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**IDAPA 07  
Title 03  
Chapter 12**

**07.03.12 - RULES GOVERNING MANUFACTURED/MOBILE HOME SETUP CODE**

**000. LEGAL AUTHORITY.**

In accordance with Section 44-2102, Idaho Code, the director of the Idaho Division of Building Safety is authorized to promulgate rules necessary to implement the provisions of Title 44, Chapters 21 and 22, Idaho Code. (5-25-94)

**001. TITLE AND SCOPE.**

These rules shall be cited as 07.03.12, Rules Governing Manufactured/Mobile Home Setup Code, Division of Building Safety, IDAPA 07, Title 03, Chapter 12. These rules apply to the installation of manufactured/mobile homes for purposes of human habitation (living, sleeping) in the State of Idaho. (5-25-94)

**002. WRITTEN INTERPRETATIONS.**

There are no written interpretations. (5-25-94)

**003. ADMINISTRATIVE APPEALS.**

This chapter does provide for administrative relief of the provisions outlined herein. (5-25-94)

**004. DEFINITIONS.**

For the purposes of this chapter the definitions contained in IDAPA 07.03.11.004 apply unless a different meaning is indicated by the text of the rule. (5-25-94)

**005. MINIMUM STANDARDS CONTAINED HEREIN.**

The installation instructions (setup code) contained in this chapter are considered to be minimum standards. Cities and counties may adopt more stringent standards as long as those standards do not conflict with the standards contained in this chapter or Title 44, Chapter 22, Idaho Code. (5-25-94)

**006. -- 011. (RESERVED).**

**012. MANUFACTURED/MOBILE HOME INSTALLATION INSTRUCTIONS.**

01. Installation Instructions. All manufactured/mobile homes must be installed in accordance with the manufacturer's instructions. Where the manufacturer's instructions are not readily available from the manufacturer, the manufactured/mobile home must be installed in accordance with the provisions of Title 44, Chapter 22, Idaho Code, and 07.03.12, Rules Governing Manufactured/Mobile Home Setup Code. All manufactured/mobile homes must be installed in accordance with all other applicable state laws pertaining to utility connection requirements. If the home is installed in accordance with the manufacturer's specifications, a copy of those specifications shall be in the home and in plain view at the time of setup and inspection. If the home is installed in accordance with the provisions of 07.03.12, Rules Governing Manufactured/Mobile Home Setup Code, then a copy of the state setup requirements shall be included with the home. All dimensions required by the provisions of 07.03.12, Rules Governing Manufactured/Mobile Home Setup Code, are considered to be nominal. (5-25-94)

02. Ground Improvement. The homeowner or park owner must ensure that the ground on which a manufactured/mobile home is to be installed has been improved as necessary to provide a proper base for the unit and that the area beneath it has adequate drainage. (5-25-94)

**013. INSTALLATION PERMITS AND INSPECTIONS REQUIRED.**

01. Installation Permit. The owner or the installer of a manufactured/mobile home must obtain an installation permit as required by city or county ordinance before installing a manufactured/mobile home that will be used as a residence on a building site or in a park. The installer must have a current and valid license in effect at the time of the application for the installation permit. (5-25-94)

02. City or County Jurisdiction. Cities and counties, which have by ordinance adopted a building code, shall establish a permit process for the installation of all manufactured/mobile homes within their respective

jurisdictions and shall provide for inspection of all work required by the manufacturer's installation instructions or the installation and setup provisions of Title 44, Chapter 22, Idaho Code, and 07.03.12, Rules Governing Manufactured/Mobile Home Setup Code, whichever is applicable, pursuant to the provisions of Section 44-2201, Idaho Code. Fees for installation permits and inspections shall be as established by the city or county having jurisdiction. (5-25-94)

**014. SUPERVISION BY RESPONSIBLE MANAGING EMPLOYEE.**

A responsible managing employee, as the term is defined in IDAPA 07.03.11.004.20, shall personally supervise any installation of a manufactured/mobile home at its place of occupancy. (5-25-94)

**015. MANUFACTURER'S INSTRUCTIONS ON STABILIZING SYSTEMS.**

Manufacturer's instructions on stabilizing systems must be used unless the manufacturer's instructions are not readily available. If the manufacturer's instructions are not readily available, then the manufactured/mobile home must be installed in accordance with the provisions of 07.03.12, Rules Governing Manufactured/Mobile Home Setup Code. (5-25-94)

01. Manufacturer's Instructions. Installation instructions supplied by the manufacturer of the manufactured/mobile home specifying the location and capacity of stabilizing devices may be used. If the use of perimeter stabilizing systems is required in the manufacturer's instructions, such systems must be used. (5-25-94)

