

## **Manufactured Home Installation**

### **Homeowner Checklist**

1. Footing Inspection-Linn County will inspect depth and width of footings on installation of manufactured homes. Inspection conducted when excavation is complete and prior to concrete being poured. Call at least 24 hr. in advance.
2. Concrete slab/under floor inspection-This inspection is to be made after all in slab or under floor service equipment is installed such as conduit, piping, etc. This inspection may be conducted at the same time as the footing inspection if the service equipment is in place. This inspection is also conducted before cement is poured.
3. Anchorage inspection-To be made after the manufactured home is installed and anchored.
4. Final inspection-To be conducted after all grading is completed and the perimeter enclosure is complete and all vents and the crawl space hole is complete.

**Remember, it is the responsibility of the permit holder to make sure that inspections are correctly requested and completed.**

**Linn County is not liable for expenses entailed in the removal or replacement of any material required to allow inspection.**

**For inspections call:  
Linn County Planning and Zoning Office  
(913)795-2422**

## **12.06 ADDITIONAL LOT REQUIREMENTS**

The width of the required side yard shall be measured horizontally, at ninety degrees with the side lot from the nearest point of the side lot line toward the nearest part of the main building. Under no circumstances shall the side yard distance be less than required by the district.

## **12.07 PRIOR RECORDED PLATS**

Platted lots of record in the Register of Deeds Office in Linn County, Kansas, prior to the adoption of these regulations may be used for any purpose permitted in the district in which it is located, provided however, that no residential building permits shall be issued for construction on a lot or a group of lots that does not provide minimum area requirements unless the proposed location of the building is approved by the Board of Zoning Appeals.

## **12.08 MANUFACTURED HOME STANDARD-(1)**

All manufactured homes, as defined in Article 2 of this Zoning Regulation, shall comply with the following standards when placed in any zoning district other than “MHP” Manufactured Home Park District.”

1. The manufactured home shall be installed in accordance with Appendix C of the C.A.B.O. One and Two Family Dwelling Code.
2. A continuous, permanent masonry foundation or masonry curtain wall, unpierced except for required ventilation and access; shall be installed under the perimeter of the home.
3. At each exit door there shall be a landing that is a minimum of three (3) feet by three (3) feet which is constructed to meet the requirements of the CAB-One & Two Family Dwelling Code.
4. All manufactured home running gear, tongues, axles, and wheels must be removed from the site at the time of installation of the home on the lot.
5. Any addition to a manufactured home shall comply with all construction requirements of the CAB-One & Two Family Dwelling Code and all applicable standards specified in the Federal Manufactured Homes Construction and Safety Standards, otherwise known as the HUD Code.
6. Required permits shall be obtained for all work related placement of manufactured homes.

## Chapter 2 BUILDING PLANNING

### SECTION R-201—DESIGN CRITERIA

#### R-201.1 Design

**R-201.2 Climatic criteria:** Roof live loads may be obtained from building codes or ASCE 7 and are usually based on tributary loaded areas. Roof snow loads, wind loads, seismic conditions, termite infestation probability, weathering probability and decay probability may be found in Appendix A.

The weathering index from the weathering probability map in Appendix A is the product of the average annual number of freezing cycle days and the annual winter rainfall in inches. It is used as a basis to indicate a need to increase the cement content or use of air-entrainment agents in concrete and, in masonry construction, the use of a higher grade of masonry.

Guidelines for frost line depths are shown in Figure No. 201.2 This figure should only be used when existing conditions are unknown, as frost penetration is dependent upon soil conditions and elevations. In many areas of the United States, this depth may vary up to 18 inches within a two to three mile area.

