

Data Plate Information

Wind Zone I

(Wind Zone II and III are more stringent)

South Roof Load Zone

(Middle and North Zones are more stringent)

Comfort Heating UO Zone 3 (ZONES 1 & 2 ARE LESS STRINGENT AND NOT ACCEPTABLE)

Serial Number

(If "AC" is part of serial number, look for additional inspection requirements)

Model Number

Name of DAPIA (Same DAPIA indicated in installation manual)

Manufacturers Certification Label Number(s) Cross-reference these number(s) from data plate to the labels on the home.

The below information is a typical guideline provided by the manufacturers. Please refer to installation manuals.

Installation Manual: Each Page and addendum pages must bear the DAPIA approval stamp. Also acceptable is the DAPIA stamp on the Table of Contents Page indicating all pages listed have been reviewed and approved. Cross reference the DAPIA approving the designs with the DAPIA listed on the data plate.

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. These areas will be identified with tags, paint or decals. Some manufacturers reinforce floor which eliminates these piers, in this case, a label adjacent to the data plate will be provided

Main-Beam Piers: generally within 2' from each end, and spaced $\approx 8'$ apart. A single stack concrete block pier capacity is 8,000 #, less than 36" high. Piers 36" and higher require double blocks, interlocked. No mortar required for piers less than 67" high. Piers over 67" typically require engineered designs (check designs). Pressure treated lumber or concrete cap blocks must be full size (cover the entire top of the pier). Hard wood shims in pairs. Pressure treated wood spacers, nominal 2" thick are permitted.

Corner piers to be double-blocked.

Concrete Pier Footings, round: Must be protected from frost (typically below frost line). For piers spaced $\approx 8'$ apart, footings should be 24-28" diameter, unless soil bearing capacity can be determined to be more than 1,500 lbs per square foot.

Anchoring, Auger and Strap type:

- Within 2' of the end of the home
- Full depth
- Below frost line & above water table
- Strap protected from sharp edges of main beam.
- Stabilizing plates required (unless auger is in-line with the strap)
- Strap attached to top of I-Beam, completely wraps beam, $\approx 20^\circ$ - 45°
- Not embedded in concrete footing.

Anchoring alternate systems: Vector system, Xi2, OTI System, Minute Man Lateral Bracing System: manufacturer & DAPIA approved. See instructions for each system including the need for ground anchors.

Anchoring, Vertical tie downs: Certain manufacturers provide vertical tie down straps along marriage wall or side walls on certain models. These tie downs must be attached to ground augers and be adjacent to piers. These vertical tie downs, if present are required regardless of anchoring system used.

Assembly:

- Joints between sections must be treated to limit air infiltration.
- All gaps must be shimmed and fastener length increased.
- Floor to floor, wall to wall and roof to roof fastening varies. Typically wood screws 16" to 24" o.c., lags 36" o.c. staggered. Roof may be strapped.

Miscellaneous

Electrical:

Cross-over connections must not be exposed under the home.

Bonding wire (#8 bare copper wire) attaches to each chassis of sectional homes

Flash rings required for exterior lights if fixture profile does not match junction box profile.

Plumbing:

Water supply cross-over connections must be inside the floor cavity to prevent freezing.

DWV lines, supported from home every 4', sloped 1/4" per foot, uniform grade,

Drain line drip pan drain: Must be extended to the exterior of the foundation or skirting.

Exterior:

- All shipping plastic must be removed.
- Vinyl siding overlap $\approx 1"$ to $1\frac{1}{2}"$
- Shingles at roof cap require underlayment.
- Bottom board material must be sound, any holes need patched.

Systems Testing

All manufacturers require the testing of the Plumbing system, DWV System, Fuel Gas system, Electrical System. Installation manuals provide details.

Fire place chimney: 3' above roof where it passes, 2' above any roof area within a 10' radius. Combustion air inlet must extend to exterior of foundation or skirting.

Skirting installation: Must not take the vinyl siding out of compliance. Follow approved designs.

Site grading: Grade around perimeter of the home, 6" downgrade within 10' from perimeter. No depressions under home.

Ground Moisture Vapor Retarder: Required under the home.

