

Mason County Building Department

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Double-wide mobile home (DWMH), Single-wide mobile home (SWMH) Set-up and Inspection Guide

Guidelines for unit foundation and anchoring criteria accepted without engineering documents (in most cases):

- 1) DWMH- modified monolithic concrete slab foundation that is 12" wider and 12" longer than the outside dimensions of the unit, that is 6" thick with the outer perimeter thickened to 12" deep x 8" wide.
- 2) SWMH- modified monolithic concrete slab foundation that is 12" wider and 12" longer than the outside dimensions of the unit, that is 4" thick with the outer perimeter thickened to 8" deep x 8" wide.
- 3) All units must be anchored to the concrete support pad as per manufacturer's specifications.
- 4) All units must have support piers located on the concrete support pad per manufacturer's specifications.
- 5) All units may not exceed 32" in height from top of the slab to bottom of the units support frame.
- 6) All units must have a weather resistant skirting system that extends from the bottom of the units exterior siding to the top of the concrete slab foundation. Skirting must meet wind resistance requirements as per State of Michigan codes. Skirting must prevent infestation of the crawl space area by insects, rodents and other pests.

Note: DWMH, and SWMH units without proper manufacturer's specifications for support pier locations and anchor locations.

Unit support piers within 4' of each end rail and 8' on center on frame rails between end piers.

Unit anchors within 6' of each frame rail end and in the center of each frame

Unit Inspection Guide

Foundation Inspection: Inspection of foundation slab occurs when concrete forms are completed and before concrete is installed.

Existing foundation slabs require inspection before the unit is set in place. Owners/contractors must provide excavated areas to visually inspect the existing foundation slab at 10' intervals around the perimeter. Alterations to or removal of the existing support pads maybe required. Individual pads or runners are not acceptable in most cases.

Pier/Anchor Inspection: Inspection made of the completed support piers and anchoring system as required. Printed copies of manufacturer's specifications for support piers and anchoring systems are required to be onsite at time of inspection.

Final Inspection/Occupancy Inspection: Inspection made of the completed habitable dwelling as per State of Michigan codes which includes, but not limited to:

- Exterior siding, soffit, fascia, trim and skirting.
- Egress/Access entry doors, landings, stairs and railings.
- Kitchen area including a stove, refrigerator, sink, counter top and nonabsorbent floor.
- Bathroom including a toilet sink and tub/shower, vent and nonabsorbent floor.
- Smoke Detectors that are interconnected in all sleeping areas and exit areas.
- Carbon monoxide detector in the main floor area.
- Egress windows in sleeping areas.
- Clothes washer hook-up.
- Approved wall and ceiling coverings.
- Exterior doors without proper egress secured against use by the occupants.
- Inspected, approved and functional electrical, plumbing and heating systems.
- Approved and functional potable water supply and sewage discharge/treatment systems.

Additional Inspections: Additional inspections may be required for code corrections, required documents, garages, decks and other items that were not included in the original permit application.