



Planning, Zoning & Construction Resources

3434 Harbor Petoskey Rd. Suite E

Harbor Springs, MI 49740

P: 231.348.1735 F: 213.439.8933

Email: pzcr@emmetcounty.org Website: www.emmetcounty.org

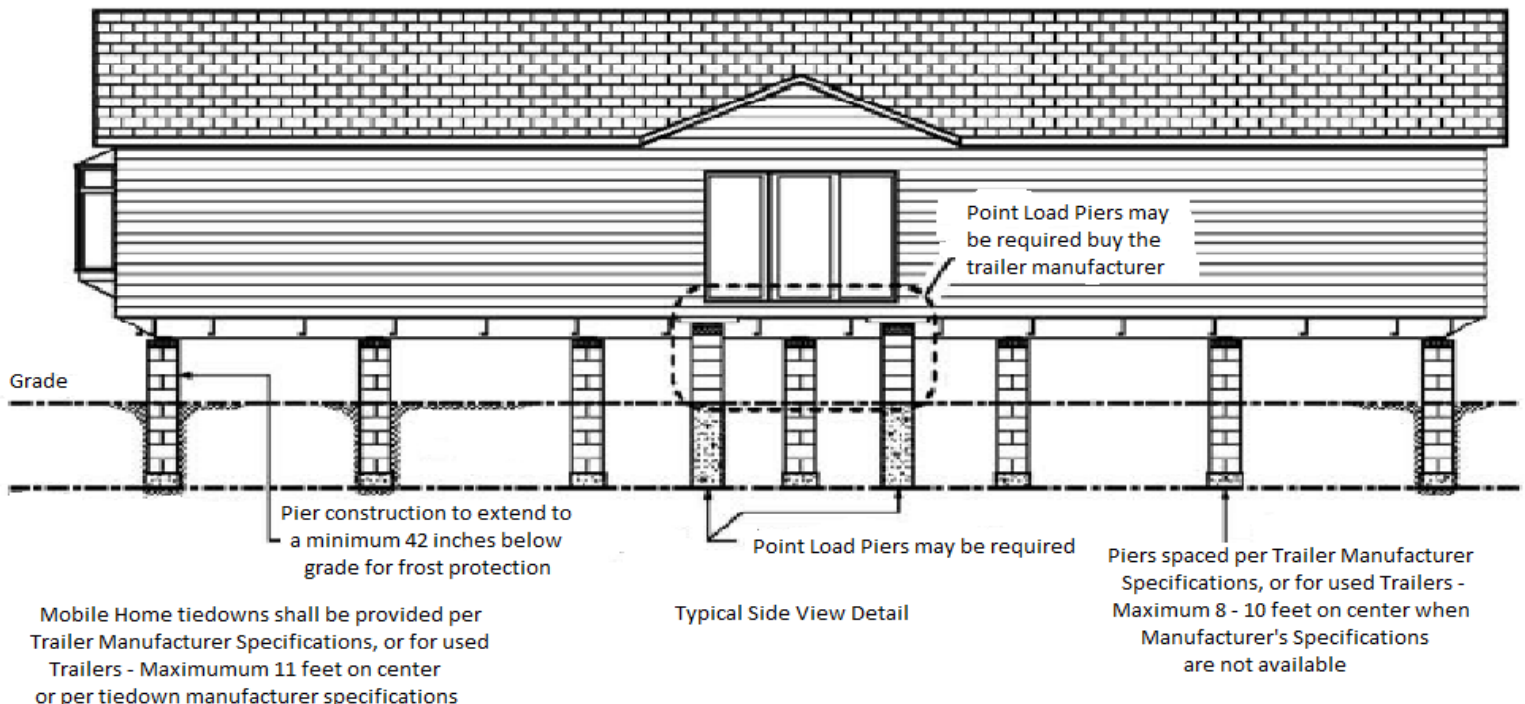
NEW & USED MANUFACTURED HOME REQUIREMENTS SAMPLE DETAILS FOR USED MANUFACTURED HOMES

All Manufactured homes shall have the following:

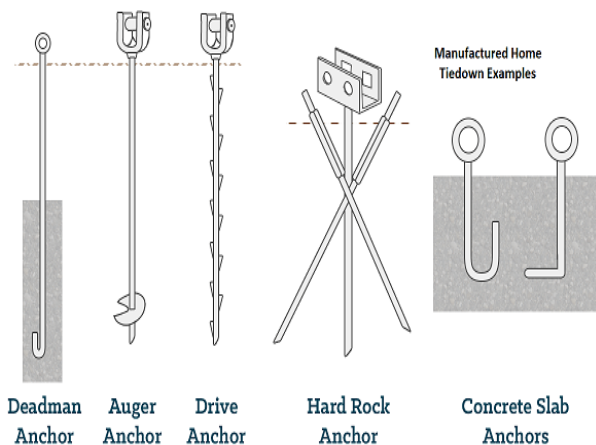
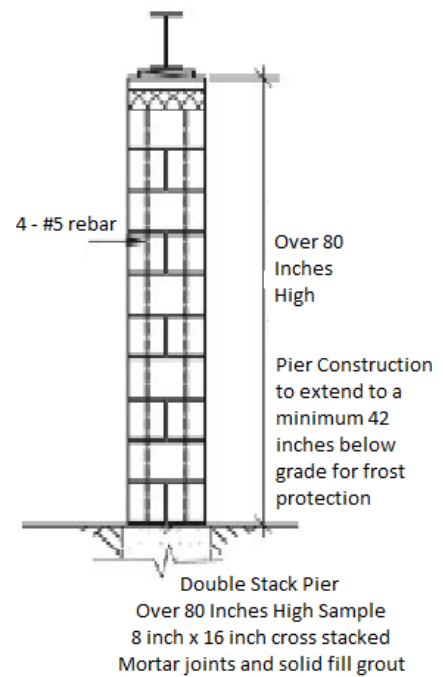
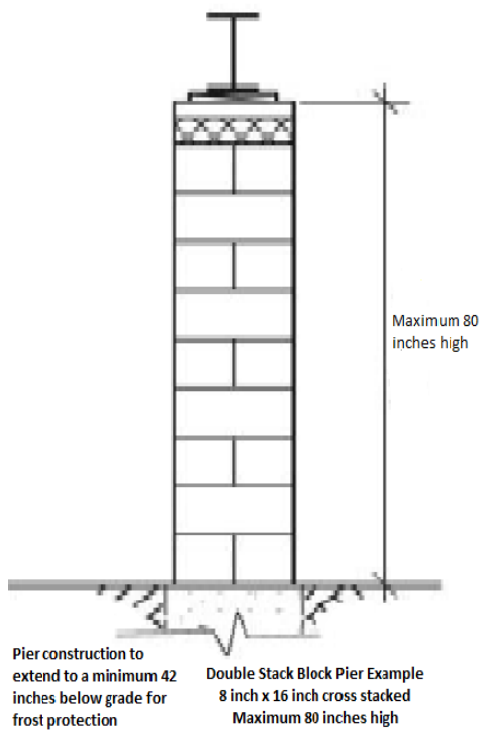
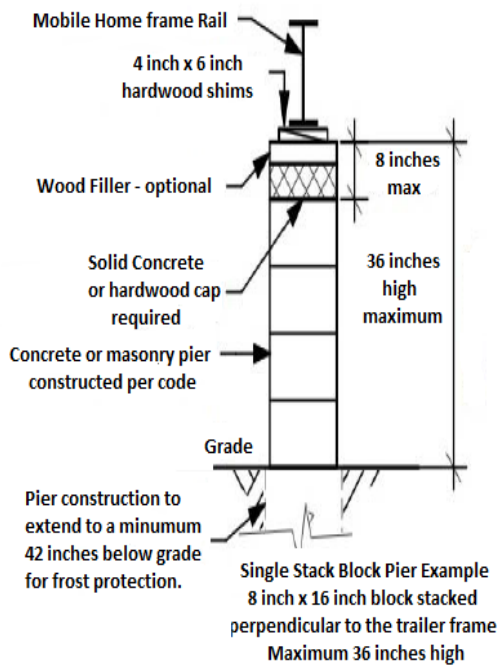
- If manufacturer's specifications are not available for used manufactured homes, then the details provided in this document shall be followed for proper support and anchorage.
- Footing depth, minimum 42" below grade to bottom of footings, with footing diameter sized to support all imposed loads.
- Piers 36" high or less, may be 8"x16" block, laid at right angles to the main frame support beams
- Piers 36" - 80" high, must be a minimum of 16"x16" in size.
- Piers are required to be capped with minimum 4 inch solid masonry units or equivalent.
- Piers greater than 80 inches in height are required to be solid filled with grout and reinforced with 4 continuous #5 rebar, with one bar placed in each corner cell of hollow masonry units.
- Anchoring to ground or foundation must be installed, as per home manufacturer's specifications or, for used mobile home units, follow the anchor manufacturer's specifications. Anchorage tied to concrete foundations shall spaced be no more than 11 feet on center.
- Smoke detectors must be located near each sleeping area. (ACT 133 P.A. 1974)
- Carbon Monoxide alarms must be installed near each sleeping area.
- Fire extinguisher (type 2A-10B-C) required in the kitchen area.
- Code compliant landings, steps, hand and guardrails, where required.
- Other code requirements may apply, contact the Building Dept. with any questions.

Mobile Homes manufactured prior to June 15, 1976 are not considered as in compliance with the HUD Standards for mobile home construction. Therefore confirmation of the manufacturer's date of construction shall be provided if requested by the department. Used/moved mobile homes constructed prior to June 15, 1976 shall be provided with a self supporting roof structure, constructed in compliance with the applicable codes for new construction.

Alterations to a mobile home that may affect the mobile homes structural components, shall be engineered and designed in a manner that will not exceed the load limitations of the mobile home



Mobile Home Set Up Guide Sample Details Based on Code Requirements



Tie down anchors shall be installed in accordance with the anchor manufacturer's specifications.

Manufacturers use structure size, anchor length and soil conditions as a basis for determining anchor spacing. As such, consult the anchor manufacturer for specific spacing guidelines.

