

Used Manufactured Housing Information Sheet **Based on NCSBCS/ANSI A225.1-1994 Standard**

Site Preparation

- The site must be cleared of all organic material and have proper drainage to prevent water build-up under the home. Surrounding grade should slope at least 6" in 10'.

Foundations

- Frost protection is required for all foundation systems. (36" in Zone 5/42" in Zone 6)
- Footings must be 24" square or 24" in diameter.
- Footing placement is 2' in from either end or every 8' maximum.
- Footings may consist of precast or poured-in-place concrete, pads, slabs, or ribbons.
- Piers may be of concrete block or listed/labeled manufactured piers.
- Pier less than 36' may be constructed of single concrete blocks, long sides at right angles to the supported I beams. All piers between 36" and 80" high and all corner piers over 3 blocks high will be double concrete blocks at right angles to the previous layer..
- Cap Hollow Block Piers with solid blocks (minimum 4" thick). Use hardwood shims in pairs.
- Perimeter block under openings larger than 4' (frost protected).
- The home must be secured against wind with either anchor augers (spaced 11" apart maximum and below frost) or with a proprietary anchoring system installed to MFG specifications.

Skirting

- Skirting (if used) must be made of materials suitable for ground contact. It must be vented and allow access to the under floor area per the manufacturer's installation. All skirting must be recessed behind the siding or trim.

Stairs and Landings

- Exterior stairways exposed to weather or wood in contact with the ground or concrete, must be made from an approved wood of natural resistance to decay or pressure treated wood.
- A landing with dimensions at least 36" in each direction is required at each door.
- Minimum width of stairs: 36", Maximum rise is 8 1/4", minimum tread depth is 9" nose to nose. The maximum vertical opening between treads is 4". Maximum variation between the largest and the smallest riser or tread shall not exceed 3/8". Stair treads must have a nosing not less than 3/4" nor more than 1 1/4".
- All stairs with four or more risers must have at least one continuous handrail the full length of the stairs. Handrails are required on the open side or sides. Handrails must be 34" to 38" above the nosing of treads.
- Guardrails are required at landings, decks, or stairs that exceed 30" above grade. Minimum guardrail height is 36".

- Spacing of spindles must be placed such that a 4" sphere cannot pass between them.

Decks Porches and Additions

- Decks, porches and additions must be self supporting. They shall not be attached to the manufactured home for support. They may be connected by flashing materials for weather integrity.
- Rules for stairs and railings are listed above.
- All awnings must be free standing and anchored, with support columns.

Electric, Plumbing and Mechanicals

- Electric pedestal and pole services must be within 30 feet of the home.
- Drain lines must slope at least 1/4" fall per foot of run or 1/8" fall per foot if a clean-out is installed at the upper end of the run.
- Supports for drain lines must be no further than 4' apart.
- Exposed sections of water supply piping must be protected from freezing. Heat tapes must be UL Listed.
- A certification for potable water is required for new wells.
- Clothes dryer vents, air conditioning condensation drains and combustion air inlets must pass through the skirting to the outside.
- In doublewide models, all crossover heat ducts must be supported and shall not come in contact with the ground.
- All "belly paper" must be repaired and intact.

Final Inspection

- All plumbing, heating and electrical systems must be functioning.
- A smoke detector shall be installed on any wall in the hallway communicating with each bedroom area between the living area and the first bedroom door.
- All stairs and landings for egress must be completed.

A final inspection and Certificate of Occupancy is required prior to occupying the home.