Ameren ILLINOIS

ENERGY EFFICIENCY PROGRAM

Available Residential Measures Guide (2026)

Specifications for Residential **Mobile Home Initiative** Measures

12-10-25

Contents

2026 Program Year Mobile Home Measures

Description: The intent of this document is to provide information regarding the energy savings measures that are part of the Mobile Home Initiative within the Ameren Illinois Residential Energy Efficiency Program to better guide Program Allies on their requirements. All incentivized measures are required to be installed by a registered Program Ally in good standing, actively participating in this channel, unless otherwise noted.

Items listed as *Allowed Materials* found in this document supersede information found in the Residential Field Guides (Health & Safety, Building Envelope, and HVAC) and are to be considered Program-approved for use with each measure. This document informs on allowed materials while the Residential Field Guides discuss installation procedures.

Throughout this document the term “Program” is utilized to conserve space, but the term directly represents the Ameren Illinois Energy Efficiency Program.

Acronyms possibly Utilized by this Document:

AFUE = Annual Fuel Utilization Efficiency
AMI = Average Median Income
APL = Approved Product List
ASHP = Air Source Heat Pump
ASTM = American Society for Testing Materials
BPM = Brushless Permanent Magnet
CAC = Central Air Conditioner
CFM50 = Cubic Feet per Minute @ 50 Pascals
CMU = Concreate Masonry Unit
DIM = Direct Install Measure(s)
DHP = Ductless Heat Pump
ECM = Electronically Commutated Motor
EER2 = Energy Efficiency Ratio
HE = Home Efficiency
HEIQ = Home Efficiency Income Qualified
HSPF2 = Heating Seasonal Performance Factor
HUD = Department of Housing and Urban Development
HVAC = Heating, Ventilation, and Air Conditioning
IRA = Inflation Reduction Act
IQ = Income Qualified
LED = Light Emitting Diode
MF = Multifamily
MHI = Mobile Homes Initiative
OBF = On-Bill Financing
PA = Program Ally
PH = Public Housing
PSC = Permanent Split Capacitor
PY = Program Year
RCM = Residential Collateral Measure
REEM = Residential Energy Efficiency Measure
SDS = Safety Data Sheet (formerly MSDS)
SEER2 = Seasonal Energy Efficiency Ratio
SPF = Spray Polyurethane Foam
UL = Underwriter’s Laboratories

REEM-26.4 Mobile Home Energy Efficiency Measures

Description: General requirements reminder:

- Customers must complete income verification by Program staff.
- Customers must have their primary heating fuel delivered by Ameren Illinois (except in the pursuit of Electrification projects); existing heating and cooling equipment data is required for all reservation requests and incentive payment requests. At the minimum, this includes manufacturer name, model number, age, capacity, and efficiency.
- Reservation Request applications are required for all measures along with written Program approval for reservations prior to work commencement and are subject to pre-work inspection by Program staff.
- Mobile and Manufactured Homes that have been placed upon full permanent foundations may not be suitable for this channel, please reach out to the Mobile Home team for guidance when they are encountered.
- **Multiple Incentive Note:** Units incentivized within this initiative cannot have been already financially incentivized or seek additional financial incentive within the Program (such as, but not limited to, the Midstream channel incentives). Each measure can only be incentivized once.

When specifying Building Envelope Measures for a project, keep the following requirements in mind:

- Review the Energy Audit Disclaimers form for site considerations that may disqualify the residence from certain building envelope measures.
- When an atmospherically drafted appliance (typically water heater of furnace, but also solid fuel or “ventless” appliances) is identified, its removal must be prioritized in the project’s scope of work. Please consult the measures below or your mobile home channel point of contact as needed.
- Mobile Homes does not utilize the crawl space (or skirting) insulation measure, nor rim joist insulation measure.

For further details regarding installation practices, techniques, and allowed materials please consult the Building Envelope Field Guide along with the Health & Safety Field Guide.

