



# **Uniform Construction Code (UCC)**

## **Manufactured Homes**

**(Single-Wide, Double-Wide)**

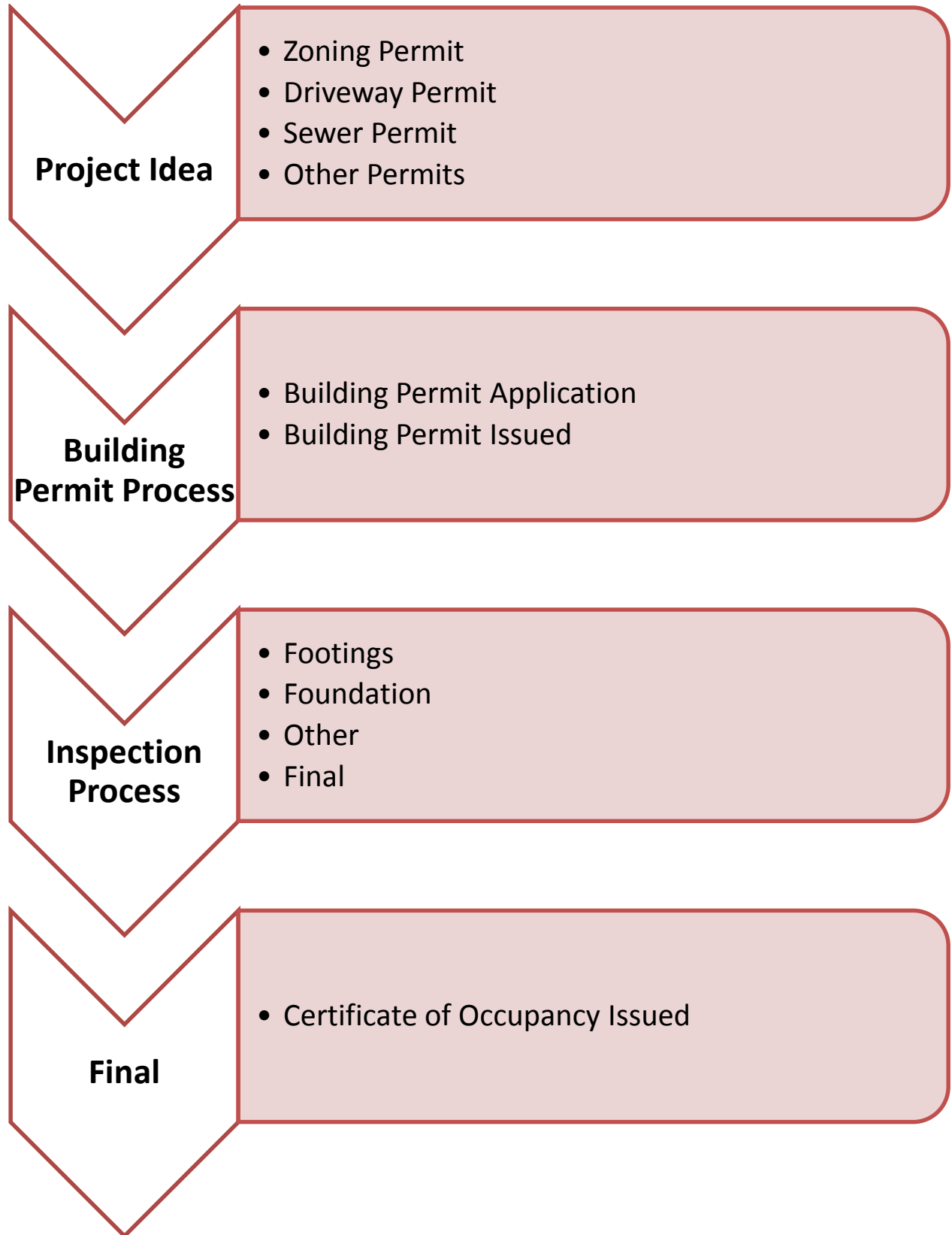
## **Modular Homes**

## **Building Permit**

## **Application Package**

Per the Uniform Construction Code (UCC) all structures must be built per the standards of the most currently adopted International Residential Code. Copies of the most currently adopted International Residential Code (IRC) are available for purchase through the International Code Council by calling 1-888-ICC-SAFE or by visiting their website at [www.iccsafe.org](http://www.iccsafe.org).

