

**LA PLATA COUNTY
PERMANENT FOUNDATIONS FOR
MOBILE HOMES**

Most Lenders and Financial Institutions will not finance Mobile Homes unless the Mobile Home is placed on a "Permanent Foundation".

To qualify as a permanent foundation meeting County standards; two things are required; 1) The foundation system supporting the Mobile Home must be protected from frost upheaval and; 2) there must be an attachment between the foundation system and the Mobile Home.

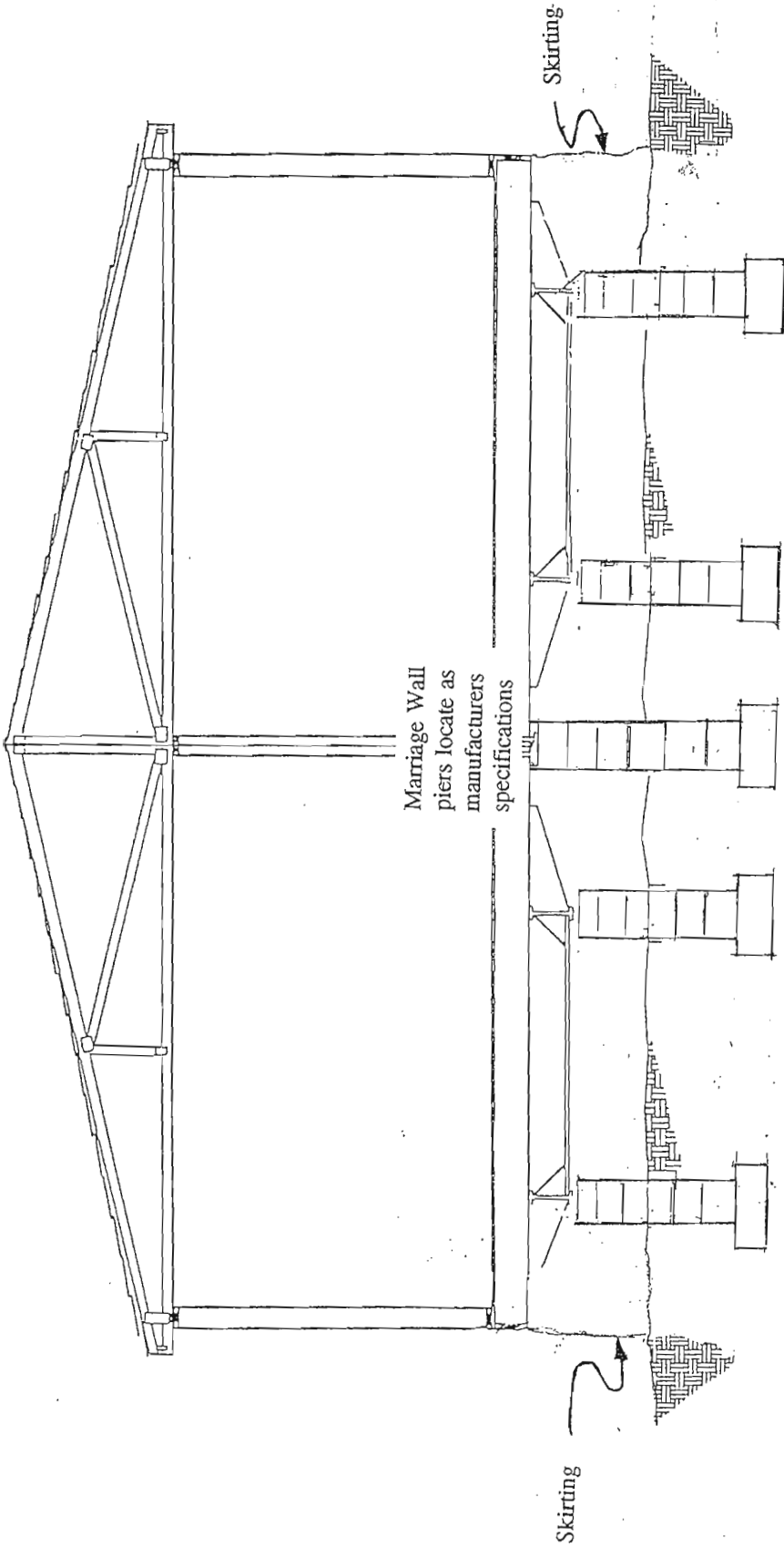
To obtain a Building Permit for a Mobile Home w/Permanent Foundation, you will need to submit a foundation plan which shows how the frost protection and attachment is accomplished. A Mobile Home is supported by piers located underneath the frame rails and key locations on marriage walls and exterior walls, the perimeter wall, if used, cannot support the Mobile Home, although the perimeter wall may provide the frost protection if it has the required depth (32" below finished grade). The perimeter wall can also be used to provide the required attachment between the Mobile Home frame and foundation.