For details on how to reserve incentive funds using Program forms, request payment of incentive funds using Program forms, current measure availability, and current incentive amounts please go to **AmerenIllinoisSavings.com** or consult your Program point of contact.

REEM-26.4.1 – Air Sealing [Envelope and Duct]

Description: The Air Sealing measure provides incentive for the energy savings generated by reducing uncontrolled air leakage (infiltration/exfiltration) into and out of the residence by sealing gaps in the building envelope (attic, flooring or foundation, living space, etc.) and/or properly aligning the pressure boundary with the thermal boundary.

Initial Conditions: Heating fuel delivered by Ameren Illinois. No Health and Safety concerns that prohibit the use of a blower door for air infiltration testing; an initial single-point infiltration test depressurizing the home by 50 Pascals with results in CFM50 provided on Program paperwork.

Final Conditions: A CFM50 result that is numerically less than the initial test result; all exhaust equipment (kitchen, bath, dryer, etc.) venting terminated to the exterior of the home through R-7 or greater insulated ducting (vent terminations into the skirted space are not permitted); moisture source prevention steps have been taken; ASHRAE 62.2-2016 Standard has been followed for indoor air quality ventilation requirements.

Allowed Materials: A variety based upon installation location, intent, and safety; see the Building Envelope Field Guide.

Additional Considerations and Specifications: This measure requires Blower Door Testing (including ventilation testing) and Combustion Safety Testing. Primary target area will be the floor plane, underbelly duct work, followed by the underbelly barrier, and finally the main living area. Air sealing includes the following but is not limited to floor plumbing penetrations, chases, registers, vent boots, duct trunks, crossover and jumper ducts, plumbing stacks, wiring penetrations, attic accesses of any type, drop soffits, can lights, bath fans, fireplaces, fireplace chases, windows, doors, and bathtubs. Additionally, contaminant source control and ventilation for Indoor Air Quality must be addressed including but not limited to bulk water control, vapor control, local exhaust ventilation, and others.

Photos of installed Air Sealing measures should be taken prior to being covered by any insulation. These will aid with quality control-related questions from Program staff.

A minimum pressure of 30 Pascals must be achieved to utilize any “can’t reach 50” factor for a given blower door flow reading. If you cannot, please reach out to your Program point of contact for assistance.

REEM-26.4.2 – Attic Insulation [To-Capacity]

Description: The Attic Insulation measure provides incentive for the energy savings generated by increasing the insulation in a ceiling located beneath the residence's roof to reduce the rate of energy loss/heat transfer.

Initial Conditions: Heating fuel delivered by Ameren Illinois; existing insulation R-value of R-30 or less; ability to accept additional insulation that would increase thermal resistance of the area by R-20.

Final Conditions: Attic and any horizontal entry point (rare in mobile home) must have a minimum final thermal resistance of: R-30, for Pre-HUD residences, R-38 for Post-HUD residences, and R-49 for residences with vented roofs using Program approved materials. If R-49 is achievable in other instances an attempt to achieve it must be made.

Additional Considerations: The maximum cost-effective attic insulation final level is R-49. As noted in the final conditions for this measure, some attic areas will be able to accept more insulation than others. The goal for this measure is to achieve as close to an R-49 minimum and in many instances, you may need to fill the cavity to the maximum possible volume the construction of the home allows and calculate the final R-value based upon your attic insulation manufacturer’s product specifications and installation instructions.

Allowed Materials: Loose Fiberglass meeting ASTM C764, preformed polystyrene boards meeting ASTM C578, pre-formed polyurethane/ polyisocyanurate boards meeting ASTM C591, and Spray Polyurethane Foam (SPF); see the Building Envelope Field Guide for more information regarding more specifications for SPF and installation techniques of other insulation materials.

REEM-26.4.3 – Subfloor Insulation [Underbelly Insulation]

Description: The Subfloor Insulation measure provides incentive for the energy savings generated by increasing the insulation in the mobile home floor system to reduce the rate of energy loss/heat transfer.

