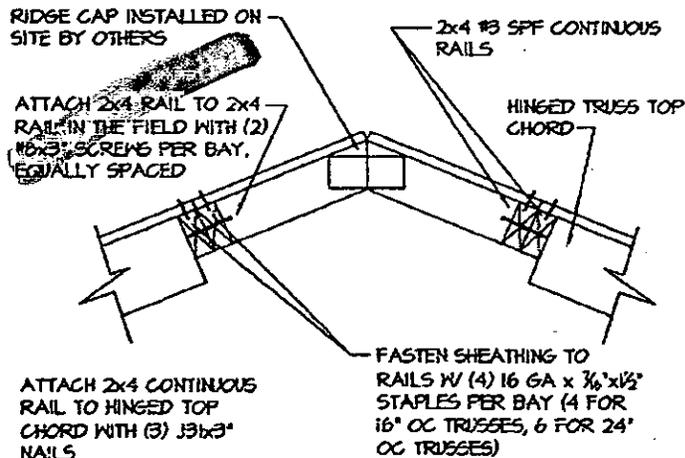
(B) UPLIFT RESISTANCE AT FLOOR (ALTERNATE)



OUTLOOKER DETAIL FOR USE AT GABLE OVERHANGS

OUTLOOKER SPACING:	ROOF LIVE LOAD	60 PSF	90 PSF
2x3 #2 SFF LAID FLAT	48" OC	N/A	N/A
2x4 #2 SFF LAID FLAT	48" OC	48" OC	30" OC
2x6 #2 SFF LAID FLAT	48" OC	48" OC	48" OC

(C) RAKE CONSTRUCTION



(A) ALTERNATE RIDGE CAP DETAIL

DESIGNED FOR 60 PSF
GSL WITH 24" OC
TRUSSES AND 90 PSF
GSL WITH 16" OC
TRUSSES AND 90 MPH
WIND, EXPOSURE C

Four Seasons Housing

1833 C.R. 2
Middlebury, VT 05750
Phone (574) 825-9999
Fax (574) 825-6115

Date: 10/20/05

Drwn. by: HDG

Rev #:

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Title
CONSTRUCTION DETAILS

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flush with the other. Any cuts made in the bottom board must be repaired per Section 8.1.

3.7.5.1.3 END WALLS. Fasten the end walls using #8 x 3" screws at 12" O.C.

LOCATION	FASTENER	SPACING
Perimeter Joist	5/16" x 3" Lag bolt w/ washer	48" O.C.
Ridge	3/8" x 5" Lag bolt @ 45 degrees	48" O.C. Zone 1
Endwalls	#8 x 3" screw	12" O.C.

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CLOSURE FASTENING SCHEDULE

3.7.5.2 CROSS-OVER CONNECTIONS. Connect water, furnace, sewer, gas, and electrical cross-overs. Section 7 describes the utility tests and procedures for connecting to site utilities. When making gas and water connections, make note of the flow. Some of the sewer lines may have to be installed on site. Be sure to use an adequate slope of 1/4" per ft. when installing drain lines. Support drain lines at 48" O.C.

3.7.5.3 EXTERIOR FINISHING. Remove all of the shipping materials from the end walls. The starter strip and the channels for the siding are already installed. Install the vinyl siding sections by inter-locking the s-strips. Fasten the siding on a stud using corrosion resistant fasteners that penetrate at least 1" into the receiving member. Fasten the siding in the center of the slots to allow for expansion. Do not install the siding tight against the channels. Allow 1/4" gap to prevent buckling. Remove all shipping materials from the roof. Any visible holes left by the shipping material fasteners must be filled with roofing cement. See Figure 13.0 for Ridge Vent Installation.

3.7.5.4 INTERIOR FINISHING. All materials needed to finish off the interior of the home have been shipped with it. Some materials may have been shipped separately due to supply problems. Fill all gaps in the exterior walls with fiberglass or latex caulking. Staple or nail the trim in place. Colored putty can be used to fill nail and staple holes. Raw gypsum may have been shipped loose with the home and must be installed on site. These panels should be fastened to the wall and then completed, giving the home a more finished look. The carpet / linoleum seam should be finished by an experienced carpet / linoleum installer. The interior doors at the mating wall will need to be hung. Do not hang the doors until the home is set and level in its final position.

3.7.5.5 STAIRWELLS. It is not permissible to modify the floor, frame, or walls of your home to accommodate a stairwell. Typical stair details are included to aid you in the design and construction of your stairs. All local building codes must be considered when designing the stairs. See Figures 6.0 and 7.0 for typical stair details. All typical stair prints assume an 8'-0" wall height. Some

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Monday, March 27, 2006

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Catastrophic cyclones strike Callaway

**More than 100
tornadoes blazed
through the Midwest
late Sunday, leaving
cedars splintered,
buildings collapsed and
sending at least two
people from Callaway
County to the hospital.**

The cyclone count is expected to splinter the national record of tornadoes formed on a single March day - possibly doubling the previous record of 59 set in 1990. Although most of the local destruction was limited to snapped power lines and tree



Mother nature stormed through Callaway County late Sunday, leaving her mark on home and countryside. Along County Road 328, Lawrence and Joyce King survived the ordeal after their modular home shifted and split in half. (Contributed photo)

Appendix C

General Info
Contact Us
Home Delivery

Other Publications

News Tribune
California
Democrat

branches, select areas south of Fulton felt the storm's lashing.

