

# SITE PREPARATION GUIDELINES

## **New HUD homes are required to be installed by an installer licensed with the Manufactured Housing and Modular Units Program in the State of Missouri**

<https://psc.mo.gov/ManufacturedHousing/>

### **Site Preparation Guidelines:**

- The area under the home must be crowned with dirt/gravel/chat to ensure that any water under the home runs to the perimeter.
- Grade so there are no holes or depressions under the home. Cover the ground under the home with a 6-mil polyethylene vapor barrier.
- All four sides are graded to direct water away from the home with a minimum slope of ½ inch per foot for the first 10 feet. When this slope cannot be achieved, swales, drain tiles, retaining walls, etc., should be used to divert water away from the foundation. Drain tiles should terminate past the corners of the home.
- Gutters and downspouts when installed must extend past the corners of the home.

### **Foundation - Footings Guidelines:**

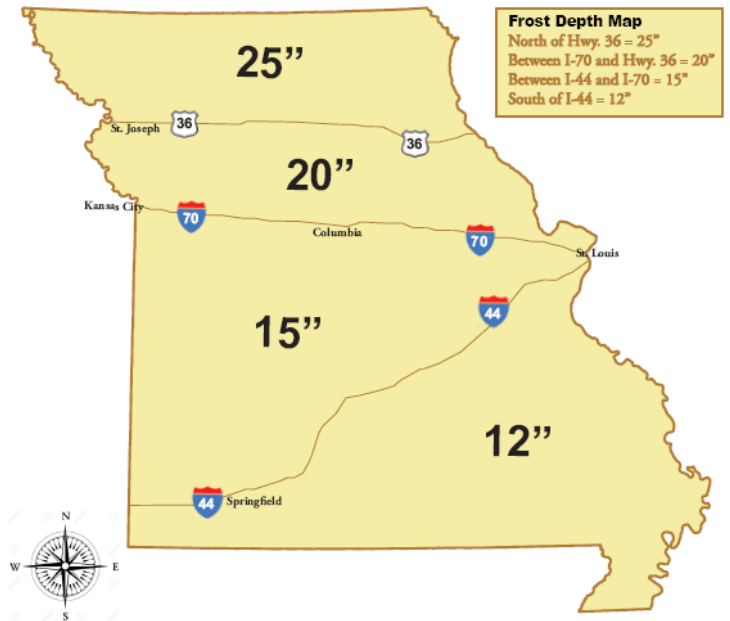
- Foundation, footings and runners must be poured below frost grade – all grass and debris must be removed from the site before installation.
- Depending on soil capacity and spacing of piers, the diameter of footings will vary typically 24"-28".
- Forming the footing(s) 4" to 6" above grade will help to achieve the required fall away from the site.

### **Slab - Runners Guidelines:**

- Slab 6" minimum poured in place concrete – all grass and debris removed from the site.
- Slab is to be supported by a below frost grade perimeter footing.
- Runners to be poured below frost grade or 6" minimum with a below frost grade perimeter footing.

## **Frost Depth Map**

Note: Some local jurisdictions may require the footing(s) to be at a greater depth than what is required by the PSC.



### **Anchoring Guidelines:**

#### **Anchors must be approved by the State of Missouri**

- A single wide unit with concrete anchors installed requires approximately 1.2 yards of concrete per anchor. If ground anchors are installed the soil must be tested to determine the correct anchor to use.
- Protect vertical and diagonal strapping at sharp corners by use of radius clips or other means. Tie-down straps are to be installed with a 40 to 50 degree angle.
- Longitudinal anchoring is required in Missouri.
- Installation of an anchor system refer to anchor manufacturer instructions for number and location of systems as length, roof pitch, and wall height may require additional systems. Single wide homes require anchors within 2 ft. of each end in addition to the systems.

**This is not a complete list of all the requirements necessary to set a new HUD home.**

**Refer to 3285 Model Manufactured Home Installation Standards.**

New HUD homes must be installed by a licensed installer with the Manufactured Housing and Modular Units Program in the state of Missouri. Chapter 700 RSMo "No person shall engage in the business of installing manufactured homes or hold himself or herself out as a manufactured home installer in this state unless such person holds a valid license issued by the commission pursuant to Sections 700.650 to 700.680. A decal shall be affixed to the manufactured home in a permanent manner in a visible location within two feet (2') of the Housing and Urban development (HUD) label. 4 CSR 240-125.070.

All utilities to be connected and tested by a qualified person (licensed Missouri installer or licensed electrician / licensed plumber). The electrical connection must be a 4-wire feeder system installed in conduit buried 18 inches or direct buried 24 inches (IRC 2015). DWV pipe 1/4" per foot slope, or a minimum 1/8" per foot and install a full-size clean-out at the upper most point of the run with plumbing straps 4' o.c. The water line needs to be insulated/heat taped with a shut-off valve installed between the water supply and the inlet under or adjacent to the home.

The federal frost depth map referenced above is to be used unless the county or municipality where the home is sited has a more stringent requirement then you are to adhere to those requirements.

05/01/18 MHMUP