Initial Conditions: Heating fuel delivered by Ameren Illinois; existing insulation is missing, damaged, compressed, displaced or below R-30; the cavity must have the ability to accept additional insulation.

Final Conditions: The installed cavity insulation must achieve thermal resistance of R-30 or greater using Program approved materials and methods.

Additional Considerations: The subfloor must be made ready to accept and properly hold additional insulation in a manner to last for at least 20 years. Plumbing leaks must be addressed, ductwork deficiencies must be addressed, pest intrusion must be considered, and the lower underbelly wrap and bottom boards must be made whole prior to insulating the cavity.

Allowed Materials: Packed Fiberglass meeting ASTM C764, preformed polystyrene boards meeting ASTM C578, preformed polyurethane/polyisocyanurate boards meeting ASTM C591, and Spray Polyurethane Foam; see the Building Envelope Field Guide for more information regarding specifications for SPF and installation techniques of other insulation materials.

REEM-26.4.4 – Continuous Exhaust Ventilation

Description: The Continuous Exhaust Ventilation measure provides incentive for the energy savings generated by installing an ENERGY STAR© certified high efficiency exhaust fan versus one that is not ENERGY STAR© certified when fulfilling the ASHRAE ventilation standards.

Initial Conditions: Electricity delivered by Ameren Illinois; Residence must require continuous mechanical ventilation as indicated by ASHRAE 62.2-2016 for a project including Building Envelope Measures.

Final Conditions: The installed exhaust-only fan must be ENERGY STAR© certified and meet all ASHRAE 62.2-2016 requirements. Fan must be properly terminated to the exterior (not the attic or within skirted area) with a damper termination and ducting insulated to R-7 minimum as necessary.

Additional Notes: This measure exists to capture savings when installation of new exhaust ventilation is necessary to meet ASHRAE 62.2-2016 ventilation standards but is not required. It is of more importance to meet the ventilation standards through the most cost-effective strategy for a particular project. The Program incentivizes like with like (lighted/nonlighted) replacement and non-lighted if no existing unit was present.

REEM-26.4.5 – Smart Thermostat

Description: The Smart Thermostat measure provides incentive for the energy savings generated from installing an advanced thermostat with the ability to adapt to the occupant's needs.

Initial Conditions: The primary heating fuel for the residence must be delivered by Ameren Illinois to a residential account (GS1 or DS1) to a permanent appliance not already controlled by a smart thermostat.

Final Conditions: Installed smart thermostat is ENERGY STAR© certified or the current Program's Approved Product list for Smart Thermostats.

Additional Considerations: Limit of one unit per account. There are many methods to receive an incentivized smart thermostat with the Ameren Illinois Energy Efficiency Program. Even if a unit does not appear to be installed our database may indicate that the customer has already taken advantage of a smart thermostat incentive and is not eligible for another.

REEM-26.4.6 – Heat Pump Water Heater (Energy Star)

Description: The Heat Pump Water Heater measure provides incentive for the energy savings generated from installing an ENERGY STAR© certified heat pump water heater.

Initial Conditions: Electricity delivered by Ameren Illinois. The primary source of domestic hot water to the dwelling unit must be an electric resistance storage water heater.

Initial Conditions (Electrification): Electricity delivered by Ameren Illinois. The primary source of domestic hot water to the dwelling unit must be a propane fueled storage water heater.

Final Conditions: New Installed (per manufacturer's instructions unless superseded by Program guidelines) operable Heat Pump Water Heater and is ENERGY STAR© certified; installation includes all associated items for change-out including but is not limited to: thermal expansion tank, condensate removal, electric, accommodations for unrestricted airflow space, removal of old equipment, fasteners, screws, brackets, and hangers.

