

Manufactured Housing  
**information**  
**BULLETIN**

October **2008**

## PLAN REVIEW GUIDE: MANUFACTURED HOMES – ALTERNATIVE FOUNDATION DESIGNS

*(for other than the manufacturer's installation manual specified pier and footing system)*

This is a listing of information that is required, **at a minimum**, to effectively evaluate a building permit application for the installation of a manufactured or mobile home. Site specific problems may require more site specific data; i.e., flood zone construction, rock anchoring, side hill excavations, etc.

**References** are to the 2007 Residential Code of New York State, RCNY (R), Appendix E (AE) of the RCNY, which regulates installation of **all** manufactured or mobile homes, also to the NCSBCS/ANSI A225.1 1994 for homes where the manufacturer's installation manual is unavailable.

**Remember**, when the RCNY is more specific, do not use the ANSI. (See AE 501.1 for specific applicability)

**Do not use or accept** plan notes such as “**per manufacturer's requirements**” when there are no manufacturer's requirements submitted with the permit application; **or when** there is no plan note indicating where, in the manufacturer's information, the requirements can be reviewed; **or when** the manufacturers approve a variety of products or techniques. *Example:* Manufacturers have approved a number of anchor and tie down systems. A specific, approved system should be selected, and the selected system should be represented on the plans.

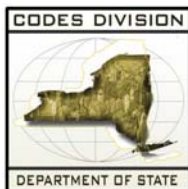
- **Soil Bearing Capacity:** is to be established; section AE 502.2 & R401 ANSI 3.2.2. County Soil Conservation District maps may be helpful for determinations, if acceptable to the Local Authority. It shall also be determined if an unusually high water table could adversely effect the durability of the home and its foundation. Septic field design information may also be helpful.
- **Site Preparation:** removal of all decay able material. AE502.4, ANSI 3.3.
- **Drainage:** is to be designed to prevent moisture accumulation in the soils under the home or collection of water adjacent to the home that could contribute to soil saturation (no water no frost). AE502.5, ANSI 3.4.
- **Fill Systems:** (could include a gravel set) homes intended to rest on fill shall comply with R 401.2. Some information to note on plans would be: total depth of the fill system, a specification of the fill material, maximum moisture content of the fill material, maximum

lift depth, compaction requirements, type of compaction machine to be used, percent of compaction required and testing schedule.

- **Footings:** designed for at grade placement on gravel sets are to comply with AE502.3, ANSI 4.2 through 4.2.3.
- **Concrete “floating” Slab:** R506 through R506.2.3, ANSI 4.2.2.2. (Concrete slabs should not be designed to “float”). They are to be designed by a NYS licensed design professional to be “otherwise protected from the effects of frost.”
- **Gravel Sets:** are to be designed by a New York State Licensed Professional, to be “otherwise protected from the effects of frost” and are to comply with all the applicable items above as well as the requirements below.
- **Vapor Retarders:** requirements found in AE502.6, ANSI 3.5.1.
- **Piers:** loads, construction type (hollow cmu, adjustable metal, concrete, etc.) and spacing: ANSI 4.1, through 4.1.5.3.
- **Ground Anchoring:** system type, spacing: AE 605.1, ANSI 5.5.
- **Skirting, Ventilation, Clearances and Access:** AE502.6, 503.1 ANSI 4.1.3.3, 608
- **Foundations for egress stair,** porches, decks, or other attachments, etc. should be included for building department compliance review. Even the structures that are planned to rest on these accessory foundations are to be submitted for review whether or not with this part of the submission. AE 506

**Compliance Statement:** The designer should include a note that states something to the effect that, “this foundation design is intended to comply with RCNY section AE502.3, and can be expected to be protected from the effects of frost”, AND “this design complies with the requirements of the *Residential Code of New York*.”

**Generic Designs** shall include not less than the information requested in this document so that changes in design conditions can be readily determined by the Code Enforcement Official.



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