New residents Lawrence and Joyce King were injured when their modular home was lifted off its foundation less than 10 miles southwest of Fulton. When emergency personnel entered the home at 3607 County Road 328 to rescue Joyce King, the house caved and tore in two.

"I didn't know what was happening until I heard the boards cracking and it started to come down," said Mike Shrout, assistant chief with Central Callaway Fire Protection District. "That was when I thought I was going to die. The house decided to start collapsing. It was a nail-biter for a minute."

Shrout, along with Callaway Ambulance personnel and a New Bloomfield Fire District member, was saved after the building remained intact long enough to pull the woman out.

When the storm hit after 1 a.m., the Kings were on their way to the basement, Shrout said. Joyce King was trapped under the wreckage when their home bowed to the storm and departed its foundation.

"We only found her head and foot sticking up through the debris when we arrived," Shrout said.

Shrout surmised that the Kings both suffered broken bones.

"It was amazing to me that with his injuries he was able to crawl out through the mud," said Shrout. "I was totally

impressed. "He was the only one who could get her help."

Shrout said the couple was taken to Callaway Community Hospital, but hospital staff did not confirm their status on Monday.

South of Fulton along Route C, Robert Giboney was shocked to see his year-old barn transported more than 75 feet to a new location - the pond, a neighbor's yard and in the nearby trees. The red metal lay twisted like discarded candy wrappers peaking up through the water.



About two miles south of Fulton along Route C, Robert Giboney's metal barn wound up pushed into his neighbor's pond. (Fulton Sun/Colin E. Suchland photo)

"It picked the whole thing up and took it," Giboney said. "It was a brand new barn and it's gone. But it left a tractor and a four-wheeler."

Nearby cedars were felled, their insides laid bare to reveal red wood, porch posts were swept away and lawn furniture adorned the bare tree branches.

"I've never seen anything like this before," said Giboney, unsure if he will be able to rebuild the structure. "It was a long night."

Charlie Ausfahl was asleep with his wife in his home off Silver Drive in Fulton when the wind tore a section of their roof off and sections of a blown-out window hit him.

"The Lord was taking care of us," Ausfahl said. "If (the wind) was a

little bit lower, it would have taken the whole house."

Along with debris from the house, a nearby barn, sheds and a grain grinder were scattered onto Highway 54 during the morning hours.

For most of the residents in Fulton, the lightening and thunder were the only indications that a storm was moving through the area.

"We were extremely fortunate that the storms went either to our west or to the south of us and across the state," said Fulton Police Chief Steve Myers. "We got some heavy rain at times and there was a circular cloud spotted south of Fulton, but we were fortunate."

Sue Craghead, a contact for the Callaway County Red Cross, said the organization is prepared to help the Kings once they leave the hospital. For additional information, call the Red Cross at (573) 642-3776.

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Missouri Public Service Commission Manufactured Housing & Modular Unit Program Inspection Request Form

Please print legibly or type.

CONSUMER INFORMATION (REQUIRED)	OFFICE USE ONLY
Name <i>Lawrence & Joyce King</i>	File Name
Address <i>3607 County Rd. 3280</i>	Inspector
City/State/Zip <i>Fulton MO 65251</i>	Date Filed
County <i>Callaway</i>	Received By
Work Phone <i>623 844-6024</i>	Date of Inquiry
Home Phone	HOME INFORMATION (REQUIRED)
Other Phone	<input checked="" type="checkbox"/> New or <input type="checkbox"/> Used <input type="checkbox"/> Single or <input type="checkbox"/> Multi-Section
MANUFACTURER INFORMATION (REQUIRED)	Set Up <input checked="" type="checkbox"/> Basement <input type="checkbox"/> Foundation <input type="checkbox"/> Piers
Name <i>Fair Housers</i>	Serial Number (REQUIRED)
Address	HUD Label Number
City/State/Zip	Model
DEALER INFORMATION (REQUIRED)	Date of Manufacture
Name	Date Home Delivered
Address	Has the home been moved from original location? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
City/State/Zip	Are you the first owner of the home? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
REASON FOR REQUEST (REQUIRED)	
List each concern separately. Do not write concerns in paragraph form.	
1.	
2.	
3.	
4.	
5.	
6.	
7.	
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9.	
10.	
11.	
12.	
13.	
14.	<i>Kimberly Jones PDA</i>
15.	
Attach additional sheets if necessary.	
Signature of Consumer (REQUIRED) <i>Lawrence King</i>	Date <i>7-14-06</i>
RETURN TO:	
Manufactured Housing & Modular Unit Program P.O. Box 360, Jefferson City, MO 65102	PHONE: 800-819-3180 FAX: 573-522-2509

Revised: August 6, 2003