



MANUFACTURED HOME: INSTALLER INSTRUCTIONS



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BULLOCH COUNTY MANUFACTURED HOME: INSTALLER INSTRUCTIONS (912) 489-1356

Any installation of a manufactured home shall be performed by a licensed installer in strict compliance with the applicable manufacturer's installation instructions, specifically including, without limitation, correctly installed tie-downs and anchors. In the absence of such instructions, installations shall be performed in accordance with the applicable State Rules and Regulations. Instructions summarize installation requirements and are not all-inclusive.

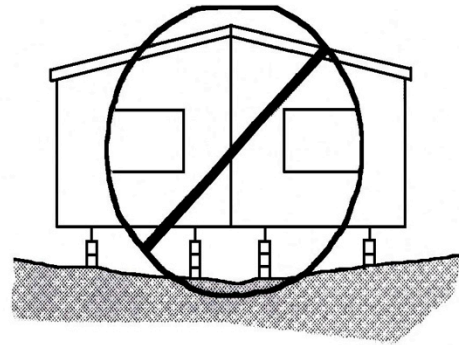
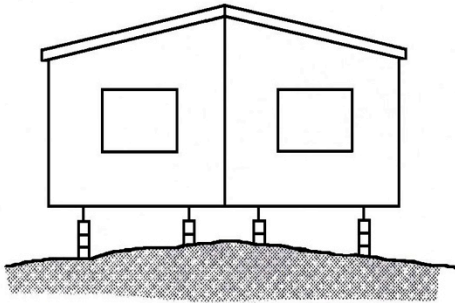
All manufactured and mobile homes must have the Georgia Safety Fire Commissioner permit located in the panel box.

Pad Preparation

- Pad must be prepared and inspected before installation may begin.

DO crown and grade site to slope away from the home.

DO NOT grade site or set the home so that water collects beneath the home.



Foundations and Pillars

- A 6 mil poly vapor barrier, or equivalent, must be placed on the ground area in the crawl space. A minimum of 90 percent of the ground area must be covered, not to include area under footers.
- Foundation pads shall be 16" X 16" X 4" with all grass and organic material removed, and placed on stable soil at a depth below the frost line (2"). Start no more than two (2) feet from the ends of the home and spaced on 6' centers or less. All corner piers will be double blocked. Piers up to 40" are to be single stack of 8" X 8" X 16" block capped with 2" nominal wood or block. All piers 40" to 80" and all corner piers must be double blocked (16" X 16") with blocks interlocked capped with 4" concrete or 2" nominal wood. All piers over 80" to be designed by a P.E.
- Piers are required each side of exterior side wall openings > 4' with 8" X 16" blocks. Piers are required on each side of exterior side wall door openings with 8" X 16" blocks.
- On multiple section homes, piers are required on the marriage line 2' from each end and 20' on center and each end of openings 6' wide or more.
- Flood zone requirements (only for manufactured or mobile homes located in the flood zone)
 - Pour concrete footings a minimum of 24" X 24" wide and 6" deep

- Piers must have mortar joints or sure wall (not stacked)
- Height of home
 - With base flood elevation: 1st floor at its finished level 2' above base flood elevation or anything that penetrates the finished floor 2' above based flood (example: HVAC duct work). Outside electrical equipment raised to 1st floor level (example: HVAC unit). Certified surveyor has to determine base flood elevation.
 - Without base flood elevation: 1st floor finished level 3' above highest point of the property where the manufactured or mobile home will be set-up. Elevation Certificate must be provided by a surveyor.
- Openings for flood water to pass under home cannot be mechanical devices. Opening size is 1 square inch for every 1 square foot under home (No more than 1' above adjacent grade).
- Any outside electrical outlets have to be ground fault circuit interrupter (GFCI).

Tie Rods and Straps

- Anchors or anchor rods shall be placed within 2' of each end of each section in Zone I and II. In addition, in Zone I anchors must be placed 8' o.c. maximum along the length of both exterior sidewalls, 6' on Zone II anchors. Anchor length and/or type must be determined by probe testing at each corner. Anchors must be installed to full depth with the bottom of the anchor head within one (1) inch of the finished grade and a lateral stabilizer plate in front of the anchor rod. Over-drilling of the ground anchor hole can reduce the plate withdrawal capacity of the anchor rod and will not be approved.
- Anchoring device manufacturers commonly provided specific instructions for the attachment of the strap to the ground anchor and attachment of the strap to the frame of the home. All tie down straps and devices must be attached to the manufactured home in accordance with the tie down manufacturer's instructions. Straps must be type 1, finished B grade 1 with Federal specifications strapping steel and seals. Straps cannot be kinked or bent or otherwise abnormally stressed when installed. Strapping must be protected at sharp edges with radius clips. For over the roof tiedowns, a metal roof protector must be used. The strap should be installed with sufficient tension. Check the product manufacturer's guidelines for measuring proper tension of the strap. Anchoring equipment shall be designed to prevent self-disconnection when ties are slack. Failure to properly attach the strap results in reduced capacity to resist sliding and/or overturning caused by high winds.