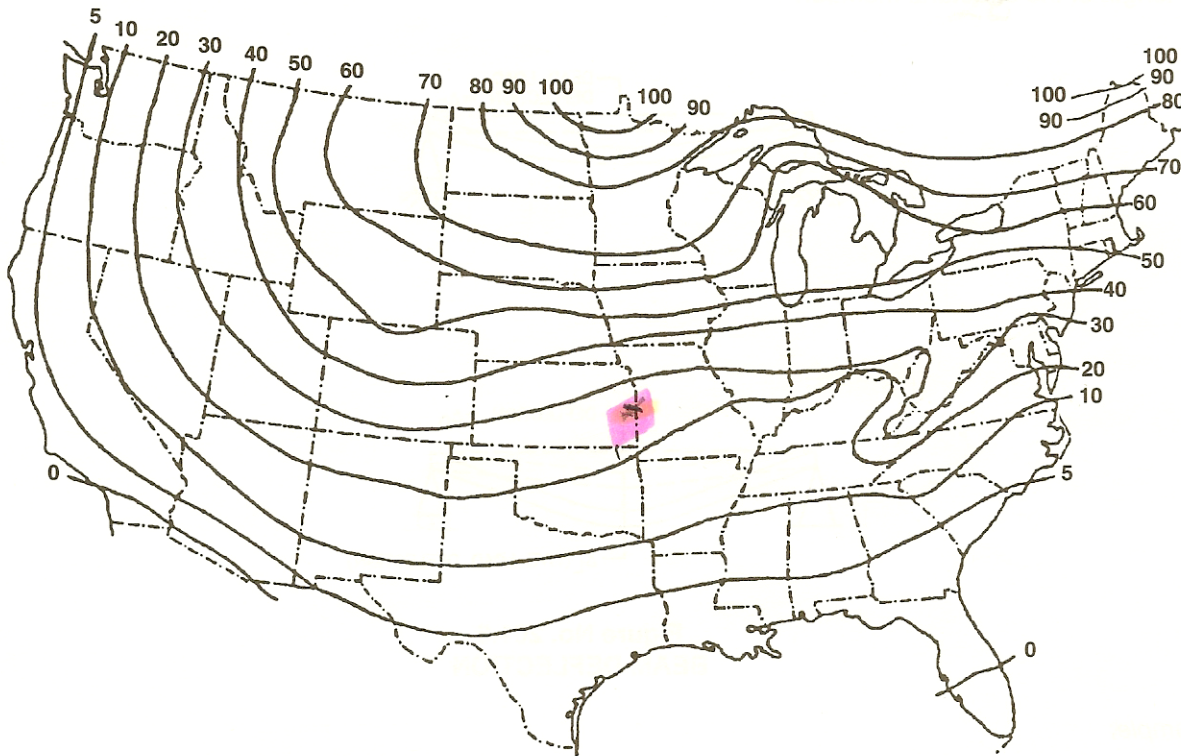


Figure No. 201.2  
AVERAGE ANNUAL FROST PENETRATION

## APPENDIX C

### Section C-101—Scope

These provisions shall be applicable only to a manufactured home used as a single dwelling unit installed on privately owned (non-rental) lots and shall apply to the following:

1. Construction, alteration and repair of any foundation system which is necessary to provide for the installation of a manufactured home unit.
2. Construction, installation addition alteration, repair or maintenance of the building service equipment which is necessary for connecting manufactured homes to water, fuel or power supplies and sewage systems.
3. Alterations, additions or repairs to existing manufactured homes. The construction, alteration, moving demolition, repair and use of accessory buildings and structures and their building service equipment shall comply with the requirements of the codes adopted by this jurisdiction.

These provisions shall not be applicable to the design and construction of manufactured homes nor shall they be deemed to authorize either modifications or additions to manufactured homes where otherwise prohibited.

### Section C-102—Application to Existing Manufactured Homes and Building Service Equipment

**C-102.1—General.** Manufactured homes and their building service equipment to which additions, alterations or repairs are made shall comply with all the requirements of these provisions for new facilities except as specifically provided in this section.

**C-102.2---Additions, Alterations or Repairs.** Additions made to a manufactured home shall conform to one of the following:

1. Be certified under the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. Section 5-101 ct seq.)
2. Be designed and constructed to conform with the applicable provisions of the National Manufactured Housing Construction and Safety Standards Act pf 1974 (42 U.S.C. Section 5401. ct seq.)
3. Be designed and constructed in conformance with the codes adopted by this jurisdiction.

Additions shall be structurally separated from the manufactured home.

**EXCEPTION:** A structural need not be provided when structural calculations are provided to justify the omission of such separation.

Alterations or repairs may be made to any manufactured home or to its building service equipment without requiring the existing manufactured home or its building service equipment to comply with all the requirements of these provisions provided the alteration or repair conforms to that required for new construction and provided further that no hazard to life health or safety will be created by such additions, alterations or repairs.