02. Copy of Manufacturer's Instructions. If a manufactured/mobile home is installed pursuant to the manufacturer's installation instructions, a copy of such instructions must be delivered to the manufactured/mobile home owner by the dealer or installer at the time of sale. (5-25-94)

**016. REQUIREMENTS FOR INSTALLING STABILIZING SYSTEMS.**

Manufactured/mobile homes not installed pursuant to the manufacturer's installation instructions must be installed according to Section 016. (5-25-94)

01. Footings. Support footings must be constructed of: (5-25-94)

a. Precast or poured-in-place concrete, not less than sixteen (16) inches x sixteen (16) inches x four (4) inches; or (5-25-94)

b. Two (2) concrete pads, four (4) inches x eight (8) inches x sixteen (16) inches, installed side-by-side; or (5-25-94)

c. Other materials and sizes approved by the Division which provide equivalent load-bearing capacity and resistance to decay or when justified by soil compaction analysis. (5-25-94)

02. Supports. Supports must be one (1) of the following: (5-25-94)

a. Steel piers sufficient to carry the weight of the manufactured/mobile home must be installed under the supporting frame, spaced at a distance not exceeding six (6) feet on center, with the end piers not further than two (2) feet from the end of the manufactured/mobile home. No steel pier may be used unless it has been approved by the Division and has a minimum three thousand (3,000) pounds of compressive strength; (5-25-94)

b. Concrete, cinder or pumice block piers, minimum of three thousand (3,000) pounds compressive strength, must be installed under the supporting frame, spaced at a distance not exceeding six (6) feet on center, with the piers not further than two (2) feet from each end of the manufactured/mobile home. Concrete, cinder or pumice block piers must be constructed of blocks eight (8) inches x eight (8) inches x sixteen (16) inches. The cells of the blocks must be vertical and placed perpendicular (crosswise) to the main frame. A wood plate measuring eight (8) inches x sixteen (16) inches, not exceeding one and one-half (1 1/2) inches in thickness, and shims that transfer loads uniformly, not exceeding one (1) inch in thickness, shall be permitted to be used to fill any gap between the top of the pier and the main frame. Two (2) one (1) inch or four (4) inch solid concrete blocks shall be permitted to be used to fill the remainder of any gap. Shims shall be at least nominal four (4) inches wide and six (6) inches long and shall be fitted and driven tight between the wood plate or pier and main frame. No other pier support material will be approved unless it provides equivalent load-bearing capacity and can be documented by engineering calculations. All materials having ground contact must be resistant to decay; (5-25-94)

c. Block piers more than forty (40) inches but not more than eighty (80) inches in height must be constructed by using double tiers with interlocking concrete, cinder, or pumice blocks. Block piers more than sixty (60) inches in height must be constructed of concrete, cinder, or pumice blocks with one-half (1/2) inch reinforcing steel bars inserted vertically and the cells of the blocks poured solid with concrete. (5-25-94)

03. Multiple Sections. A manufactured/mobile home of more than one (1) section must have center line blocking at end walls and at any other point of connection of the sections of the manufactured/mobile home that are at a ridge beam-bearing support. (5-25-94)

04. Clearance. The house will be set so that seventy-five percent (75%) of the area under the home has at least twelve (12) inches of clearance between the bottom of the I-beam and the ground level. (5-25-94)

05. Ventilation. Whatever type of fascia or skirting is installed on any manufactured/mobile home shall be properly vented, with no less than eight (8) minimum ninety-six (96) square-inch vents (net size of screen) spaced no more than twenty-five (25) feet apart, with one vent no more than three (3) feet from each corner in both directions. (5-25-94)

**017. REQUIREMENTS FOR PERMANENT FOUNDATIONS.**

The following requirements shall apply to the construction of a permanent foundation. Either system A or B shall be acceptable. (5-25-94)

