

INSPECTION GUIDELINES FOR MANUFACTURED HOMES

FOUNDATION (any of the following methods):

- ▶ Concrete Pier Footings Round – these must be protected from frost (typically 36"). For piers spaced 8'-10' apart, runner should be 18" diameter.
- ▶ Concrete Pier Footings, Runners – Must be protected from frost (typically 36"). For piers spaced 8' apart, footing must be 24" wide, unless soil bearing capacity can be determined to be more than 1,500 lbs. per square foot.
- ▶ Main Beam Piers – Generally within 2' from each end, and spaced 8' – 10' apart. A single stack concrete block pier capacity is 8,000 lbs., up to 36". Piers higher than 36' require double blocks, interlocked. No mortar required for piers less than 80" high. Cap blocks must be full size (16 x 16 pier required 16 x 16 cap block).
- ▶ Support Pier Set – Generally openings in side wall and marriage wall 4' or larger require piers; includes patio doors, double gang windows, certain doors with side lights. Some manufacturers require piers for all entry doors.
- ▶ Full Foundation – Plan and specifications required. Verify that all imposed structural loads are properly supported.

ANCHORING (any of the following types)

- Auger and Strap Type:
 - Within 2' of the end of the home
 - Full depth
 - Below frost line
 - Above water table
 - Stabilizing plates required (unless auger is in-line with strap)
 - Strap attached to top of I-Beam; completely wraps beam 20 to 45 degrees.
 - NOT embedded in concrete footing.
- Alternative systems – Vector systems, OTI system. Any stamped engineered or alternative system approved by the manufacturer. Must be approved by Manufacturers and their DAPIA.
 - Maximum Anchor Spacing (auger type) – 11' unless a greater spacing is required by the manufacturer's specifications.

If manufacturer installation instructions are not available all set up requirement shall go through NCSBCS/ANSI A225.1-1994.

- All homes without skirting – Frost depth 48".
 - All concrete compression strength of 3,000 lbs. per square inch.
- Any modification to the building frame – must be approved by either the manufacturer or a Professional Engineer.
- Electrical Service Equipment – as per the National Electric Code (see article 550, section 550.32) and power company requirements.

INSPECTION SCHEDULE

1. Foundation (prior to placement of footings)
2. Concrete slab or under floor (prior to pouring concrete)
3. Anchorage (after installed and anchored)
4. Service Equipment – Electrical, Plumbing, Mechanical
(Electric service inspection is included in fee price. Power will not be supplied until service inspection is approved.)
5. Frame (any work performed in field)
6. Means of egress (Decks & Porches)
7. Final (prior to occupancy)

THIS COMPLETED FORM MUST BE TURNED IN WITH PLANS

NOTICE: ELECTRICAL SERVICE INSPECTIONS FOR ALL MANUFACTURED, MODULAR OR MOBILE HOMES WILL NOT BE PROVIDED UNTIL FINAL INSPECTION OF SUCH STRUCTURES IS CONDUCTED.

In accordance with Pennsylvania's Manufactured Housing Improvement Act, installers of new manufactured homes must provide a Manufactured Housing Installer Certification from the Department of Community and Economic Development prior to the issuance of a Certificate of Occupancy.

If you have any questions regarding the installation of either your new or used manufactured home, please call us before you act. You may be able to save time, money, and ensure your family's safety.

Frequently Asked Questions

Does successful completion of an approved training course make me a certified installer?

NO. Successful completion of an approved training course only qualifies a person to apply for certification as an installer. Trained installers must complete the Manufactured Home Installer Application, with the required fee for yearly certification.

If I only complete only part of the installation, such as block and level, should I submit a Certificate of Compliance form for just the work I performed?

NO. A Certificate of Compliance form attests to: support, stabilization and assembly of the manufactured home. Attempts to limit the certification will not be recognized. Whoever signs the form is certifying all three elements of installation, regardless of notations on the form.

Will my Pennsylvania Installer Certification be recognized in other states?

Maybe; The only way to be sure is to contact the individual states, or HUD. You can call HUD toll free at: 1-800-927-2891

Will Pennsylvania accept my installer license or certification from another state?

NO. The variation of state programs makes this impractical.

Are there different rules or requirements for installing a new manufactured home in a community or other rented lots?

NO. New manufactured homes are required to be installed consistent with the manufacturers approved installation instructions, without exception.

What are the requirements for the installation of used manufactured homes?

Used manufactured home installation is not specifically addressed in state law. Installing a used home consistent with the manufacturers approved installation instructions, is generally acceptable to the local code official. If those instructions are not available, a generic suggestive installation standard is available upon request at housingstandards@state.pa.us

Can a home be installed in a manner not specifically addressed by the manufacturer?

NO. The manufacturer must provide instructions for the installation. Designs prepared by professional engineers or registered architects may not be utilized in place of the manufacturers instructions.

