

Model Manufactured Home Installation Standards

1. **Final Rule effective January 1, 2009.**
2. New standards are not preemptive of more stringent regulations of the state or local requirements.
3. Applicable to **new homes only.**
4. Site specific variations to installation manual must be DAPIA approved or designed by a professional engineer or registered architect **and then require approval by the DAPIA.**
5. Vapor retarder, 6 mills or better **must** be installed over the entire area under the home, except under porches, recessed entry or decks if the home is enclosed with skirting. All voids or tears must be repaired. MANUFACTURER MUST PROVIDE AT LEAST ONE REPAIR METHOD. There is an exception for homes in an arid region.
6. Installation of alternative anchoring systems-requires approval by Manufacturer and DAPIA. Not stated this way in the standard, but contained in HUD Response Fed.Reg. Vol. 72 No202 Friday, Oct 2007.
7. MANUFACTURER MUST SPECIFY IN THEIR INSTALLATION INSTRUCTIONS WHETHER THE HOUSE IS SUITABLE FOR INSTALLATION OF GUTTERS AND DOWNSPOUTS.
8. MANUFACTURER MUST SPECIFY WHETHER THEIR FOUNDATION HAS BEEN DESIGNED FOR FLOOD RESISTANCE.
9. Standard allows pre-cast footings to be 1,200 PSI 28-day strength. Concrete- 6-inch poured in place must be at least 4,000 PSI.
10. Frost depth to be determined by LAHJ.
11. The installer is responsible to determine if home lies in a flood hazard area.
12. All drainage must be diverted away from the home and must slope a minimum of ½-inch per foot away from the foundation for the first 10-feet. Where physical conditions prohibit this slope, the site must be provided with drains or swales or otherwise graded to drain water away from the structure.
13. Manufactured pier heights must be selected so that the adjustable risers do not extend more than 2 inches when finally positioned.
14. Maximum pier spacing (along I-beams) is not more than 120-inches. Piers may be offset 6-inches in either direction.
15. THE MINIMUM AND MAXIMUM ANGLES OR DIMENSIONS FOR INSTALLING DIAGONAL TIES OR STRAPS TO GROUND ANCHORS AND THE MAIN CHASSIS MEMBERS MUST BE PROVIDED IN THE MANUAL.
16. Fireplaces and wood stoves. When ***not*** provided by the home manufacturer, fireplaces and wood stoves including chimneys and air inlets for fireplaces and wood stoves must be listed for use with manufactured homes and must be installed in accordance with their listing. Probably needs to be added to the setup manual.
17. Skirting must not be attached in a manner that can cause water to be trapped between the siding and trim or forced up into the wall cavities trim to which it is attached. Skirting must be attached in a manner that impedes the contraction and expansion characteristics of the home's exterior covering.
18. Gaps not exceeding 1-inch between structural elements are permitted if:
 - a. The gaps are closed before close-up.
 - b. The home sections are in contact with each other.
 - c. The mating gasket is providing a proper seal. All such gaps must be shimmed with dimensional lumber and fastener lengths used to make the connections between the structural elements must be increased to provide adequate penetration into the receiving member.

19. Shipped-loose wall paneling necessary for the joining of all sections of the home must be installed by using polyvinyl acetate (PVA) adhesive on all framing members and fastened with a minimum of 1 1/2 –inch long staples or nails at 6-inches on center on the panel edge and 12 inches on center in the field, unless alternative fastening methods are permitted in the installation instructions.
20. Crawlspace with skirting must be provided with ventilation openings. The minimum net area of ventilation must not be less than one square foot for every 150 square feet of the homes floor area. The total area of ventilation may be reduced to one square foot for every 1500 square feet of the home's floor area when a uniform 6-mil polyethylene sheet material or other acceptable vapor retarder is installed.