Attached are two examples of foundation plans for a Mobile Home with a permanent foundation; one using piers only; the other uses both piers and a perimeter wall. You will need to obtain information from your Mobile Home dealer as to the precise location of all the interior piers. Double wide units may have additional piers located along the marriage wall to support weight from above.

If a perimeter wall is used crawl space access and ventilation are required. If earth is placed against one side of the perimeter wall, the wall will need to be buttressed at twelve feet (12 ft.) intervals to resist the earth pressure.

The attached foundation plans apply to typical installations; basements or difficult site conditions may warrant special engineering.

You must always follow the Manufacturers installation instructions, therefore, you need to get the installation procedures from your Mobile Home dealer.

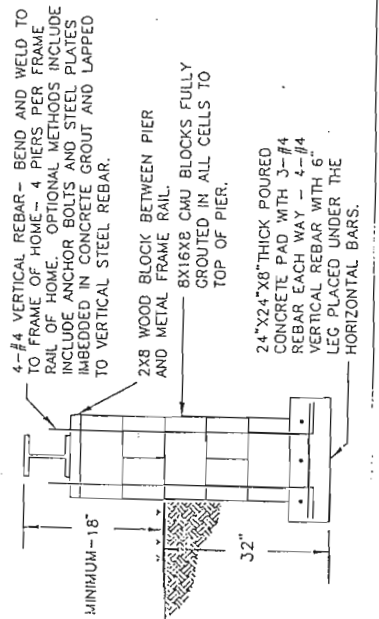