Alterations or repairs to an existing manufactured home which are nonstructural and do not adversely affect any structural member or any part of the building or structure having required fire protection may be made with materials equivalent to those of which the manufactured home structure is constructed. Subject to approval by the authority having jurisdiction.

**EXCEPTION:** The installation or replacement of glass shall be as required for new installations. Minor additions, alterations and repairs to existing building service equipment installations may be made in accordance with the codes in effect at the time the original installation was made, subject to approval of the authority having jurisdiction, and provided such additions, alterations, and repairs will not cause the existing building service equipment to become unsafe, unsanitary or overloaded.

**C-102.3—Existing Installations.** Building service equipment lawfully in existence at the time of the adoption of the applicable codes may have their use, maintenance or repair continued if the use, maintenance or repair is in accordance with the original design and no hazard to life, health or property has been created by such building service equipment.

**C-102.4—Existing Occupancy.** Manufactured homes which are in existence at the time of the adoption of these provisions may have their existing use or occupancy contained if such use or occupancy was legal at the time of the adoption of these provisions, provided such continued use is not dangerous to life, health and safety. The use or occupancy of any existing manufactured home shall not be changed unless evidence satisfactory to the authority having jurisdiction is provided to show compliance with all applicable provisions of the codes adopted by this jurisdiction. Upon any change in use or occupancy, the manufactured home shall cease to be classified as such within the intent of these provisions.

**C-102.5—Maintenance.** All manufactured homes and their building service equipment, existing and new, and all parts thereof shall be maintained in a safe and sanitary condition. All devices or safeguards which are required by applicable codes or by the Manufactured Home Standards shall be maintained in conformance with the code or standard under which it was installed. The owner or his designated agent shall be responsible for the maintenance of manufactured homes, accessory buildings, structures and their building service equipment. To determine

compliance with this subsection, the authority having jurisdiction may cause any manufactured home, accessory building or structure to be re-inspected.

**C-102.6---Relocation.** Manufactured homes which are to be relocated within this jurisdiction shall comply with these provisions.

### **Section C-201—Definitions**

For the purpose of these provisions, certain abbreviations, terms, phrases, words and their derivatives shall be construed as defined or specified herein.

**Accessory Building** is any building or structure, or portion thereto, located on the same property as a manufactured home which does not qualify as a manufactured home as defined herein.

**Building Service Equipment** refers to the plumbing, mechanical and electrical equipment including piping, wiring, fixtures and other accessories which provide sanitation, lighting, heating, ventilation, cooling, fire-protection and facilities essential for the habitable occupancy of a manufactured home or accessory building or structure for its designated use and occupancy.

**Manufactured Home** means a structure transportable in one or more sections, which, in the traveling mode, is 8 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; except that such term shall include any structure which meets all the requirements of this paragraph except the size requirements and with respect to which the manufacturer voluntarily files a certification required by the secretary (HUD) and complies with the standards established under this title. For mobile home built prior to June 15, 1976, a label certifying compliance to the Standard for Mobile Homes, NFPA 501, ANS1119.1, in effect at the time of manufacture is required. For the purpose of these provisions, a mobile home shall be considered a manufactured home.

**Manufactured Home Installation** is a term referring to that construction which is required for the installation of a manufactured home, including the construction of the foundation system, required structural connections hereto and the installation of on-site water, gas, electrical and sewer systems and connections thereto which are necessary for the normal operation of the manufactured home.

**Manufactured Home Standards** are the Manufactured Home Construction and Safety Standards as promulgated by the United States Department of Housing and Urban Development.

**Privately Owned (Non-rental) Lot** is a parcel of real estate outside of a manufactured home rental community (park) where the land and the manufactured home to be installed thereon are held in common ownership.

### **Section C-301—Permits**

**C-301.1—Initial Installation.** A manufactured home shall not be installed on a foundation system reinstalled or altered without first obtaining a permit from the authority having jurisdiction. A separate permit shall be required for each manufactured home installation. When approved by the authority having jurisdiction, such permit may include accessory buildings and structures and their building service equipment when the accessory buildings or structures will be constructed in conjunction with the manufactured home installation.

**C-301.2—Additions, Alterations and Repairs to a Manufactured Home.**

A permit shall be obtained to alter, remodel, repair or add accessory buildings or structures to a manufactured home subsequent to its initial installation. Permit issuance and fees therefore shall be in conformance with the codes applicable to the type of work involved.

