

CHAPTER Inst 600 MANUFACTURED HOUSING INSTALLATION STANDARDS

PART Inst 601 PURPOSE AND SCOPE

Inst 601.01 Purpose.

- a) The purpose of this chapter is to assure the proper installation of a manufactured house as defined by RSA 205-D:1, XI.
- b) Installers have the option of installing in accordance with:
 - 1) This chapter; or
 - 2) A design prepared by a New Hampshire licensed engineer or architect; or
 - 3) The manufacturer's installation standards.

Source. #8494, eff 12-24-05; ss by #10115, eff 4-14-12

Inst 601.02 Applicability.

- a) The provisions of this standard shall apply only to manufactured housing which is:
 - 1) Transportable in single or multiple sections;
 - 2) In the traveling mode 8 body feet or more in width and 40 body feet or more in length; and
 - 3) When erected on a site is 320 or more square feet, built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to required utilities, including plumbing, heating, air conditioning as applicable, and electrical systems.
- b) These rules shall not apply to:
 - 1) Campers or recreational vehicles as defined in RSA 216-I:1 or RSA 259:84:a;
 - 2) Pre-site built housing as defined in RSA 674:31-a;
 - 3) Modular buildings as defined in RSA 205-C:1,XI;or
 - 4) Single wide structures under 750 square feet, provided that they are not for residential or classroom use.

Source. #8494, eff 12-24-05; ss by #10115, eff 4-14-12

Inst 601.03 Scope.

- a) These standards shall apply to the installation of all New Hampshire new and relocated manufactured housing that is used as a residential dwelling.
- b) The standards pursuant to Inst 600 shall not apply to:
 - 1) Sites that are already occupied as of December 24, 2005; and
 - 2) Sites for the installation of manufactured housing, which provides temporary relief from fire, flood or other disasters for a period of one year from the placement of the house.
- c) The exemption in (b) above shall not relieve the manufactured house owner or occupant from responsibilities for the proper use and maintenance of a manufactured house. Manufactured houses installed on sites exempted from the requirement of RSA 205-D shall be installed and the sites maintained in a manner which is not detrimental to the functions of any of the systems in the house.
- d) Manufactured housing, which is installed in compliance with RSA 205-D and this chapter, shall be exempt from all state or local standards or regulations which regulate the same matters.
- e) Nothing in this chapter shall be construed to amend or repeal the provisions of RSA 31:116 relative to manufactured housing foundations in parks and RSA 47:22-b, relative to manufactured housing foundations in parks.

Source. #8494, eff 12-24-05; ss by #10115, eff 4-14-12

PART Inst 602 DEFINITIONS

Inst 602.17 “Set-up” means the work performed and operations involved in the placement and securing of a manufactured house or any portion thereof.

[Source.](#) #8494, eff 12-24-05; ss by #10115, eff 4-14-12 (from Inst 602.18)

Inst 602.18 “Site” means “site” as defined by RSA 205-D:1, XIII.

[Source.](#) #8494, eff 12-24-05; ss by #10115, eff 4-14-12 (from Inst 602.19)

Inst 602.19 “Skirting” means a weather-resistant material to enclose the space from the bottom of the manufactured house to grade.

[Source.](#) #8494, eff 12-24-05; ss by #10115, eff 4-14-12 (from Inst 602.20)

Inst 602.20 “Stabilizing devices” means all components of the anchoring and support system such as piers, footing, ties, anchoring equipment, ground anchors, or any other materials and methods of construction which supports and secures the manufactured house to the ground.

[Source.](#) #8494, eff 12-24-05; ss by #10115, eff 4-14-12 (from Inst 602.21)

Inst 602.21 “Support system” means a site built or site assembled system of stabilizing devices which is capable of transferring design loads and live loads required by federal regulation and other design loads unique to local house sites due to wind, seismic and soil conditions that are imposed by or upon the structure into the underlying soil bedrock without failure. It includes a combination of footings, piers, caps, and shims that will, when properly installed, support a manufactured house.

[Source.](#) #8494, eff 12-24-05; ss by #10115, eff 4-14-12 (from Inst 602.23)

Inst 602.22 “Uncontrolled fill” means fill materials that are placed without control of the content of the fill materials or without adequate compaction to assure a bearing capacity without undue settlement. Uncontrolled fill includes fill materials containing organic matter or fills which are placed without compaction necessary to provide a uniform bearing capacity of 1000 lbs./ft.

[Source.](#) #8494, eff 12-24-05; ss by #10115, eff 4-14-12 (from Inst 602.24)

PART Inst 603 INSTALLATION STANDARDS

Inst 603.01 Filing of Installation Manuals. A manufacturer of manufactured houses which are installed in New Hampshire shall file with the board every installation manual for each line made sold and installed. Subsequent updates or changes in a manual shall be submitted within 30 days from the date of the change, amendment or revision to the manual.