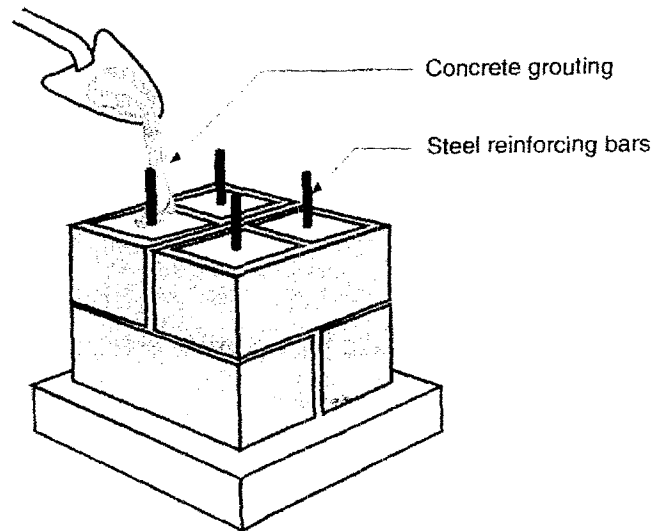
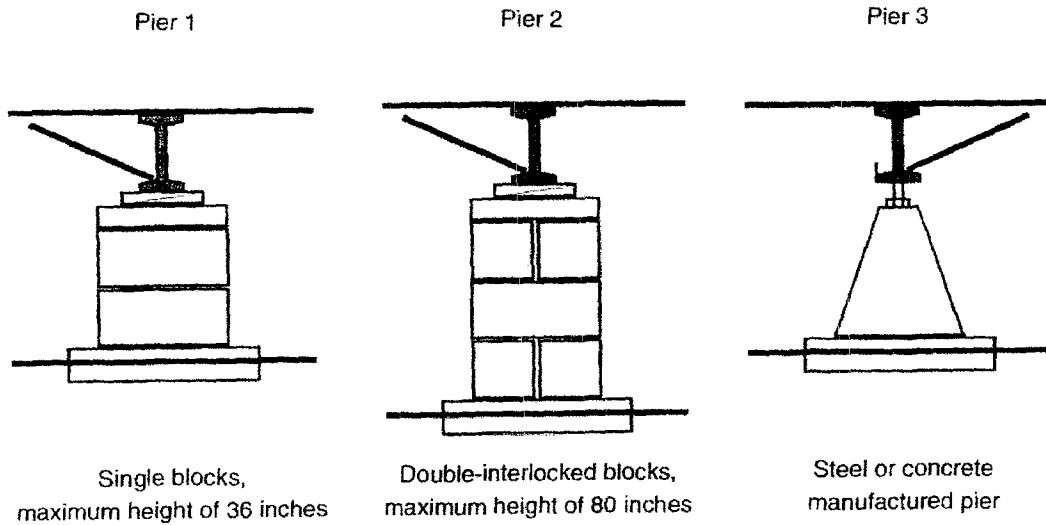
What about floating slabs?

All foundations must be protected from frost heave; therefore a floating slab foundation is unacceptable.

Can an addition or deck be attached to a home?

Not without approval from the home manufacturer. Typically, all additions, decks, etc. must be free standing from the home, and constructed in accordance with local building codes.

MANUFACTURED HOME FOOTING AND PIER INSTALLATIONS

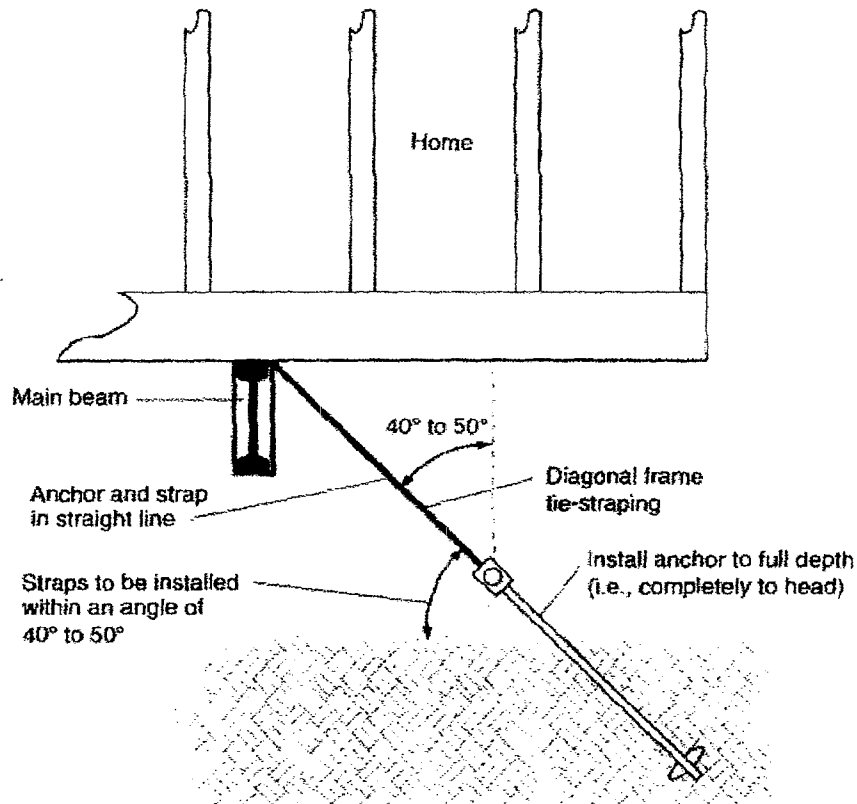


For piers exceeding 80 inches in height, the concrete blocks should be filled with concrete grouting and steel reinforcing bars should be utilized.