An addition made to a manufactured home as defined in these provisions shall comply with these provisions.

**C-301.3—Accessory Buildings.** Except as provided in C-301.1, permits shall be required for all accessory buildings and structures and their building service equipment. Permit issuance and fees therefore shall be in conformance with the codes applicable to the types of work involved.

**C-301.4—Exempted Work.** A permit shall not be required for the types of work specifically exempted by applicable codes. Exemption from the permit requirements of any of said codes shall not be deemed to grant authorization for any work to be done in violation of the provisions of said codes or any other laws or ordinances of this jurisdiction.

### **Section C-302—Application for Permit**

**C-302.1—Application.** To obtain a manufactured home installation permit, the applicant shall first file an application in writing on a form furnished by the authority having jurisdiction for that purpose. At the option of the authority having jurisdiction, every such application shall:

1. Identify and describe the work to be covered by the permit for which application is made.
2. Describe the land on which the proposed work is to be done by legal description, street address or similar description that will readily identify and definitely locate the proposed building or work.
3. Indicate the use or occupancy for which the proposed work is intended.

4. Be accompanied by plans, diagrams, computations and specifications and other data as required in Section C-302.2.
5. State the valuation of any new building or structure or any addition, remodeling or alteration to an existing building.
6. Be signed by permittee, or his authorized agent, who may be required to submit evidence to indicate such authority.
7. Give such other data and information as may be required by the authority having jurisdiction.

**C-302.2—Plans and Specifications.** Plans, engineering calculations, diagrams and other data as required by the authority having jurisdiction shall be submitted in not less than two sets with each application for a permit. The authority having jurisdiction may require plans, computations and specifications to be prepared and designed by an engineer or architect licensed by the state to practice as such. Where no unusual site conditions exist, the authority having jurisdiction may accept approved standard foundation plans and details in conjunction with the manufacturer's approved installation instructions without requiring the submittal of engineering calculations.

**C-302.3—Information on Plans and Specifications.** Plans and specifications shall be drawn to scale upon substantial paper or cloth and shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and shown in detail that it will conform to the provisions of these provisions and all relevant laws, ordinances, rules and regulations. The authority having jurisdiction shall determine what information is required on plans and specifications to ensure compliance.

### **Section C-303—Permits Issuance**

**C-303.1—Issuance.** The application, plans and specifications and other data filed by an applicant for permit shall be reviewed by the authority having jurisdiction. Such plans may be reviewed by other departments of this jurisdiction to verify compliance with any applicable laws under their jurisdiction. If the authority having jurisdiction finds that the work described in an application for a permit and the plans, specifications and other data filed therewith conform to the requirements of these provisions and other pertinent codes, laws and ordinances, and that the fees specified in C-304 have been paid, he shall issue a permit therefore to the applicant. When the authority having jurisdiction issues the permit where plans are required, he shall endorse in writing or stamp the plans and specifications "APPROVED." Such approved plans and specifications shall not be changed, modified or altered without authorization from the authority having jurisdiction, and all work shall be done in accordance with the approved plans.

**C-303.2—Retention of Plans.** One set of approved plans and specifications shall be returned to the applicant and shall be kept on the site of the building or work at



all times during which the work authorized thereby is in progress. One set of approved plans, specifications and computations shall be retained by the authority having jurisdiction until final approval of the work.

**C-303.3—Validity of Permit.** The issuance of a permit or approval of plans and specifications shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of these provisions or other pertinent codes of any other ordinance of the jurisdiction. No permit presuming to give authority to violate or cancel these provisions shall be valid.

The issuance of a permit based upon plans, specifications and other data shall not prevent the authority having jurisdiction from thereafter requiring the correction of errors in said plans, specifications and other data, or from preventing building operations being carried on thereunder when in violation of these provisions or of any other ordinances of this jurisdiction.

**C-303.4—Expiration.** Every permit issued by the authority having jurisdiction under these provisions shall expire by limitation and become null and void if the work authorized by such permit is not commenced within 180 days from the date of such permit, or if the work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days. Before such work can be recommenced, a new permit shall be first obtained so to do, and the fee therefore shall be one-half the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specifications for such work, and provided further that such suspension or abandonment has not exceeded one year. In order to renew action on a permit after expiration, the permittee shall pay a new full permit fee.