# BUILDING PROCESS



# NOTICE

## READ CAREFULLY BEFORE THE START OF CONSTRUCTION AND/OR INSTALLATION OF YOUR MANUFACTURED/MODULAR HOME

Please contact K2 Engineering, Inc. (724-439-3440) or the building inspector for your area to schedule inspections, per the Inspection Schedule and please be advised of the following:

1. All inspection fees must be paid prior to receiving the Building Permit.
2. The Building Permit must remain on the construction site at all times and the Inspector must sign off on the Building Permit at the time of the Inspection. If Building Permit is unavailable to sign off on, the Inspection will need to be re-scheduled and a re-inspection fee may apply.
3. A *Certificate of Occupancy* cannot be issued without all required Inspector signatures.

### **1<sup>st</sup> INSPECTION:**

- Piers are required to have footings that are poured and continue past the frost line. Note that the height of the piers will be from the top of the footing to the frame of the home. The footings must be inspected BEFORE concrete is poured.

OR

- Full Foundation

### **2<sup>nd</sup> INSPECTION:**

- Anchorage System and Electrical Service

### **3<sup>rd</sup> INSPECTION:**

- Exterior finished grade
- Skirting (per Municipal Ordinance)
- Rain water removal
- Porches and landings (3 x 3 minimum)
- Steps for means of egress
- Hand rails and guard rails

An Occupancy Permit will be mailed to the owner after the final inspection has been completed. The Occupying of a structure without first having received an Occupancy Permit could result in court action being instituted.

# **Step-by-Step Process for Compliance with the Uniform Construction Code (UCC)**

**(For Mobile Homes, Double-Wide Mobile Homes and Modular Homes)**

## **1. Submit an Application for Building Permit:**

- Submit completed application to K2 Engineering, Inc. located at 234 Pittsburgh Street, Uniontown, PA 15401. Questions regarding application call 724-439-3440.
- Please submit one (1) copy of plans, if they are provided by the manufacturer that will remain with K2 Engineering, Inc.

## **2. Once the Building Permit Application is approved:**

- Building Permit can be picked up or mailed to applicant once payment is received.
- Applicant is responsible for contacting K2 Engineering, Inc. or your specified inspector for ALL inspections.

### Anchoring, Alternate systems:

Vector system, OTI system: Must be approved by Manufacturer and their DANA, typically four systems per 76' sectional home.

### Anchoring, Vertical tie downs:

Certain manufacturers provide vertical tie down straps along marriage wall or side walls on certain models. These tie downs must be attached to ground augers and be adjacent to piers. These vertical tie downs, if present are required regardless of anchoring system used.

### Assembly:

- Joints between sections must be treated to limit air infiltration.
- Gaps  $\frac{3}{4}$ " or larger must be shimmed and fastener length increased.
- Floor to floor, wall to wall and roof to roof fastening varies. Typically screws 24" o.c., 32" o.c. Roof may be strapped.

## **Miscellaneous**

### Electrical:

Cross-over connections must not be exposed under the home.

Bonding wire (#8 bare copper wire) attaches to each chassis of sectional homes

Flash rings required for exterior lights if fixture profile does not match junction box profile.

### Plumbing:

Water supply cross-over connections must be inside the floor cavity to prevent freezing. DWV lines, supported from home every 4', sloped  $\frac{1}{4}$ " per foot, uniform grade

### Site grading:

Grade around perimeter of the home, graded, 1" per foot slope away from home for the first 6',  $\frac{1}{4}$ " per foot for the next 4'. No depressions under home.

### Exterior:

- All shipping plastic must be removed.
- Vinyl siding overlap 1" to 1  $\frac{1}{2}$  "
- Shingles at roof cap require underlayment.
- Bottom board material must be sound, any homes need patched.