Figure 4-1 -- Typical footing and pier installation

MANUFACTURED HOME ALIGNMENT OF STRAPS AND ANCHORS

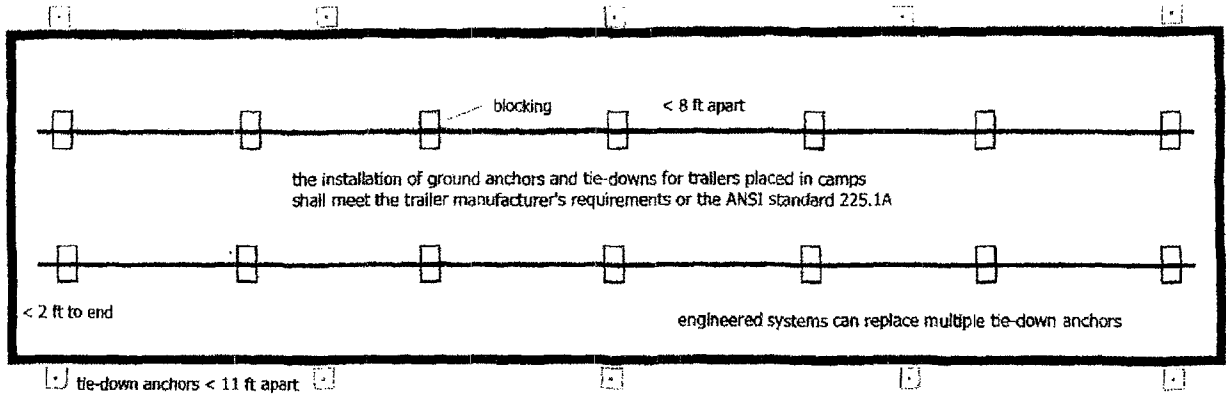
Diagonal ties



Note --

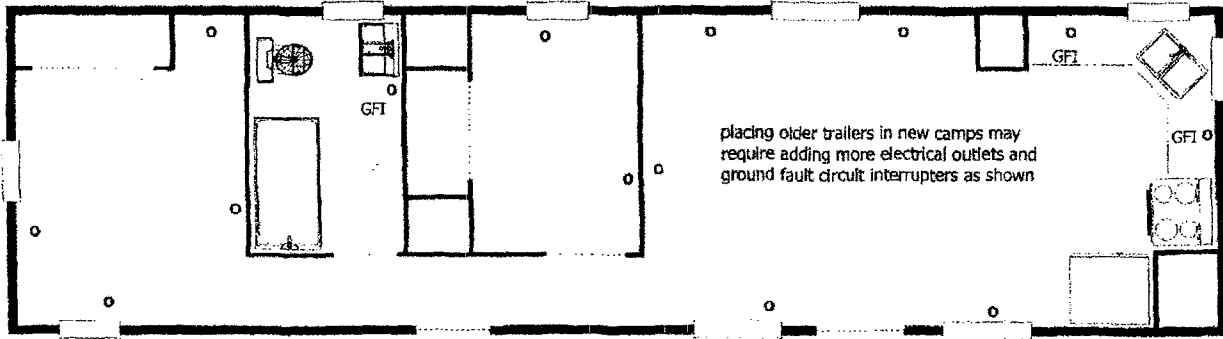
1. All anchoring parts must be certified to a 4,725-pound capacity.
2. The ground anchors must be sized in accordance with the direction of the load and the type of soil.
3. The ground anchors' augers must be installed below the frost line.
4. Ground anchors may be installed vertically if either a 10-inch x 18-inch (at a minimum) concrete collar or an approved metal stabilizing device is installed.

MANUFACTURED HOME FLOOR PLANS



ABS pads can be used instead of concrete pads, runners or piers [skirting required]

Sample Plan of 12 ft X 46 ft Trailer,
drawn to scale 1/4 inch = 1 foot
room dimensions and window sizes on a separate page



Stairs and Landings

STAIRS

- ▶ The **maximum** riser height shall be $7\frac{3}{4}$ inches.
- ▶ The largest riser in any flight of stairs shall not exceed the smallest by any more than $\frac{3}{8}$ of an inch.
- ▶ The **minimum** tread depth shall be 10 inches.
- ▶ The largest tread depth shall not exceed the smallest by any more than $\frac{3}{8}$ of an inch.
- ▶ **Handrails** shall be provided on at least one side of a stairway containing **four or more** stairs.
- ▶ Handrail height shall be measured vertically, from the tread nosing (the front edge of the stair). It shall be no lower than 34 inches and no higher than 38 inches.
- ▶ There shall be a floor or landing at the top or bottom of each stairway.
- ▶ The width of a landing shall not be less than the stairway it serves.
- ▶ Every landing shall have a minimum dimension of 36 inches, measured in the direction of travel.