Any permittee holding an unexpired permit may apply for an extension of the time within which he may commence work under that permit when he is unable to commence work within the time required by this section for good and satisfactory reasons. The authority having jurisdiction may extend the time for action by the permittee for a period not exceeding 180 days upon written request by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken. No permit shall be extended more than once.

**C-303.5—Suspension or Revocation.** The authority having jurisdiction may, in writing, suspend or revoke a permit issued under these provisions whenever the permit is issued in error or on the basis of incorrect information supplied, or in violation of any ordinance or regulation or any of these provisions.

**C-304.3.2—Investigation Fees: Work Without a Permit.**

**C-304.3.2.1—Investigation.** Whenever any work for which a permit is required by these provisions has been commenced without first obtaining said permit, a special investigation shall be made before a permit may be issued for such work.

**C-304.3.2.2—Fee.** An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The investigation fee shall be equal to the amount of the permit fee required. The minimum investigation fee shall be the same as the minimum fee established by the authority having jurisdiction. The payment of such investigation fee shall not exempt any person from codes nor from any penalty prescribed by law.

**C-304.3.3—Fee Refunds.**

**C-304.3.3.1—Permit Fee Erroneously Paid or Collected.** The authority having jurisdiction may authorize the refunding of any fee paid hereunder which was erroneously paid or collected.

**C-304.3.3.2—Permit Fee Paid When No Work Done.** The authority having jurisdiction may authorize the refunding of not more than 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with these provisions.

### **Section C-305—Inspections**

**C-305.1—General.** All construction or work for which a manufactured home installation permit is required shall be subject to inspection by the authority having jurisdiction, and certain types of construction shall have continuous inspection by special inspectors as specified in Section C-306. A survey of the lot may be required by the authority having jurisdiction to verify that the structure is located in accordance with the approved plans.

It shall be the duty of the permit applicant to cause the work to be accessible and exposed for inspection purposes. Neither the authority having jurisdiction nor this jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

**C-305.2—Inspection Requests.** It shall be the duty of the person doing the work authorized by a manufactured home installation permit to notify the authority having jurisdiction that such work is ready for inspection. The authority having jurisdiction may require that every request for inspection be filed at least one working day before such inspection is desired. Such request may be in writing or by telephone at the option of the authority having jurisdiction.

It shall be the duty of the person requesting any inspections required either by these provisions or other applicable codes to provide access to and means for proper inspection of such work.

**C-305.3—Inspection Record Card.** Work requiring a manufactured home installation permit shall not be commenced until the permit holder or his agent shall have posted an inspection record card in a conspicuous place on the premises and in such position as to allow the authority having jurisdiction conveniently to make the required entries thereon regarding inspection of the work. This card shall be

maintained in such position by the permit holder until approval has been issued by the authority having jurisdiction.

**C-305.4—Approval Required.** Work shall not be done on any part of the manufactured home installation beyond the point indicated in each successive inspection without first obtaining the approval of the authority having jurisdiction. Such approval shall be given only after an inspection has been made of each successive step in the construction as indicated by each of the inspections required in C-305.5. There shall be a final inspection and approval on the manufactured home installation, including connections to its building service equipment, when completed and ready for occupancy or use.

**C-305.5—Required Inspections.**

**C-305.5.1—Structural Inspections for the Manufactured Home Installation.**

Reinforcing steel or structural framework of any part of any manufactured home foundation system shall not be covered or concealed without first obtaining the approval of the authority having jurisdiction. The authority having jurisdiction, upon notification from the permit holder or his agent, shall make the following inspections and shall either approve that portion of the construction as completed or shall notify the permit holder or his agent wherein in the same fails to comply with these provisions or other applicable codes:

1. Foundation Inspection: To be made after excavations for footings are completed and any required reinforcing steel is in place. For concrete foundations, any required forms shall be in place prior to inspection. All materials for the foundation shall be on the job, except where concrete from a central mixing plant (commonly termed “transit mixed”) is to be used, the concrete materials need not be on the job. Where the foundation is to be constructed of approved treated wood, additional framing inspections are required by the authority having jurisdiction may be required.
2. Concrete Slab or Under-floor Inspection: To be made after all in-slab or under floor building service equipment, conduit, piping accessories and other ancillary equipment items are in place but before any concrete is poured or the manufactured home is installed.
3. Anchorage Inspection: To be made after the manufactured home has been installed and permanently anchored.