REEM-26.4.7 – Tankless Water Heater

Description: The Tankless Water Heater measure provides incentive for the replacement of an existing natural gas water heater when combustion safety action levels indicate that replacement of the existing water heater is necessary. This measure requires the use of an ENERGY STAR certified tankless water heater to maximize savings and cost effectives on the project.

Initial Conditions: Unit fuel source delivered by Ameren Illinois. The primary source of domestic hot water to the dwelling unit must have been identified with having a combustion safety concern with no other cost-effective solution.

Final Conditions: New Installed (per manufacturer's instructions unless superseded by Program guidelines) operable, direct vent (sealed combustion) Tankless Water Heater that is ENERGY STAR© certified; installation includes all associated items for change-out including but is not limited to: plumbing system adaptation, condensate removal, electric, exhaust and intake combustion sourced from outside, flush service valve kit, removal of old equipment, fasteners, screws, brackets, and hangers.

REEM-26.4.8 - Natural Gas Furnace 95% AFUE

Description: The Natural Gas Furnace measure provides incentive for the energy savings generated by the installation of a new, high efficiency forced-air natural gas furnace that is replacing an existing lower efficiency forced-air natural gas furnace that is still in service.

Initial Conditions: Verifiably operable natural gas, forced-air furnace with fuel delivered by Ameren Illinois that is 18 years or greater.

Final Conditions: New Installed (per manufacturer's instructions unless superseded by Program guidelines), operable natural gas fueled forced-air furnace with a high-efficiency Brushless Permanent Magnet (BPM) blower motor and a minimum efficiency rating of 95% AFUE as proven by AHRI; installation includes all associated items for change-out including but not limited to: re-work of filter cabinet, filter slot cover, air handler, properly sized blower and motor, venting of products of combustion, intake of combustion air from outside the home, condensate removal, electric, gas piping, gas pipe sediment trap, removal of old equipment, fasteners, screws, brackets, and hangers.

Additional Considerations: Additional work on damaged floor systems and plenum sealing must be done during installation, additional measures are available to itemize these efforts. Refrigerant coil integrity must be maintained after installation through reinstallation of existing hardware or replacement.

REEM-26.4.9 – Heat Restoration Natural Gas Furnace 95% AFUE

Description: The Heat Restoration Natural Gas Furnace measure provides incentive for the energy savings generated by the installation of a new, high efficiency forced-air natural gas furnace that is replacing a verifiably inoperable forced-air natural gas furnace that is not readily reparable.

Initial Conditions: Inoperable natural gas, forced-air furnace with fuel delivered by Ameren Illinois that is 8 years old or greater; cost to repair is greater then $1,000.

Final Conditions: New Installed (per manufacturer's instructions unless superseded by Program guidelines), operable natural gas fueled forced-air furnace with a high-efficiency Brushless Permanent Magnet (BPM) blower motor and a minimum efficiency rating of 95% AFUE as proven by AHRI; installation includes all associated items for change-out including but not limited to: re-work of filter cabinet, filter slot cover, air handler, properly sized blower and motor, venting of products of combustion, intake of combustion air from outside the home, condensate removal, electric, gas piping, gas pipe sediment trap, removal of old equipment, fasteners, screws, brackets, and hangers.

Additional Considerations: Additional work on damaged floor systems and plenum sealing must be done during installation, additional measures are available to itemize these efforts. Refrigerant coil integrity must be maintained after installation through reinstallation of existing hardware or replacement.

REEM-26.4.10 - Air Source Heat Pump SEER2 14 or greater

Description: The Air Source Heat Pump measure provides incentive for the energy savings generated by the installation of a new, high efficiency air source heat pump that is replacing either an existing lower efficiency air source heat pump, that is replacing permanent appliance electric resistance, or replacing a propane gas forced air furnace (in the instance of electrification) as the primary heating method, all existing equipment must still be in service.

Initial Conditions (if ASHP): Electricity delivered by Ameren Illinois; Existing, verifiably operable ASHP with a SEER of 10.0 or less as determined by Preston's Guide, not type "CB" match.

