

**Light-Heigel**  
**Mobile and Manufactured Housing**  
**Building Code Plan and Inspection Procedure**

- 1) – Complete application according to instructions
  - a. TYPE OF WORK OR IMPROVEMENT – check New Building for new homes; check Relocation if moving to a used home to a new lot
  - b. ENERGY – write N/A to the left of the check boxes
  - c. RESIDENTIAL FEE SCHEDULE – Use price list for your municipality.
    - i. Plan Review – Limited Review priced same as Additional Review
    - ii. Footer Inspection –
    - iii. Combination Inspection -
    - iv. Final Inspection
- 2) Plan Review
  - a. Submit Manufacturer’s Pier Print for specific model to be set; note on plan diameter and depth of concrete footers (36” depth and 24” diameter unless soil tests are provided indicating greater soil bearing capacity). Foundations with basements have special requirements – contact your local Light-Heigel office for additional information)
  - b. Submit Manufacturer’s Tie-down Location Print for specific model to be set
  - c. Submit manufacturers setting instructions
  - d. Submit deck plans (if applicable)
- 3) Footing Inspection – Inspection prior to placing concrete. Footings for piers shall be excavated to frost line<sup>1</sup>
- 4) Combination Inspection – Inspection prior to placing skirting around home
  - a. Inspect marriage wall connection (double-wides)
  - b. Foundation piers and tie-downs
  - c. Inspect and pressure test water supply piping,
  - d. Inspect drain piping for slope
  - e. Inspect any ductwork under unit
  - f. Inspect electrical service connection and grounding to unit
- 5) Final inspection – all work is complete; ready for move-in
  - a. Obtain elevation certificate if in floodplain from owner/agent
  - b. Obtain gas heat or appliances gas test certification from owner/agent
  - c. Inspect skirting
  - d. Check smoke alarms
  - e. Verify electrical and plumbing operate properly in unit
  - f. Inspect permanent stairs and any decks; Decks over 30” high must be supported on footings that extend down to frost depth; Guards and handrails must be installed
  - g. Inspect final grading

---

<sup>1</sup> Frost depth for pier foundations with skirting is 36” in Union and Northumberland Counties; 30” in Dauphin, Schuylkill, York, and Berks County

# Light-Heigel Inspection Checklist for Mobile and Manufactured Homes

(Based on Pennsylvania DCED Manufactured Home On-Site Completion Guide  
for Pennsylvania Certified Code Officials and various manufacturer set-up instructions)

## Data Plate Information

Verify

Wind Zone I (Wind Zone II and III generally not acceptable)  
South Roof Load Zone (Middle and North Zones acceptable)  
Comfort Heating Uo Zone 3 (ZONES 1 & 2 ARE NOT ACCEPTABLE)  
Serial Number  
Model Number  
Name of DAPIA

Manufacturers Certification Label Number(s) Cross reference the Manufacturers Certification Label 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.

## 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.

**Main-Beam Piers:** generally within 2' from each end, and spaced  $\approx$  8' apart. A single stack concrete block pier will carry 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 requires 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  $\approx$  8' apart, footings 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 below frost line). For piers spaced  $\approx$  8' apart, runner should be 24" wide, 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,  $\approx$  45°

Not embedded in concrete footing.

## Anchoring, Newer Technology, Vector system, OTI system:

Must be approved by Manufacturer and their DAPIA, 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., lags 32" o.c. Roof may be strapped.

## **Miscellaneous**

### **Electrical;**

Service equipment shall not be mounted on home unless all requirements of NEC 550.32(b) are met  
Wiring from disconnect at service entrance to panel in home shall be 4-wire feeder system where each conductor is insulated

Wire suitable for direct burial shall be placed 24" deep

Wiring in conduit shall be placed 18" deep

Feeder wire under the home shall be protected from physical damage by raceways and/or enclosures  
(The skirting under a home is not considered a raceway or enclosure)

All cross-over connections must not be exposed under the home where they are subject to physical damage

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 depression under home.

### **Exterior;**

All shipping plastic must be removed.

Vinyl siding overlap  $\approx 1"$  to  $1\frac{1}{2}"$

Shingles at roof cap require underlayment.

Bottom board material must be sound, any holes need patched.

### **HVAC**

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

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

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