

## CITY OF POTLATCH MANUFACTURED HOME SETUP GUIDELINES

Setup Component	Standard Set (Personal Property)	Permanent Foundation (Real Property Setup)		
		Concrete	Block	Treated Wood
Fills over 6" engineered	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>
Minimum slope 5% away from home	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>
Vapor barrier, 6 mil	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>
Anchors, tie downs	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>
Footings	Precast, Poured, Lumber, Runners, or Listed prefabricated pads, Min. 256 sq. inches.	Minimum 6" x 12", 30" below grade, 2 - #3 rebar continuous	Minimum 6" x 12", 30" below grade, 2 - #3 rebar continuous	Minimum 6" x 12", 30" below grade, 2 - #3 rebar continuous
Piers	8" x 8" x 16" open cell blocks, vertical cells. Max height 80"	8" x 8" x 16" open cell blocks, vertical cells. Max height 80", No more than 25% over 36", unless set on a basement	8" x 8" x 16" open cell blocks, vertical cells. Max height 80"	8" x 8" x 16" open cell blocks, vertical cells.
Pier caps	4" x 8" x 16" precast concrete pier cap	4" x 8" x 16" precast concrete pier cap	4" x 8" x 16" precast concrete pier cap	4" x 8" x 16" precast concrete pier cap
Location of piers under frame or perimeter. Any home over 11' wide must have perimeter blocking.	12" from ends, 6' o.c., no more than 6" variance for obstructions. Roof loads of 40 PSF	12" from ends, 6' o.c., no more than 6" variance for obstructions, 40 PSF	12" from ends, 6' o.c., no more than 6" variance for obstructions, 40 PSF	12" from ends, 6' o.c., no more than 6" variance for obstructions, 40 PSF
Marriage line blocking	As required and marked by manufacturer. Single stack block piers not to exceed 5000#, Double stacks not to exceed 16000#.	As required and marked by manufacturer. Single stack block piers not to exceed 5000#, Double stacks not to exceed 16000#.	As required and marked by manufacturer. Single stack block piers not to exceed 5000#, Double stacks not to exceed 16000#.	As required and marked by manufacturer. Single stack block piers not to exceed 5000#, Double stacks not to exceed 16000#.
Marriage line rim joist supports	8' o.c., all roof loads over 30 psf or greater except where there is wall above then supports shall be located 6' o.c. for 40#, 4' o.c. for 60# & 3' o.c. for 80#	8' o.c., all roof loads over 30 psf or greater except where there is wall above then supports shall be located 6' o.c. for 40#, 4' o.c. for 60# & 3' o.c. for 80#	8' o.c., all roof loads over 30 psf or greater except where there is wall above then supports shall be located 6' o.c. for 40#, 4' o.c. for 60# & 3' o.c. for 80#	8' o.c., all roof loads over 30 psf or greater except where there is wall above then supports shall be located 6' o.c. for 40#, 4' o.c. for 60# & 3' o.c. for 80#
Venting	1:300, min. 8 vents, 3' from each corner, 20' o.c.	1:300, min. 8 vents, 3' from each corner, 20' o.c.	1:300, min. 8 vents, 3' from each corner, 20' o.c.	1:300, min. 8 vents, 3' from each corner, 20' o.c.
Separation from ground	<b>6"</b>	<b>6"</b>	<b>6"</b>	<b>6"</b>

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Porches, Supports under exterior wall of home 4' o.c. required under the full length of the area of attachment.	Designed and constructed as self supporting.	Designed and constructed as self supporting. Attached for weather seal only.	Designed and constructed as self supporting. Attached for weather seal only.	Designed and constructed as self supporting. Attached for weather seal only.
Covered porches, decks: Supports under exterior wall of home 4' o.c. required under the full length of the area of attachment	Designed and constructed as self supporting. Footings below frost depth. Attached for weather seal only.	Designed and constructed as self supporting. Footings below frost depth. Attached for weather seal only.	Designed and constructed as self supporting. Footings below frost depth. Attached for weather seal only.	Designed and constructed as self supporting. Footings below frost depth. Attached for weather seal only.
Mechanical, Ducts, Clearance from ground 1" min.	Crossover insulated to R-4, w/ 1.0 Perm vapor barrier	Crossover insulated to R-4, w/ 1.0 Perm vapor barrier	Crossover insulated to R-4, w/ 1.0 Perm vapor barrier	Crossover insulated to R-4, w/ 1.0 Perm vapor barrier
Clothes Dryer Ducts, Min 4" diameter, Max length 25', reduced 5' for ea 90 deg. Turn. Rigid metal, PVC or flexible metal.	No flexible foil or nonmetallic within 3' of dryer or enclosed within a wall or floor	No flexible foil or nonmetallic within 3' of dryer or enclosed within a wall or floor	No flexible foil or nonmetallic within 3' of dryer or enclosed within a wall or floor	No flexible foil or nonmetallic within 3' of dryer or enclosed within a wall or floor
Anchoring, Listed device, 3,150 lb. W/ capacity for 4,725 lbs. Of uplift. Extends to frost depth or below.	Required. 2' from each end, 11' o.c. No open hook ends.	2' from each end, 11' o.c. No open hook ends.	2' from each end, 11' o.c. No open hook ends.	2' from each end, 11' o.c. No open hook ends.
Exterior Exit Landings Required:	Min 3' x 3'; Guardrails & handrails required over 30" high.	Min 3' x 3'; Guardrails & handrails required over 30" high.	Min 3' x 3'; Guardrails & handrails required over 30" high.	Min 3' x 3'; Guardrails & handrails required over 30" high.
Footing Exemption for certain uncovered decks attached to homes not on permanent foundations:	Floor not more than 40" high; deck no larger than 8' x 12', w/ long edge parallel to home.	Floor not more than 40" high; deck no larger than 8' x 12', w/ long edge parallel to home.	Floor not more than 40" high; deck no larger than 8' x 12', w/ long edge parallel to home.	Floor not more than 40" high; deck no larger than 8' x 12', w/ long edge parallel to home.

Setup Component	Standard Set (Personal Property)	Permanent Foundation (Real Property Setup)		
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Footings – Runners	6"x18" w/ (2) #3 reinforcing bars. Marriage line is 20" wide. If runners are to include two or more rows of support (2) additional reinforcing bars shall be used for each row of supports.	6"x18" w/ (2) #3 reinforcing bars. Marriage line is 20" wide. If runners are to include two or more rows of support (2) additional reinforcing bars shall be used for each row of supports.	6"x18" w/ (2) #3 reinforcing bars. Marriage line is 20" wide. If runners are to include two or more rows of support (2) additional reinforcing bars shall be used for each row of supports.	6"x18" w/ (2) #3 reinforcing bars. Marriage line is 20" wide. If runners are to include two or more rows of support (2) additional reinforcing bars shall be used for each row of supports.
Perimeter Blocking Location	6" or less from each corner, 8' on center maximum for roof load of 40 psf or less; 6' on center maximum for roof load of more than 40 but less than 60 psf; 4' on center maximum for roof load of more than 60 psf but less than 80 psf. Perimeter foundation required for homes with roof load of more than 80 psf.	Entire perimeter	Entire perimeter	Entire perimeter