

## **Minimum Requirements For Permanent Foundations:**

These requirements apply to the construction of permanent foundations necessary to convert mobile homes/manufactured homes to real property.

- A. The exterior footing must be at least sixteen inches wide by six inches thick (16" x 6") of continuous poured concrete around the perimeter of the mobile home/manufactured home, with two (2) continuous number four (½") rebar.
- B. Supporting piers or jacks must be no more than six feet (6') between centers and must be installed in compliance with State regulations relating to the installation of mobile homes interior. Footings must be constructed of:
  - 1. Continuous runners constructed of poured-in-place concrete, not less than sixteen inches (16") wide by six inches (6") thick, with two (2) number four (½") rebar.
  - 2. Perimeter enclosure must be constructed of concrete or masonry block grouted solid with one number four horizontal rebar, continuous tied to number four rebar verticals placed in the footing four feet (4') on center, or other system of equal or better standard as approved by the Building Department.
- C. The tie-down anchors and cable security must be no more than ten feet (10') between centers on the outside footings, and one must be installed at each end of the inside footings.
- D. The foundation must support all load points recommended by the manufacturer of the mobile homes/manufactured homes.
- E. All wood used in the crawlspace for blocking must be decay resistant.
- F. A crawlspace between the bottom floor structure of the mobile home/manufactured home and the footing pad must be at least twenty-four inches (24") in height. Access to the crawlspace must be an opening which is minimum of eighteen inches by twenty four inches (18" x 24") or larger. The opening may have a cover provided and may be closed when not in use. Pipes, ducts and other obstructions, other than structural materials, must not interfere with access to or within the space below the floor. Crawlspaces and other spaces below floors must be ventilated by an approved mechanical means or by openings in the exterior foundation walls, which are of sufficient size and in proper locations to comply with all applicable building codes.
- G. In addition to the requirements of subsections A to F of this section, inclusive, the foundation plan and perimeter enclosure of a new mobile home must be approved by the manufacturer's warranty.
- H. All design specifications and plans produced pursuant to this section must incorporate good engineering standards and construction design, and must be approved by local authorities and the manufacturer as required by law or regulation.