

HUMBOLDT COUNTY BUILDING DEPARTMENT

MINIMUM REQUIREMENTS FOR ALL MANUFACTURED/ MOBILE HOME PERMANENT FOUNDATIONS FOR REAL PROPERTY CONVERSION

These requirements apply to the construction of permanent foundations necessary to convert mobile homes to real property. (See separate handout for perimeter wall requirements)

Humboldt County Ordinance 01-05-09a requires that any mobile home/manufactured home installed on runners or permanent foundations comply with the following requirements even if they are not converting to real property at the time of the final inspection.

NOTE: Locate your septic system before foundation construction begins. A minimum of 8 feet is required to the nearest portion of the septic tank. Call USA Dig (800-227-2600) for existing utilities locations.

NOTE: Any home, which has runners below the exterior finished grade, shall not be approved for real property conversion unless an approved perimeter footing and stemwall is installed. This includes a house, which is pit set & backfill has been installed against unapproved skirting walls.

- (a) The footing must be at least 18 inches by 6 inches of continuous poured concrete running the length of the mobile home, with two continuous ½ inch rebar.
 1. Provide a clearance of at least 3" around all rebar from forms and soil.
 2. Rebar shall not be in contact with ground.
 3. Rebar shall not be pounded in ground to support horizontal rebar
 4. Rebar shall be lapped a minimum of 20".
 5. Runner shall be centered under the frame or exterior wall.
- (b) Supporting pier shall be installed per Humboldt County Set-Up Manual. Supporting metal piers shall be placed directly on the runner. If using concrete blocks a minimum ½" pressure treated wood or plywood of a size equal to the block shall be laced between the concrete blocks and the runner.
- (c) Tie downs shall be installed in the footings per the tie down manufacturer's instructions. Spacing on the tie downs shall be 11' O.C on the outside footings or install other approved tie down system for foundation. The first and last tie down shall be placed within 2 feet of the end of the footing. Tie downs shall be installed at the time of the runner inspection. Longitudinal tie downs shall be installed to the devices manufacturer's instructions. If the number of devices to be used is not mentioned or is unclear, a min. of one device for each direction (one in each corner) per chassis main beam must be used (8 total). Strapping must comply with Humboldt County Set-Up Manual. Other system shall be approved by the Nevada State Manufactured Housing Division.
- (d) The foundation must support all load points recommended by the manufacturer of the mobile home. (Marriage Piers). Pads supporting marriage load points shall be poured in place and must be continuously poured the length of the manufactured home.
- (e) Perimeter blocking is required on every home. A footing to the frost line continuously poured the length of the home is required to support the perimeter blocking. (2) #4 rebar are required in the footing. If a perimeter foundation is installed runners will be required based on the requirement for real property conversion and the Nevada Department of Manufactured Housing Guidelines.
- (f) Blocking:
 - Main Beam Blocking—Located within 12" of each end and 6' o.c.
 - Marriage Line Blocking—Spacing 8' o.c.
 - Perimeter Blocking—6" or less from each corner; 8' o.c.
- (g) All wood and similar material used in the blocking and the perimeter enclosure must be pressure treated. Backfill against skirting shall not be permitted. See Humboldt County Set-Up Manual for skirting requirements.

MANUFACTURED HOME RUNNER

- (h) A crawl space between the bottom floor structure of the mobile home and the footing pad must be at least 28 inches in height. A minimum of 18" shall be required from the bottom of the chassis frame member to the top of the runner). Access to the crawl space must be by an opening which is 23 inches by 24 inches or larger. The access well shall be 24"x36". The opening shall have a cover provided and should be closed when not in use. Pipes & piers must not interfere with access to or within the space below the floor. A minimum of 30" clear space shall be provided directly in front, outside the perimeter of the home, of each access panel or door.
If a stemwall is installed the stemwall height is required to be a minimum of 28" in height to provide adequate crawl space area. (See perimeter foundation handout)
- (i) Under-floor areas shall be ventilated by openings of 1 s.f./150 s.f. of floor area. One opening shall be within 3' of each corner. Close with ¼" mesh. Closable vents not permitted. A vapor retarder material is required to be installed except at an open deck or porch area.
- (j) Vapor retarder shall be provide on the ground within the enclosed crawl space. The vapor retarder shall be .006" thick continuous membrane. (See Humboldt County Set-Up Manual for specific requirements).
- (k) Open porches or decks must be separated from the crawl space with a footing & wall barrier.
- (l) Provide stairs and landings at all door openings (exits). Stairs, landings, handrails and guardrails shall comply with all code requirements. Further details for the above can be requested from the Building Department.
- (m) In addition to the requirements of paragraph (a) to (i), inclusive, the foundation plan and perimeter enclosure of a new home must be approved by the manufacturer's warranty. The required perimeter wall blocking shall be maintained at all times.
- (n) Provide grade away from the foundation/skirting which falls 5%.
- (o) The axles and the tongues are required to be removed. They shall not be stored under the manufactured/mobile home.
- (p) If a perimeter foundation is installed the stemwall shall be a minimum of 28 inches in height. The 28 inches is measured from the top of the footing to the top of the stem wall. (This measurement **does not** include the mudsill). All footings are required to meet frost line requirements. Humboldt County's frost line is 24".
A permit is required for a perimeter foundation.
- (q) If the runners/foundation is for a replacement manufactured home the following utility changes may be required:
1. The water line shall transition from PVC to an approved pipe (CPVC, PEX, or Copper) outside of the foundation or exterior wall of the manufactured home. A water shut-off valve shall be provided to frost line at the exterior of the house at the pipe transition point.
 2. MH service equipment shall be located within site and not more than 30 feet from the exterior wall of the manufactured home. This means if the service is located more than 30 feet away from the manufactured home a disconnect will be required within 30' of the manufactured home.
- (r) Please check with your mortgage or financial institution for their requirements.
- (s) All design specifications and plans produced pursuant to this subsection must incorporate good engineering standards and construction design, and must be approved by local authorities and the manufacturer as required by law or regulation.
- (t) Existing runners installed previously to November 1, 2006 shall comply with this handout except longitudinal tie downs will not be required. If tie downs required on existing compliant runners typical tie down heads with strapping shall be installed by approved bolting into existing concrete.
- (u) Skirting, ventilation and crawl space access must comply with Humboldt County Set-Up Manual
- (v) **All requirements for real property conversion shall be completed at the time of the final mobile home inspection.**

MANUFACTURED HOME RUNNER

1. Footing must be a minimum of 18" wide by 6" deep of continuous poured concrete runner the length of the manufactured home, with two continuous 1/2" rebar. Maintain a minimum of 3" clearance around rebar. Rebar shall not be in contact with the ground. Rebar shall not be pouned in ground to suport horizontal rebar. Marriage line footing shall be minimum of 20" wide by 6" deep continuous runner.
2. Tie downs shall be spaced on outside runners no more than 11' o.c. or other approved system. Concrete tiedown anchors shall be place per drawing. Provide a hole under tiedown anchor so the anchor is fully embedded and provide with a minimum of 2" of concrete under anchor.
3. End walls require footing to frost line if extended past the end of the frame and exposed to frost heave. If future stemwall to be installed all four sides of home require a continuous footing on all sides to frost line.

