

Mason County Building Department

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

Revised 9-13-2021 per HUD requirements

Concrete Foundation- A frost protected modified monolithic concrete slab foundation is required as follows:

- 1) The concrete foundation size must be 12" longer and 12" wider than the home to provide a base for the skirting attachment.
- 2) The foundation must be a Monolithic concrete foundation with a 6" floor and an integrated perimeter footing with the vertical edge 16" tall (including the floor) and the bottom of the footing 12" wide. The outside edge of the footing must have a continuous frost barrier of R-5 rigid foam insulation from the top of the footing down 16". Footings must have one (1) continuous run of #5 rebar located 8-10 inches below the top of the concrete foundation/footing. A 6 mil. Polyethylene vapor barrier is required between the concrete foundation and soil base.
- 3) The top of the foundation must be 2" above the finish grade. The finish grade must have a 2" in 10' slope away from the foundation for proper drainage.

Wind Uplift Anchors- Units must be anchored to the concrete support pad as per manufacturer's specifications.

Frame Supports- Units must have support columns located on the concrete support pad as per manufacturer's specifications. (Units may not be more than 32" from top of concrete foundation to bottom of the frame.)

Base Skirting- Units must have a weather resistant skirting system that extends from the bottom of the unit's 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: For DWMH and SWMH units without proper manufacturer's specifications for support column 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 made of foundation slab when concrete forms are completed with the vertical rigid foam frost barrier and rebar sections in place (before concrete is installed).

Note: Existing foundation slabs require inspection before the unit is set in place.

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 is 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, 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: May be required for code corrections, required documents missing/incomplete, garages, decks and other items.