Initial Conditions (if Electric Resistance Heating): Electricity delivered by Ameren Illinois; existing, verifiably operable electric resistance heating (forced-air furnace or baseboard).

Initial Conditions (Electrification): Electricity delivered by Ameren Illinois; existing propane gas furnace.

Final Conditions: New installed (per manufacturer's instructions unless superseded by Program guidelines), operable ASHP with minimum efficiency ratings of 14 SEER2 and 8.1 HSPF2 as proven by AHRI installation includes all associated items for change-out including but not limited to: re-work of supply plenum, rework of filter cabinet, filter slot cover, properly sized blower and motor, replacement of line set (or flush), pad, refrigerant, disconnect, condensate removal, electric, recovery of old refrigerant, removal of old equipment, fasteners, screws, brackets, and hangers.

Final Conditions (Electrification): New installed (per manufacturer's instructions unless superseded by Program guidelines), operable ASHP with minimum efficiency ratings of 14 SEER2 and 8.1 HSPF2 as proven by AHRI. The unit must be sized according to ACCA Manual J and ACCA Manual S with load calculation software documentation provided accompanying Program paperwork; installation includes all associated items for change-out including but not limited to: re-work of supply plenum, re-work of filter cabinet, filter slot cover, properly sized blower and motor, replacement of line set (or flush), pad, refrigerant, disconnect, condensate removal, electric, recovery of old refrigerant, removal of old equipment, fasteners, screws, brackets, and hangers.

Additional Considerations: Additional work on damaged floor systems and plenum sealing must be done during installation, additional measures are available to itemize these efforts. Additional measures exist to compensate for increased refrigerant costs and cold-climate accreditation.

REEM-26.4.11 – Induction Cooktop with Electric Oven

Description: The Induction Cooktop measure is utilized within our home electrification effort to incentivize a cooktop that electromagnetic energy to directly heat compatible cookware, turning the pot or pan itself into the heat source, resulting in energy efficient cooking, and precise temperature control, with the cooktop surface staying relatively cool, making it safer and easier to clean than traditional stovetops.

Initial Conditions: Electricity delivered by Ameren Illinois; existing, operable propane gas cooktop with oven; part of an "Electrification" project being conducted on site.

Final Conditions: New Installed (per manufacturer's instructions unless superseded by Program guidelines) powered and operable, induction cooktop with electric oven.

Additional Considerations: Please ensure cookware compatibility and inform customers of cookware selection needs.

REEM-26.4.12 – Heat Pump Clothing Dryer

Description: The Heat Pump Clothing Dryer is a measure used within our home electrification effort to incentivize an energy-efficient, ventless clothes dryer that uses heat

pump technology to recycle warm air, extracting moisture from clothes without releasing it outside.

Initial Conditions: Electricity delivered by Ameren Illinois; existing, operable propane gas fueled clothing dryer; part of an "Electrification" project being conducted on site.

Final Conditions: New Installed (per manufacturer's instructions unless superseded by Program guidelines) powered and operable, Heat Pump Clothing dryer that is ENERGY STAR® certified.

RCM-26.4 Mobile Home Collateral Measures

Description: Collateral measures are any service or product that is required in order to document or install a related, necessary energy efficiency measure on a project; leaving the residence and its intended occupants as safe as reasonably possible. These are also measures that may work in coordination with an energy efficiency measure and improve its savings ability.

- **Codes and Permitting:** The Program assumes that the incentivized Program Ally has ensured all state and local codes have been followed along with any permitting and code compliance inspections.
- **Multiple Incentive Note:** Units incentivized within this initiative cannot have been already financially incentivized or seek additional financial incentive within the Program (such as, but not limited to, the midstream channel incentives); each measure can only be incentivized once.