01. System A. (5-25-94)

a. I-beam ribbon footings: Ribbon footings shall be poured concrete continuous footings at least twenty (20) inches wide and eight (8) inches deep; placed on firm, undisturbed soil below the prevailing frost line. Slabs shall be level and parallel to, and centered below, the main frame beams and extending to the end of the frames. Slabs shall contain three (3) Number 4 steel reinforcing rods evenly spaced; (5-25-94)

b. Piers: Blocking shall have a maximum spacing of six (6) feet; (5-25-94)

c. Center-line support: The minimum center-line support base block shall be sixteen (16) inches x sixteen (16) inches x four (4) inches. However, when manufacturer's setup instructions require larger supports, those requirements shall be met; (5-25-94)

d. Anchoring: Weather-resistant anchor ties shall be embedded in the outside ribbon footing within three (3) feet of each end and a maximum of twelve (12) feet between centers and shall be tied to the I-beam with cable or zinc-coated strapping. Anchor ties shall be designed for a three thousand one hundred fifty pound (3,150) working load and withstand a fifty percent (50%) overload (four thousand seven hundred fifty (4,750) pounds). (5-25-94)

e. Crawl-space enclosure: The crawl space beneath the home shall have a perimeter fascia enclosure adequately secured to the perimeter of the home and designed and supported to resist all forces to which it may be subject, without transmitting those forces to the building superstructure. The bottom of the enclosure shall be below the prevailing frost level. Minimum venting of the perimeter fascia enclosure shall be one (1) minimum 96-square-inch vent (net size of screen) every twenty-five (25) feet, and to include one three (3) feet from each corner in both directions. No fascia shall have less than eight (8) vents. (5-25-94)

02 System B. (5-25-94)

a. Perimeter support foundation: The foundation shall be erected with or without a basement on site with a minimum of six (6) inch x sixteen (16) inch poured concrete perimeter footing below prevailing frost level. The foundation shall have a minimum twenty-four (24) inch high, adequately vented, perimeter stemwall of six (6) inch poured concrete, or eight (8) inch thick mortared concrete block with Number 3 reinforcing rebar every forty-eight (48) inches, or all-weather wood with minimum one-half (1/2) inch plywood fascia secured with galvanized 8d nails to two (2) inch x four (4) inch plates and studs on sixteen (16) inch centers. The concrete or masonry wall shall have a minimum two (2) inch x four (4) inch construction redwood or pressure-treated sill plate secured six (6) feet

on center with one-half (1/2) inch anchor bolts. The home shall be supported by the perimeter foundation. (5-25-94)

b. Piers: Blocking shall be a maximum of twelve (12) feet on center with a minimum sixteen (16) inches x sixteen (16) inches x four (4) inch concrete pads on undisturbed soil. (5-25-94)

c. Anchoring: Weather-resistant anchoring devices shall be embedded in the sidewall footing thirty-six (36) inches from each end and a maximum of twelve (12) feet between centers and shall be tied to the I-frame with cable or zinc-coated strapping designed for a four thousand seven hundred fifty (4,750) pound work load. (5-25-94)

d. Center-line support: The center line of the home shall be supported with minimum twenty-four (24) inch x twenty-four (24) inch x eight (8) inch poured concrete footing located at each structural load-bearing support beam. Each pad shall have four (4) Number 4 rebar reinforcing and shall be placed on undisturbed soil. (5-25-94)

03. General considerations for both Systems A and B. (5-25-94)

a. Center-line blocking: A manufactured/mobile home of more than one section must have center-line blocking at end walls and at any other point of connection of the sections of the manufactured/mobile home that are at a ridge beam-bearing support. (5-25-94)

b. Vapor barrier: The ground in the crawl space shall be covered by a minimum four (4) mil visqueen vapor barrier, if required by the manufacturer. (5-25-94)

c. Access: A crawl space between the bottom floor structure of the manufactured/mobile home and the footing pad must be at least twenty-four (24) inches in height. Access to the crawl space must be by an opening which is eighteen (18) inches x twenty-four (24) inches or larger. The opening shall have a tight fitting cover provided. Pipes, ducts, and other obstructions other than structural materials must not interfere with access to or within the space below the floor. Crawl spaces and other spaces below floors must be ventilated by an approved mechanical means or by no less than eight (8) minimum 96-square-inch vents (net size of screen) to be spaced no more than twenty-five (25) feet apart, with one vent no more than three (3) feet from each corner in both directions. (5-25-94)

d. Site grading: Exterior grade shall be a minimum of eight (8) inches below the bottom of the unit. The ground shall slope at least six (6) inches for ten (10) feet around the home. (5-25-94)

**018. LICENSE SUSPENSION OR REVOCATION.**

The Director may suspend or revoke or not renew any license for any wilful or repeated violation of 07.03.12, Rules Governing Manufactured/Mobile Home Setup Code, or Title 44, Chapters 21 or 22, Idaho Code. Any such proceeding shall be handled as a contested case and according to the procedures set forth in IDAPA 07.03.11, Rules Governing Manufactured/Mobile Home Licensing, Title 67, Chapter 52, Idaho Code, and the Attorney General's Model Rules of Practice and Procedure. (5-25-94)

**019. -- 999. (RESERVED).**