**C-305.5.3—Building Service Equipment Inspections.**

All building service equipment which is required as a part of a manufactured home installation, including accessory buildings and structures authorized by the same permit, shall be inspected by the authority having jurisdiction. Building service equipment shall be inspected and tested as required by the applicable codes. Such inspections and testing shall be limited to site construction and shall not include building service equipment which is part of the manufactured home itself. No

portion of any building service equipment intended to be concealed by any permanent portion of the construction shall be concealed until inspected and approved. Building service equipment shall not be connected to the water, fuel or power supply or sewer system until authorized by the authority having jurisdiction.

**C-305.5.4—Final Inspection.** When finish grading and the manufactured home installation, including the installation of required building service equipment, is completed and the manufactured home is ready for occupancy, a final inspection shall be made.

**C-305.6—Other Inspections.** In addition to the called inspections specified above, the authority having jurisdiction may make or require other inspections of any construction work to ascertain compliance with these provisions or other codes and laws which are enforced by the code enforcement agency.

### **Section C-306—Special Inspections**

In addition to the inspections required by Section C-305, the authority having jurisdiction may require the owner to employ a special inspector during construction of specific types of work as described in this code.

### **Section C-307—Utility Service**

Utility service shall not be provided to any building service equipment which is regulated by these provisions or other applicable codes and for which a Manufactured home installation permit is required by these provisions until approved by the authority having jurisdiction.

### **Section C-401—Occupancy Classification**

**C-401.1—Manufactured Homes.** A manufactured home shall be limited in use to use as a single dwelling unit.

**C-401.2—Accessory Buildings.** Accessory buildings shall be classified as to occupancy by the authority having jurisdiction as set forth in this code.

### **Section C-402—Location on Property**

Manufactured homes and accessory buildings shall be located on the property in accordance with applicable codes and ordinances of this jurisdiction.

### **Section C-501—Design**

**C-501.1—General.** A manufactured home shall be installed on a foundation system which is designed and constructed to sustain within the stress limitations specified in this code and all loads specified in this code.

**EXCEPTION:** When specifically authorized by the authority having jurisdiction,

foundation and anchorage systems which are constructed in accordance with the methods specified in Section C-600 of these provisions, or in the United States Department of Housing and Urban Development Handbook, "Permanent Foundations for Manufactured Housing," 1984 Edition, Draft, shall be deemed to meet the requirements of this Appendix C.

**C-501.2—Manufacturer's Installation Instructions.** The installation instructions as provided by the manufacturer of the manufactured homes shall be used to determine permissible points of support for vertical loads and points of attachment for anchorage systems used to resist horizontal and uplift forces.

**C-501.3—Rationality.** Any system or method of construction to be used shall admit to a rational analysis in accordance with well-established principles of mechanics.

### **Section C-502—Foundation Systems**

**C-502.1—General.** Foundation systems designed and constructed in accordance with this section may be considered as a permanent installation.

**C-502.2—Soil Classification.** The classification of the soil at each manufactured home site shall be determined when required by the authority having jurisdiction. The authority having jurisdiction may require that the determination be made by an engineer or architect licensed by the state to conduct soil investigations. The classification shall be based on observation and any necessary tests of the materials disclosed by borings or excavations made in appropriate locations. Additional studies may be necessary to evaluate soil strength, the effect of moisture variation on soil bearing capacity, compressibility and expansiveness. When required by the authority having jurisdiction, the soil classification design bearing capacity and lateral pressure shall be shown on the plans.

**C-502.3—Footings and Foundations.** Footings and foundations, unless otherwise specifically provided, shall be constructed of materials specified by this code for the intended use and in all cases shall extend below the frost line. Footings of concrete and masonry shall be of solid material. Foundations supporting untreated wood shall extend at least 8 inches above the adjacent finish grade. Footings shall have a minimum depth below finished grade of 12 inches unless a greater depth is recommended by a foundation investigation.

Piers and bearings walls shall be supported on masonry or concrete foundations or piles or other approved foundation systems which shall be of sufficient capacity to support all loads.