RCM-26.4.1 – Infiltration Testing

Description: The Infiltration Testing measure was developed to provide requirements around the use of blower door testing to aid in determining air sealing savings, identify target areas for infiltration reduction, and aid in establishing adequate indoor air quality.

Measure Scope: Includes the set up for conditions to conduct a single-point infiltration test as per ANSI/BPI-1200-S-2017*, 10.2 Evaluate the air-leakage of the building enclosure, as determined by a blower door test*; measurements shall be pre-work, post-work, and at any additional time specified by another measure description or other program needs; esults to be recorded on program approved, and provided documentsr.

Additional Considerations: This measure would only be utilized to determine if a project qualifies for energy efficiency work or to establish savings gathered from energy efficiency work.

RCM-26.4.2 – Combustion Safety Testing

Description: The purpose of the Combustion Safety Testing measure is to ensure fuel-burning appliances (furnaces, water heaters, etc.) operate safely by verifying they properly vent dangerous byproducts, primarily carbon monoxide (CO), out of the home, preventing poisoning, identifying fuel leaks, and checking for efficiency and proper airflow, to avoid trapping deadly gases indoors.

Measure Scope: Includes set up and evaluation of combustion appliances and the systems that deliver fuels within the residence according to ANSI/BPI-1200-S-2017, *7.0 Combustion Appliance and Fuel Distribution System Inspection*; Measurement to include

pre-work, post-work, any day in which the pressure boundary or fuel delivery systems have been modified, and at any additional time specified by another measure description and other program needs; results to be recorded on program approved, and provided documents.

Additional Considerations: Emergency situations to be handled according to the *Fuel Distribution Inspection Procedure,* immediate repair by Program Ally on site, or by contacting emergency services, as appropriate. Emergency situations must be communicated to the Program as promptly and safely as possible.

RCM-26.4.3 – Vapor Barrier [Mobile Home Ground Barrer]

Description: The Vapor Barrier [Mobile Home Ground Barrier] measure provides for the reduction of moisture vapor and other soil gases within the crawl space area mobile that is located over open soil to reduce organic growth and protect the structure

Initial Conditions: Building Envelope energy efficiency measures being performed on site; located beneath enclosed (skirted) crawl space, open soil exposure (any amount not covered by concrete or asphalt).

Final Conditions: New installed opaque vapor retarder of no greater that 0.1 perm, material meets ASTM E1745 puncture standard, seams overlapped a minimum of 12”; material installed up walls, piers, and penetrations a minimum of 6”; all joins and seams sealed with appropriate adhesive tape.

Additional Considerations: Existing, intact vapor barrier may be left in place if it has been determined by the Program to meet the need; new vapor barrier material may be added and attached to existing in-tact vapor barrier where possible; care must be taken to avoid puncture if unmovable objects existing beneath the mobile home.

RCM-26.4.4 – Vent Exhaust Fan Outside [Exhaust Venting to Exterior]

Description: The Vent Exhaust Fan Outside is a measure designed to provide incentive towards properly venting a variety of appliances that exhaust air.

Measure Scope: This covers the venting of bathroom exhaust fans, kitchen exhaust fans, and clothing dryer exhausts where the ducting travels through unconditioned spaces; flexible and rigid ducting allowed; all connections sealed with mastic or appropriate tapes.

Final Conditions: Exhaust equipment vented to exterior through sealed ductwork insulated to R-7 (minimum) to a dampered (not louvered) exterior termination (not within skirted area or attic).

Additional Considerations: If there is an existing, functional damper (even if louvered) installed, it may be utilized as determined by Program Management. If there is existing, in-tact ducting, it must be insulated to R-7 (minimum).

RCM-26.4.5 – Ductwork [Improvements]

Description: The Ductwork measure addresses air leakage in the duct distribution system of manufactured/mobile homes, which is one of the most significant air leakage and energy loss pathways. The measure focuses on sealing duct boots, connections, seams, and penetrations.

