

Manufactured Home Installation Guide for Pennsylvania Certified Code Officials

Data Plate Information

Wind Zone I (Wind Zone II and III generally not acceptable)
South Roof Load Zone (Middle and North Zones acceptable)
Comfort Heating UO Zone 3 (ZONES 1 & 2 ARE 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.

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). Cap blocks must be full size (16 x 16 pier requires 16 x 16 cap block). Hard wood shims in pairs. 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 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
- Stabilizing plates required (unless auger is in-line with the strap)
- Strap attached to top of I-Beam, completely wraps beam, \approx 20°-45°
- Not embedded in concrete footing.

Anchoring, alternate systems: Vector system, Xi2, OTI System, Minute Man Lateral Bracing System: Must be approved by Manufacturer and their DAPIA. Should these systems require the installation of ground anchors, these anchors MUST be embedded to the frost line.

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 1/2"
- Shingles at roof cap require underlayment.
- Bottom board material must be sound, any holes need patched.

Systems Testing

Most 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 be terminated to exterior of foundation or skirting.

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

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

Ground Moisture Vapor Retarder: Most manufacturers require the installation of a ground vapor retarder under the home.

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

Installation Checklist: Most manufacturers require the installer to complete the installation checklist, located in the back of the installation manuals. (Checklist not required if not provided by manufacturer)

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.