**C-502.4—Foundation Design.** When a design is provided, the foundation system shall be designed in accordance with the applicable structural provisions of this code and shall be designed to minimize differential settlement. Where a design is not provided, the minimum foundation requirements shall be as set forth in this code

**C-502.5—Drainage.** Provisions shall be made for the control and drainage of surface water away from the manufactured home.

**C-502.6—Under-floor Clearances—Ventilation and Access.** A minimum clearance of 12 inches shall be maintained beneath the lowest member of the floor support framing system. Clearances from the bottom of wood floor joists or perimeter joists shall be as specified in this code.

Under-floor spaces shall be ventilated with openings as specified in this code. If combustion air for one or more heat-producing appliances is taken from within the under-floor spaces, ventilation shall be adequate for proper appliance operation. Under-floor access openings shall be provided. Such openings shall be not less than 18 inches in any dimension and not less than 3 square feet in area and shall be located so that any water supply and sewer drain connections located under the manufactured home are accessible.

### **Section C-503—Skirting and Perimeter Enclosures**

**C-503.1—Skirting and Permanent Perimeter Enclosures.** Skirting and permanent perimeter enclosures need be installed only where specifically required by other laws or ordinances. Skirting, when installed, shall be of material suitable for exterior exposure and contact with the ground. Permanent perimeter enclosures shall be constructed of materials as required by this code for regular foundation construction. Skirting shall be installed in accordance with the skirting manufacturer's installations instructions. Skirting shall be adequately secured to assure stability, to minimize vibration and susceptibility to wind damage, and to compensate for possible frost heave.

**C-503.2—Retaining Walls.** Where retaining walls are used as a permanent perimeter enclosure, they shall resist the lateral displacements of soil or other materials and shall conform to this code as specified for foundation walls. Retaining walls and foundation walls shall be constructed of approved treated wood, concrete, masonry or other approved materials or combination of materials as for foundations as specified in this code. Siding materials shall extend below the top of the exterior of the retaining or foundation wall or the joint between siding and enclosure wall shall be flashed in accordance with this code.

### **Section C-504—Structural Additions**

Accessory buildings shall not be structurally supported by or attached to a manufactured home unless engineering calculations are submitted to substantiate any proposed structural connection.

**EXCEPTION:** The authority having jurisdiction may waive the submission of engineering calculations if he finds that the nature of the work applied for is such

that engineering calculations are not necessary to show conformance to these provisions.

### **Section C-505—Building Service Equipment**

The installation, alterations, repair, replacement, addition to or maintenance of the building service equipment within the manufactured home shall conform to regulations set forth in the Manufactured Home Standards. Such work which is located outside the manufactured home shall comply with the applicable codes adopted by this jurisdiction.

### **Section C-506—Exits**

**C506.1—Site Development.** Exterior stairways and ramps which provide egress to the public way shall comply with applicable provisions of this code.

**C-506.2—Accessory Buildings.** Every accessory building or portion thereof shall be provided with exits as required by this code.

### **Section C-507—Occupancy, Fire Safety and Energy Conservation Standards**

Alterations made to a manufactured home subsequent to its initial installation shall conform to the occupancy, fire safety and energy conservation requirements set forth in the Manufactured Home Standards.

**R-302.2—Concrete:** Concrete subject to weathering as indicated in Table No. R-201.2 shall have a minimum specified compressive strength and air content as shown in Table No. R-302.2 The minimum cement content of concrete mixtures for exterior porches, carport slabs, and steps that will be exposed to freezing and thawing in the presence of deicing chemicals shall be 520 lbs of cement meeting ASTM C150 or C595 per cu yd of concrete.

**Table No. R-302.2**  
**MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE**

TYPE OF LOCATIONS OF CONCRETE CONSTRUCTION	MINIMUM SPECIFIED COMPRESSIVE STRENGTH 1(f 1c)		
	Weathering Potential		
	Negligible	Moderate	Severe
Basement walls and foundations not exposed to the weather	<b>2,500</b>	<b>2,500</b>	<b>2,500</b> <sup>3</sup>
Basement slabs and interior Slabs on grade, except garage Floor slabs	<b>2,500</b>	<b>2,500</b>	<b>2,500</b> <sup>3</sup>
Basement walls and foundation walls, Exterior walls, and other vertical Concrete work exposed to the weather	<b>2,500</b>	<b>3,000</b> <sup>4</sup>	<b>3,000</b> <sup>4</sup>
Porches, carport slabs and steps exposed to the weather, and garage floor slabs	<b>2,500</b>	<b>3,000</b> <sup>4.5</sup>	<b>3,000</b> <sup>4.5</sup>