MOBILE HOME PERMANENT FOUNDATION DETAILS

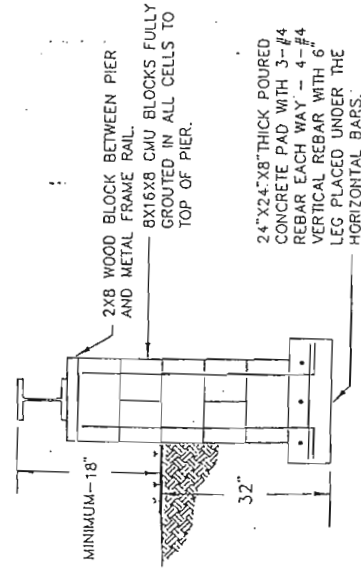
Without a Perimeter Wall

- A) Piers - 4 piers per each outside I-beam
- B) Piers - All other piers

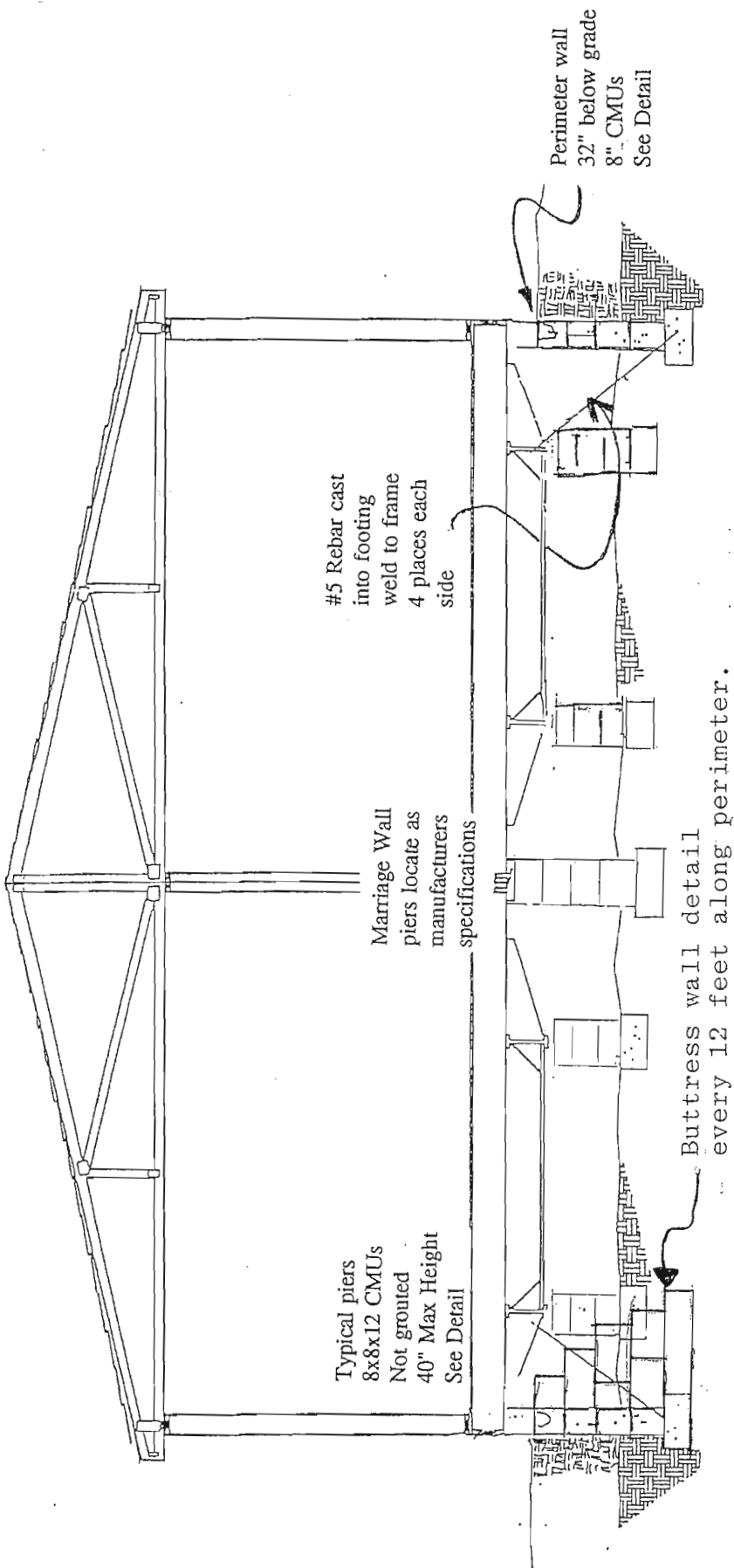
STRUCTURAL/ANCHOR PIER DETAIL - (A)



INTERMEDIATE PIER DETAIL - (B)



INSPECTIONS REQUIRED FOR ALL REBAR PLACEMENTS PRIOR TO POURING CONCRETE OR TO GROUTING OF BLOCK PIERS.



Typical piers
8x8x12 CMUs
Not grouted
40" Max Height
See Detail

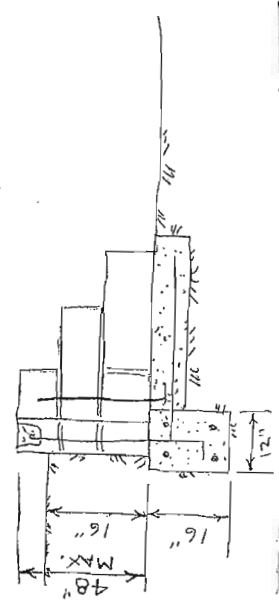
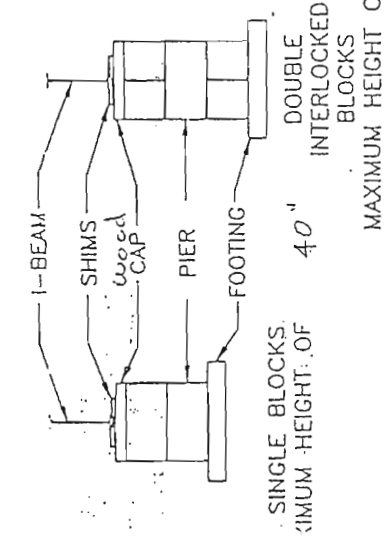
Marriage Wall
piers locate as
manufacturers
specifications

#5 Rebar cast
into footing
weld to frame
4 places each
side

Perimeter wall
32" below grade
8" CMUs
See Detail

Buttress wall detail
every 12 feet along perimeter.

MOBILE HOME PERMANENT FOUNDATION DETAILS



DRY STACKED SYSTEM
4) # 4's in 12"X16"
footing vert's @ 16"
o.c. all cells grouted
buttress walls @ 12ft.

