Energy Codes 2009

Fleetwood Homes Of Oregon Manufacturing Center Tour 7-27-2009

FLEETWOOD

Welcome to Fleetwood Homes Of Oregon

- Fleetwood Homes of Oregon began producing homes at our facility in 1982, and has built over 30,000 homes for Northwest families in that time. We currently employ 89 people producing about 250 homes per year, but have employed as many as 700 people during peak times, and built as many as 2,300 homes annually.
- We build homes to meet two building codes:
  - In 1974 congress passed the Manufactured Home Safety and Standards Act, administered by HUD. This act created uniform building standards for the industry, and is referred to simply as the HUD Code. The large majority of our homes are built to this standard. Our tour and description of processes focus on these homes.
  - The RVIA Park Trailer standards. This is essentially a recreational vehicle designed for part time residency. They have become more common in resort areas in the last few years, but still represent less than 20% of our production.

FLEETWOOD

Energy Efficiency Standards

- The HUD Code divides the country into three thermal zones and requires that homes going into these zones be designed and built to meet specific overall U Values. Our market area falls into the northern third of the country, which is classified as Energy Zone 3 by the HUD Code. Homes placed in Zone 3 must have an overall U value of .079 or better. While these standards represented an improvement when they were implemented, they have not been updated for many years. Today's consumers demand a home that is designed and built for considerably better energy efficiency than these requirements. The industry, working with several interested parties, has done an excellent job of substantially exceeding these minimums.
- The NEEM Energy Star manufactured home must have an overall U value of .050. This represents an improvement of 40% compared to the HUD Code minimum standards for our area.
- The emergence of the Energy Star label as a consumer recognized “brand” for energy efficiency has been embraced by Manufactured Home producers in the Pacific Northwest. This brand recognition assures consumers that they are buying a home that incorporates today’s energy efficiency technology.

NEEM And Energy Star

- The Northwest Energy Efficiency Manufactured Home (NEEM) program is a consortium of state agencies, utilities and manufacturers. Working together, they have developed programs to help manufacturers build and market a high percentage of their homes to meet Energy Star, BAIHP, and NEEM guidelines.
- NEEM has developed quality control processes as an integral part of the program. Quality control standards cover in-plant practices and inspections, and are designed to involve all the partners in the NEEM process.
  - Plant Departmental Supervisors and Lead People sign off that the Energy Star requirements are properly completed at their line stations.
  - The plant Quality Assurance department audits the supervisory staff for compliance to the requirements.
  - Compliance to the HUD Code in Oregon is monitored by State in-plant inspectors (IPIA). These inspectors have been trained by NEEM to inspect Energy Star houses for compliance as part of their regular
  - NEEM does quarterly plant inspections that audit completed homes as well as plant processes.
- Installation conformance completes the cycle.
  - The NEEM standards for installation have been incorporated by the State of Oregon as part of their requirements for manufactured homes. Local building inspectors have been trained by NEEM to inspect home installations for conformance to NEEM requirements.
  - Every two years, NEEM hires third party inspectors to conduct real world performance tests on a random sample of sited Energy Star homes.