1. At 28 days psi.
2. See Table No. R-201.2 for weathering potential.
3. Concrete in these locations which may be subject to freezing and thawing during construction shall be air-entrained concrete in accordance with Footnote 4.
4. Concrete shall be air entrained. Total air content (percent by volume of concrete) shall be not less than 5 percent or more than 7 percent.
5. See Section R-302.2 for minimum cement content.

### **Section R-303—Footings**

All exterior walls, bearing walls, columns and piers shall be supported on continuous solid masonry or concrete footings, wood foundations, or other approved structural systems which shall be of sufficient design to support safely the loads imposed as determined from the character of the soil, and except when erected upon solid rock or otherwise protected from frost, shall extend below the frost line. Minimum sizes for concrete footings shall be as set forth in Figure No. R-303. Footings for wood



foundations shall be in accordance with the details set forth in Figure Nos. mark is required on the face of those pieces which form the exterior surfaces of the bundle.

**R-309.3—Fasteners:** Fasteners for pressure preservative and fire retardant treated wood shall be of hot-dipped, zinc-coated, galvanized or stainless steel, silicon bronze, or copper. Fasteners for treated wood foundations shall be as required in NFoPA Technical Report No. 7 listed in Section S-26.309.

### **Section R-310—Protection Against Termites**

**R-301.1—Subterranean Termite Control:** In areas favorable to termite damage as established by Table No. R-201.2, methods of protection shall be by chemical soil treatment, pressure-treated wood, naturally termite-resistant wood or physical barriers approved by the building official. Approved combinations of methods may be used.

**R-301.2—Chemical Soil Treatment:** The concentration rate of application and treatment method of the termiticide shall be consistent with and never less than the termiticide label and applied according to recommendations of the USDA Forest Service as cited in Home and Garden Bulletin No. 64, listed in Section S-26.310.

**R-310.3—Pressure-Treated and Naturally Resistant Wood:** Heartwood of redwood and eastern red cedar shall be considered termite resistant. Pressure-treated wood and naturally termite-resistant wood shall not be used as a physical barrier unless a barrier can be inspected for any termite shelter tubes around the inside and outside edges and joints of a barrier.

Field cut ends, notches and drilled holes of pressure-treated wood shall be retreated in the field according to AWWA M4 listed in Section S-26.310.

### **Section R-311—Crawl Space**

**R-311.1—Ventilation:** The space between the bottom of the joists and the earth under any building (except such space as is occupied by a basement or cellar) shall be provided with a sufficient number of ventilating openings through foundation walls or exterior walls to ensure ample ventilation. Ventilating openings shall be provided with corrosion-resistant wire mesh, or equivalent, with the least dimension being 1/8 inch. The minimum net area of ventilation openings shall be not less than 1 square foot for

each 150 square feet of crawl space area. One such ventilating opening shall be within 3 feet of each corner of said building.

**EXCEPTIONS:**

1. Ventilation openings may be vented to the interior of buildings where warranted by climatic conditions.
2. The total area of ventilation openings may be reduced to 1/1,500 of the under-floor area where the ground surface is treated with an approved vapor barrier material and one such ventilation opening is within 3 feet of each corner of said buildings. The vents may have operable louvers.
3. Ventilation openings may be omitted on one side.
4. Under-floor spaces used as supply plenums for distribution of heated and cooled air shall comply with the requirements of Section M-1102.3.

**R-311.2—Access:** An access crawl hole 18 inches by 24 inches shall be provided to the under-floor space.

**R-311.3—Removal Of Debris:** The under-floor grade shall be cleaned of all vegetation and organic material.

**R-311.4—Finished Grade:** The finished grade of under-floor space may be located at the bottom of the footings; however, where there is evidence that the groundwater table can rise to within 6 inches of the finished grade at the building perimeter or where there is evidence that surface water does not readily drain from the building site, the grade in the under-floor space shall be as high as the outside finished grade, unless an approved drainage system is provided.