

Humboldt County Building Department  
 Installing a Foundation Under Existing Manufactured Homes  
 See this handout in conjunction with Runner Handout and Perimeter Foundation Handout

There are different methods to place runners, footing & stemwall under an existing manufactured home set in place. The State manual indicates moving or raising the home to install the foundation, however currently the County allows the foundation to be placed under an existing manufactured home without raising or moving the house. Some blocking can remain in place to allow the house to remain supported. Some concrete blocks may be poured within the runner.

If using concrete block piers a minimum 1/2" pressure treated wood or plywood of a size equal to the block shall be placed between the concrete blocks and the runner when blocking is reset after concrete pour is complete.

Wedging along the perimeter mudsill is not allowed. The house must fit tight to the mudsill and stemwall.

A pressure treated mudsill and anchor bolts/mudsill anchors per Humboldt County Perimeter Foundation Handout is required.

If installing runner under an existing house the perimeter support footing is required and must be placed to frost line per drawing.

If the runners are existing under an existing house and you wish to convert the following will apply. (See Manufactured Home Runner Handout for specific requirements.

- a. Runners at main frame shall be 6"x18" with (2) #4 rebar. The runners shall have been previously inspected by this office.
- b. Poured in place concrete for marriage pier locations.
- c. Tie downs with proper straps per Manufactured Home Set-Up Manual or an approved system installed to the manufacturer's instructions (longitudinal & lateral). (See runner handout) Other tie down systems must be approved by Nevada State Manufactured Housing Division.
- d. Skirting shall comply with Manufactured Home Set-Up Manual including ventilation and under-floor access.
- e. Stairs at each door shall comply with Manufactured Home Set-Up Manual.
- f. Grade shall be provided away from the house.

If runners are existing and you are installing a perimeter foundation the footing and stemwall may be installed as a typical perimeter foundation. You are not required to tie runners and perimeter footing when runners are existing.

