

SUBMITTAL REQUIREMENTS AND INSPECTION GUIDELINES FOR NEW AND USED MANUFACTURED HOUSING (MODULAR, DOUBLE-WIDE AND MOBILE HOMES)

Required by Guardian Inspection Services, Inc.

ALL INFORMATION MUST BE FILLED IN, CHECKED OR MARKED "NA"

THIS FORM MUST BE COMPLETED AND SUBMITTED WITH PLAN REVIEW INFORMATION

- _____ Application
- _____ Water permit (when applicable)
- _____ Sewer or septic permit
- _____ Local Municipal Approval
- _____ Site Plan
- _____ Two (2) full sets of plans that contain the following applicable items:
 - _____ One (1) Complete Manufacturers Installation (Instruction Manual to be at job site)
 - _____ Floor Plan
 - _____ Footer Specifications
 - _____ Foundation Specifications
 - _____ Designate type of backfill material to be used
 - _____ Support Pier Set
 - _____ Approved Tie Down Specifications (anchoring system)
 - _____ Energy Requirements (when applicable)
 - _____ Mechanical Specifications (when applicable)
 - _____ Plumbing Specifications (when applicable)
 - _____ Electrical Specifications (when applicable)
 - _____ All deck and porch plans (must be self supporting and must have minimum 3' X 3' landing)
 - _____ Complete plans of any structure and/or framing of any structural item (roofs, etc.) that is not completed at the manufacturing facility and is field constructed
 - _____ Indicate full basement means of egress method

INSPECTION GUIDELINES

FOUNDATION (any of the following options):

Concrete Pier Footings Round – Must be protected from frost (typically 36"). For piers spaced 8' apart, runner should be 28" diameter, unless soil bearing capacity can be determined to be more than 1,500 lbs. per square foot.

Concrete Pier Footings, Runners – Must be protected from frost (typically 36"). For piers spaced 8' apart, footings must be 24' wide, unless soil bearing capacity can be determined to be more that 1,500 lbs. per square foot.

Main Beam Piers – Generally within 2' from each end, and spaced 8' apart. A single stack concrete block pier capacity is 8,000 lbs., up to 36". Piers higher than 36' require double blocks, interlocked. No mortar required for piers less than 80" high. Cap blocks must be full size (16x16 pier requires 16x16 cap block).

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.

Full Foundation – Plan and specifications required. Verify that all imposed structural loads are properly supported.

ANCHORING (any of the following types):

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 strap)

Strap attached to top of I-Beam, completely wraps beam 20 to 45 degrees.

NOT embedded in concrete footing.

Alternative systems - Vector systems, OTI system. Any stamped engineered or alternative system approved by the manufacturer. Must be approved by Manufacturer and their DAPIA.

Maximum Anchor Spacing (auger type) – 11' unless a greater spacing is required by the manufacturing specifications.

If manufactured installation instructions are not available all set up requirements shall go through NCSBCS/ANSI A225.1-1994.

All homes without skirting – Frost depth 48".

All concrete compression strength of 3,000 lbs. per square inch.

Any modification to the building frame - must be approved by either the manufacturer or a Professional Engineer

Electrical Service Equipment – as per the NEC (see article 550, section 550.32) and power company requirements

INSPECTION SCHEDULE

1. Foundation (prior to placement of footings)
2. Concrete slab or under floor (prior to pouring concrete)
3. Anchorage (after installed and anchored)
4. Service Equipment – Electrical, Plumbing, Mechanical
(Electric service inspection is included in fee price. Power cannot be supplied until service inspection is approved.)**
5. Frame (any work performed in field)
6. Means of egress (Decks & Porches)

7. Final (prior to occupancy)

THIS COMPLETED FORM MUST BE TURNED IN WITH PLANS

NOTICE: EFFECTIVE IMMEDIATELY

ELECTRICAL SERVICE INSPECTIONS FOR ALL MANUFACTURED, MODULAR OR MOBILE HOMES WILL NOT BE PROVIDED UNTIL FINAL INSPECTION OF SUCH STRUCTURES IS CONDUCTED.

In accordance with Pennsylvania's Manufactured Housing Improvement Act, installers of new manufactured homes must provide a Manufactured Housing Installer Certification from the Department of Community and Economic Development prior to the issuance of a Certificate of Occupancy.