### HVAC:

Heat duct cross-over; if flex duct, must not rest on the ground,

If through floor, must be gasketed or closed with metal sleeve, substantially air tight.

Fire place chimney, 3' above roof where it passes, 2' above any roof area within a 10' radius

**Cutting, altering, removing the frame (chassis) is not permitted.**

# Manufactured Home On-Site Completion Guide for Pennsylvania Certified Code Officials

## Data Plate Information

Wind Zone I	(Wind Zone II and DI generally not acceptable)
South Roof Load Zone	(Middle and North Zones acceptable)
Comfort Heating Zone 3 (ZONES 1 & 2 ARE NOT ACCEPTABLE)	
Serial Number	(If "AC" is part of serial number, look for additional inspection requirements)
Model Number	
Name of DAPLA	
Manufactures Certification Label Number(s)	Cross reference these number(s) from data plate to the labels on the home.

## Installation Manual:

Each Page and addendum pages must bear the DAPIA approval stamp. Also acceptable is the DAPIA stamp on the Table of Contents Page indicating all pages listed have been reviewed and approved. Cross reference the DAPIA approving the designs with the DAPIA listed on the data plate.

## Support-Pier Set:

Generally openings in side wall and marriage wall 4' or larger require piers; includes patio doors, double hung windows, certain doors with side lights. Some manufacturers require piers for all entry doors. These areas will be identified with tags, paint or decals.

## Main-Beam Piers:

Generally within 2' from each end, and spaced 8' apart. A single stack concrete block pier capacity is 8,000#, up to 36" high. Piers higher than 36" require double blocks, interlocked. No mortar required for piers less than 80" high. Cap blocks must be full size (16 x 16 pier required 16 x 16 cap block). Hard wood shims in pairs.

## Concrete Pier Footings, round:

Must be protected from frost (typically below frost line). For piers spaced 8' apart, footings should be 24" 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 below frost line). For piers spaced 8' apart, runner should be 24", unless soil bearing capacity can be determined to be more than 1,500 lbs per square foot.

## Anchoring, 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 the strap)
- Strap attached to top of I-Beam, completely wraps beam, 20°-45°
- Not embedded in concrete footing.

# Commonwealth of Pennsylvania New Manufactured Home Installation Requirements

The Pennsylvania Manufactured Housing Improvement Act (Act 158 of 2004) requires that all new manufactured homes installed in the Commonwealth be subject to certain provisions of the law and regulations, all designed to assure proper installation and completion of every new manufactured home. Listed below are the key elements of the law that every homeowner, code official, retailer and installer should know:

- Every new manufactured home must be installed consistent with the manufacturers' approved designs and instructions for installation of the home.
- Code officials operating under the, Pennsylvania Uniform Construction Code, may not reject the manufactures' approved designs or require review, approval or a seal by engineer or architect licensed in Pennsylvania.
- Persons wishing to install new manufactured housing must successfully complete one of the DCED-approved training courses and apply for certification by DCED as a "Manufactured Home Installer," Effective August 23, 2006
- A "Certificate of Compliance" must be completed by the above referenced installer and provided to the purchaser, code official and DCED. The code official may not issue an Occupancy Permit until a completed Certificate of Compliance form is received. Effective August 23, 2006
- No person may represent himself as a "manufactured home installer" or sign a Certificate of Compliance form, until such time as they receive written certification from DCED,
- If the retailer has not agreed to provide installation of the new manufactured home, prior to the execution of the sales documents the retailer must provide the purchaser with a written statement that outlines the Pennsylvania Manufactured Housing Installation program, and that the home must be installed consistent with the manufacturers' approved designs. The statement must also inform the purchaser that the Certificate of Compliance form must be completed by a certified installer. The retailer must then provide the purchaser with a list of certified installers.

This synopsis of the Pennsylvania New Manufactured Home Installation program is not intended to replace or restate the applicable laws or regulations, copies of which will be provided upon request. For more information please feel free to contact K2 Engineering, Inc.