- Overlapping joints – 12"
- Seal joints with mastic.
- Weighted down.
- All tears repaired.

Installation Checklist: Manufacturers require the installer to complete the installation checklist, located in the back of the installation manuals. (Should be provided with permit application)

Cutting, altering, removing the frame (chassis) is not permitted.

Certificate of Compliance must be completed by a PA Certified Installer. Forwarded to DCED, Code Official and Homeowner by the installer.

Introduction

Applicability and organization of this guide

Scope

This guide covers the installation of typical relocated manufactured homes throughout the Commonwealth of Pennsylvania when the original manufacturer's installation instructions are not available. These instructions are intended to be used on private land as well as land-leased communities.

The construction of all manufactured homes after June 1976 have been regulated by the U.S. Department of Housing and Urban Development (HUD) as authorized by the National Manufactured Home Construction and Safety Standards Act of 1974 (42 U.S.C. 5401). This guide is not intended for homes that predate the Manufactured Home Construction and Safety Standards or for industrialized "modular" homes.

This guide is not to be used for the initial installation of new manufactured homes. The manufacturers' approved installation designs must be utilized for all new manufactured homes.

Types of manufactured homes covered by this guideline

The homes covered under this guide are manufactured homes compliant with the HUD Manufactured Home Construction and Safety Standards, as set forth in 24 CFR Part 3280, 3282 and 3283 and were manufactured after June 15, 1976.

The provisions of this guide are intended to apply to typical manufactured homes (single-section and multisection) for use as a single-family dwelling. Unusual designs and configurations may require special considerations not addressed in this guide.

The enclosed details pertain to the installation of a "manufactured home" as defined as a structure, transportable in one or more sections, which, in the traveling mode is eight body feet or more in width or 40 body feet or more in length, or when erected on site, is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities and includes the plumbing, heating, air-conditioning and electrical systems contained therein.

Installation details, such as, soil bearing capacity, frost protection, site grading and utility connections must comply with the local municipal requirements and the Pennsylvania Uniform Construction Code.

Applicability

This guide is designed to be utilized by installers as well as local authorities having jurisdiction and responsibility for building code enforcement. It is intended to apply to new or existing manufactured home sites.

Should any unusual circumstances occur, consult with the local authority having jurisdiction to ensure proper installation. The services of a Pennsylvania registered design professional may be required to ensure proper installation.

Safety

Manufactured homes weigh several tons. Use caution and plenty of temporary blocking to support the home during installation. No one should be permitted under the home unless it is completely supported. For additional information on residential construction safety visit: www.osha.gov

Permitting

Local permitting and inspection requirements apply. Building permits are required prior to the start of installation. Contact the local municipality or designated agency for the building permit and to schedule necessary inspections and to obtain a certificate of occupancy. To obtain a certificate of occupancy or other similar approval from the local building code official, a Pennsylvania certified manufactured home installer will be required to certify the installation of the manufactured home to the building code official on a form provided by DCED along with the completed Installation Checklist found at the back of this booklet. Additionally, the permit applicant or his agent will be required to determine if the relocated manufactured home complies with the Pennsylvania Habitability Guidelines for Relocated Manufactured Homes.

Site Accessibility

Before attempting to move a manufactured home, ensure that the transportation equipment and home can be routed to the installation site. Special transportation permits may be required.

Encroachments and Setback Requirements

Local laws regarding encroachments in streets, yards and courts shall be observed. Permissible setback distances and fire separation requirements from property lines and public roads and other structures shall be met.

Flood Plain Areas

Special elevation and anchoring requirements are required when placing a manufactured home in a flood plain. Refer to "Protecting Manufactured Homes from Floods and Other Hazards" FEMA P-85, Second Edition/Nov. 2009.

Definitions

Certified Installer Is a person trained and certified by the Pennsylvania Department of Community and Economic Development to perform on-site completion and installation of manufactured homes.

Data Plate An information sheet located in the home that identifies the manufacturer, serial number and the wind, roof and climatic zones for which the home was constructed.

DCED The Pennsylvania Department of Community and Economic Development.

Must Indicates a mandatory requirement.

Shall Indicates a mandatory requirement.

Should Indicates a recommendation that is strongly advised but not mandatory