Initial Conditions: Heating Fuel delivered by Ameren Illinois; other Building Envelope energy efficiency measures being performed on site; supply registers, when pressure

tested (typically with a pressure pan) during a depressurizing infiltration test at 50Pa of pressure (with a blower door), reveal a result of 3 Pa of pressure or greater differential with reference the residence; pre-work photos of identified duct defects (duct and duct boot disconnections, unsealed seams, end caps, holes, and others) and test setup are required; pressure pan readings recorded on program documentation.

Final Conditions: All identified duct defects (see initial conditions) are mechanically secured and sealed using approved materials to provide for duct continuity; supply registers, when pressure tested (typically with a pressure pan) during a depressurization test at 50Pa of pressure (with a blower door) must achieve a differential of less than 3 Pa of pressure with reference the residence; post work photos documenting repairs; pressure pan readings recorded on program documentation.

Additional Considerations: Manufactured home duct systems are commonly located in the underbelly and are especially prone to leakage at floor boots, crossover connections, and end caps; repairs must not compress or damage adjacent floor insulation or restrict airflow. When basic pressure pan testing cannot be performed due to register size or open shape, alternative methods may be used to temporarily seal common register (e.g., duct masking tapes, kitchen cling wraps, cardboard overlays with tape, and painter's tape), the testing hose can puncture it to measure within the duct to gather results. All temporary materials must be fully removed after testing.

Allowed materials: All materials used within this measure must be UL-181 rated.

Additional Note: This measure always accompanies and must be completed when the Air Sealing measure is specified on a project.

RCM-26.4.6 – Non-HUD Health & Safety Water Heater

Description: This water heater measure is designed to allow for the replacement of a documentable, unsafe gas-fired water heater with an electric one to allow an energy efficiency project to occur.

Initial Conditions: Other Building Envelope energy efficiency measures being performed on site; identified health and/or safety concern (such as venting and make up air) on an existing gas-fueled storage tank water heater that is not Department of Housing and Urban Development approved for manufactured home installation or use.

Final Conditions: New installed (per manufacturer's instructions unless superseded by Program guidelines), operable electric resistance storage tank water heater; customers must be informed in writing by Program Ally that an electric resistance tank is more costly than other forms of water heating; removal and disposal of replaced water heating unit; customers must be informed, in writing, that an electric resistance tank is more costly than other water heating appliances.

Additional Considerations: Program Ally must ensure wiring and electrical panel is compatible with this solution.

RCM-26.4.7 – Water Heater Closet Door

Description: The Water Heater Closet Door measure is designed to remediate (through repair or replacement) a defective or damaged exterior appliance access door. This is intended to aid in aligning the building envelope and considering combustion appliance safety needs.

Initial Conditions: Existing exterior utility closet door is damaged, deteriorated, missing, warped, improperly sized, or non-solid panel; door lacks functional weatherstripping or threshold; visible air gaps, water intrusion, or pest intrusion present; door does not latch or close securely; penetrations are unsealed; pressure and thermal boundary between conditioned space and exterior is compromised; existing appliance configuration may not meet HUD or combustion air requirements.

Final Conditions: New solid-panel exterior utility closet door is securely installed, properly aligned, and fully operable; door closes, latches, and locks tightly with continuous weatherstripping to threshold contact; all penetrations are air-sealed; code-compliant combustion air inlets are installed and unobstructed; water heater within the closet is HUD-approved and non-atmospherically vented; utility equipment remains accessible, safe, and serviceable.

Additional Considerations: Door installation must not obstruct required combustion air pathways, ventilation openings, or service clearances for mechanical equipment; Program Ally must verify appliance type and approval status prior to door installation, all appliances within the utility closet must be directly vented and comply with HUD mobile home standards, manufacturer installation instructions, applicable codes, and program requirements; Atmospherically vented appliances are not permitted to remain in sealed utility closets under any circumstances; Any unsafe appliance conditions or structural deficiencies discovered must be documented and corrected before measure completion.