

Answers to questions commonly asked in setting up Manufactured Homes

Please note, these are BASIC guidelines.

Go online to: codes.ohio.gov/oac/4781.6 for more detailed rules, regulations, and diagrams.

A total of 3 inspections will be completed on your home which consist of a FOOTER inspection, ELECTRIC inspection, and a FINAL inspection. PLEASE NOTE: You are not permitted to occupy your home until a FINAL inspection has been completed and a seal of occupancy has been placed inside your home.

Site preparation:

- Home must be set minimum of 5 feet away from any structure.
- Home must be at least 5 feet from property lines.
- Must be free of any overhead power lines within 10 feet of home.
- Site must be graded or otherwise prepared to ensure adequate drainage away from home. If home is near a sloped area where water run-off may occur, the site shall be provided with drains or swales or otherwise graded to drain water away from structure.

Footers: This is either an open-hole inspection of forms and reinforcement, if required, or an inspection to determine if re-use of existing foundation is appropriate for the home being installed. Call for the footer inspection **BEFORE** placing or pouring concrete

- ABS pads may be used minimum size of 24"x 24" (rough side facing upward)
- Vegetation must be removed from underneath footers, including ABS pads.
- Poured concrete footers must be a minimum of 6 inches thick and 2 ft wide with no rough edging.
- 6 mil plastic must be placed underneath entire length and width of home with exception you provide ventilation for 1 sq ft for every 150 sq feet of living space.
- Individual piers must be stacked within 2 feet of the ends of the home and every eight feet unless specified otherwise by manufactures manual.
- Blocking must run perpendicular to the I-beams.
- Blocking on piers may be single stacked (holes facing upward) if pier is no more than 36" high.
- If pier is 37" high but no more than 67" high, piers must be double blocked (holes facing upward) and each layer of blocking alternated.
- All corner piers that are over 3 blocks high must be double stacked (holes facing upward) and each layer of blocking alternated.
- Caps on top of piers can be:
 - 4-inch solid concrete
 - 2-inch solid hardwood
 - If using treated lumber for caps, 6 mil plastic or roofing felt must be placed between the cap and the I-beams to prevent corrosion.
 - ½-inch steel plate
 - ALL caps must cover entire length and width of top of pier.
 - Shims measuring 4" x 6" X 1" may be used, if needed.

- Must use 2 shims going opposite direction to create a flat surface.
- Fill gap material may be used above the caps when needed. (can use maximum of 3 inches of wood for filler gap material.)
- Outriggers must be installed on each side of exterior door openings.
- If a block perimeter wall is installed, a 2-inch layer of stone or gravel must be placed below or laid on top of the 6-mil plastic

Double Wide Homes:

- Above rules for piers and outriggers applies to double wide homes.
- On a double wide home, footers must be dug, or abs pads must be in place to accommodate piers for marriage line.

Tie downs:

- Tie downs must be placed within 2 feet of the corners of the home and every eight feet unless specified otherwise by manufactures manual.
- Anchor head must be installed flush with the ground and must use stabilizer plates with each anchor.
- Straps must be installed at a 30 — 45-degree angle.
- Strap hook must hook to top inner side of beam, wrap strap around beam, bring strap to anchor from top of beam, then strap wraps around the anchor bolt at least 3-5 wraps with no tail.

Oliver or Minute Man anchoring system may be used.

- If using on single wide, you must also use tie downs on all 4 corners of the home within two feet from end of home.

Sewer

- Plumbing pipe must be used to install sewer lines.
- All white or all black pipe must be used, cannot mix colors. If you must mix, you cannot glue black and white plumbing pipe together, you must use a rubber boot to make connections.
- You must maintain a 1/4" inch drop for every foot of pipe unless you are using a clean out. If using a clean out, you may maintain an 1/8" drop for every foot.
- Plumbing straps must be used to secure pipe. They should be placed every 4 feet.

Water

- Water lines must be thermally protected by using insulation or heat tape.
 - A shut off valve must be accessible within 3 feet of the point where the water supply enters the perimeter of the home or emerges from underground.

Dryer Duct:

- Dryer duct must extend to outside perimeter of home using metal duct. Plastic and thin foil duct is prohibited.

Condensation lines:

- All condensation lines must extend to outside perimeter of home.

Crossover Duct (Double Wide homes only)

- Duct work must be supported off ground using straps or other approved means. Duct work is prohibited to lie directly on ground.

Underbelly of home:

- Underbelly must be intact. All rips, holes and tears must be repaired and sealed.

Electric:

- Disconnect must be within 30 feet and within sight of home.
- A 4 (four) wire system required for feeders.
- 4/0 aluminum conductors required for 200-amp service.
- Use no-ox on all aluminum connections.
- Need 2 ground rods at service disconnect, spaced 6 feet apart, tied together with #4 copper.
- Feeders must be in electrical conduit at 18" depth underground from disconnect to subpanel in home.
- Once under home, conduit does not have to be buried underground BUT wire must still be in conduit until it reaches subpanel.
- Ground wire in subpanel must terminate on ground bar with bare copper grounds, NOT on neutral bar.
- If installing a double wide home, make sure both halves are bonded together.
- Close up extra knock out holes in disconnect.

Underpinning/skirting

- Underpinning/skirting is required on ALL homes unless footers are below frost line which is 30" depth.
- Skirting shall be of weather resistant material.
- Access opening minimum of 18" x 24" and minimum 3 sq feet in area shall be provided and shall be located so that any utility connections located under the home are accessible.
- Ventilation is required under home.
- Vented underpinning may be used as well as solid underpinning.
- Solid underpinning/skirting requires at least 1 vent placed within 3 feet of the end of home with vents placed on long side of the home (not the ends) giving a total of 4 vents to be installed.

Landings:

- All porches/landings must be free standing. They cannot be supported to the home.
- Landings must be placed at each exterior door. o Must be at least 3' x 3'.
- Must be within 8-1/4" of top of threshold. Handrails:
- Must have handrails if porches/decks are 30" above finished grade.
- Handrails must be 36 inches in height.
- Handrails are only required on one side of stairs.
- Handrails require spindles or ornamental closures which do not allow the passage of a sphere of at least 4".

Air Conditioning:

- Air conditioning units require a service disconnect at the unit.

Gutters (not required)

- If installed, gutters must be extended at least 18" away from home.

Final Inspection:

- Inspector will check outside perimeter of home and underneath home.
- Inspector will be required to enter home.
- Will check to make sure smoke detectors are placed properly in home and in working order.
- Homes built before Sept. 2002 requires at least 2 working smoke detectors in home. ■ Homes built after Sept. 2002 shall have interconnecting smoke detectors, with battery backup, In each bedroom and at least one in the common area.
- Will check for water leaks under sinks and make sure water is working in bathrooms and kitchen.
- Will check to make sure there are 2 safe ways out of the home with no obstructions.
- Will check electrical outlets, lights, ceiling fans, and permanent heating making sure all is in working order.

Inspector will need to gather information from a data sheet which is placed in your home, usually found in master bedroom closet or under sink or in cabinets in kitchen. It is the size of a regular sheet of paper with pertinent information regarding the Manufacturer, date of manufacture, serial and HUD numbers. It also will have a couple of small map outlines of the United States that gives zone information. Please do not remove this data sheet. It contains valuable information you may need later.

Once Inspector has approved home for occupancy, a seal will be placed on the inside the electrical panel door. Your home is now ready for occupancy.

Thank you for giving OCIB the opportunity to serve you. We wish you the best with your home.