[Source.](#) #8494, eff 12-24-05; ss by #10115, eff 4-14-12

Inst 603.02 Site Preparation Systems.

- a) This section prescribes standards for siting, design and installation of manufactured house support systems. It shall be applicable to all new and relocated manufactured houses when and wherever newly installed at a house site.
- b) The house shall be designed to meet the New Hampshire wind, snow roof loads, and climatic conditions as described on the manufactured house data plate. Houses that are designated on the manufacturer’s data plate in a low pounds per square foot (PSF) snow zone, which includes 30 PSF shall not be installed in a higher roof load zone.
- c) The house shall be able to be safely moved to the site, which should be free of branches, holes in the ground and hanging wires to prevent any preliminary damage to the house.
- d) A manufactured house support system shall be constructed in accordance with one of the following:
 - 1) Manufacturer’s installation manual instructions;
 - 2) Foundation design by a New Hampshire licensed professional engineer or architect; or
 - 3) This chapter.
- e) Site preparation shall be in accordance with general residential construction practices.

- c) Shims shall be used in pairs and driven tightly so they do not occupy more than one inch of vertical space. Wood plates no thicker than 2 inches shall be used to fill in any remaining vertical gaps.
- d) Manufactured pier heights shall be adjustable risers that do not extend more than 2 inches when finally positioned.

Source. #8494, eff 12-24-05; ss by #10115, eff 4-14-12

Inst 603.05 Clearance Under House.

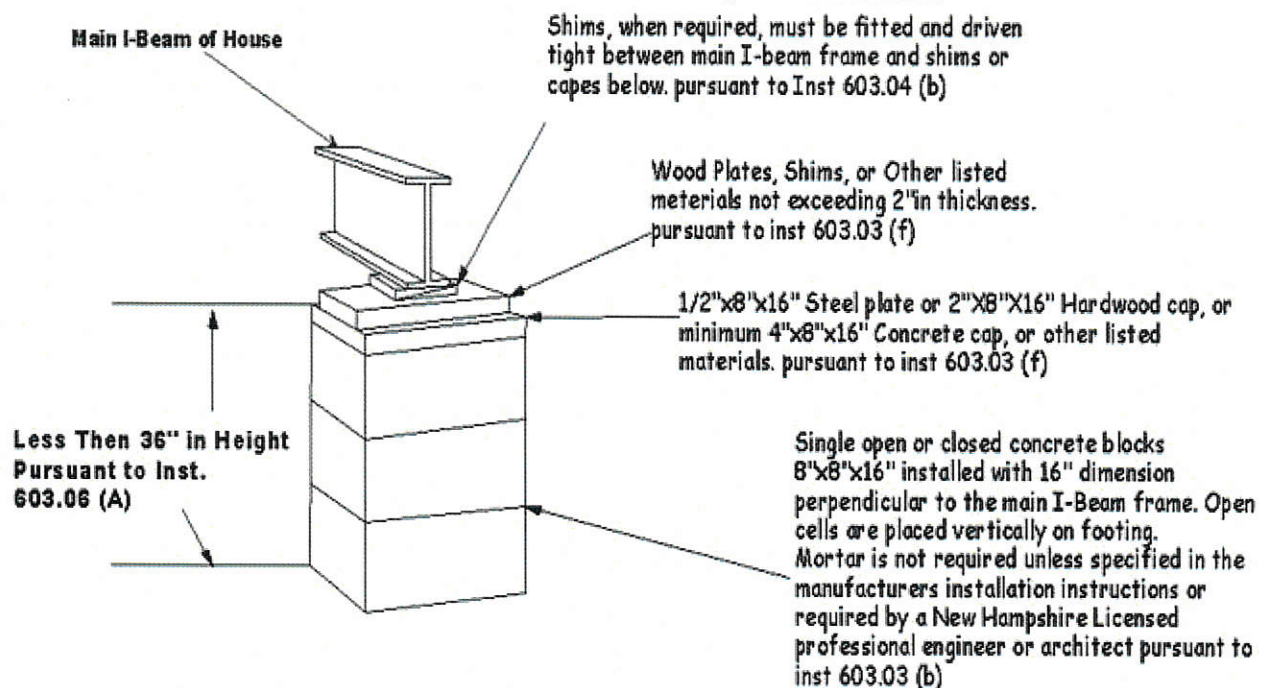
- a) Minimum clearance of 12 inches shall be maintained beneath the lowest member of the main frame in the area of utility connections.
- b) A minimum of 12 inches shall be maintained between the lowest member of the main frame, I-beam or channel beam and the grade under all areas of the home.
- c) None of the frame shall come in contact with the ground.
- d) Sufficient clearance shall be maintained to allow for interconnection of multi-section units for proper installation of ground anchors.

Source. #8494, eff 12-24-05; ss by #10115, eff 4-14-12

Inst 603.06 Design Procedures for Concrete Block Piers.

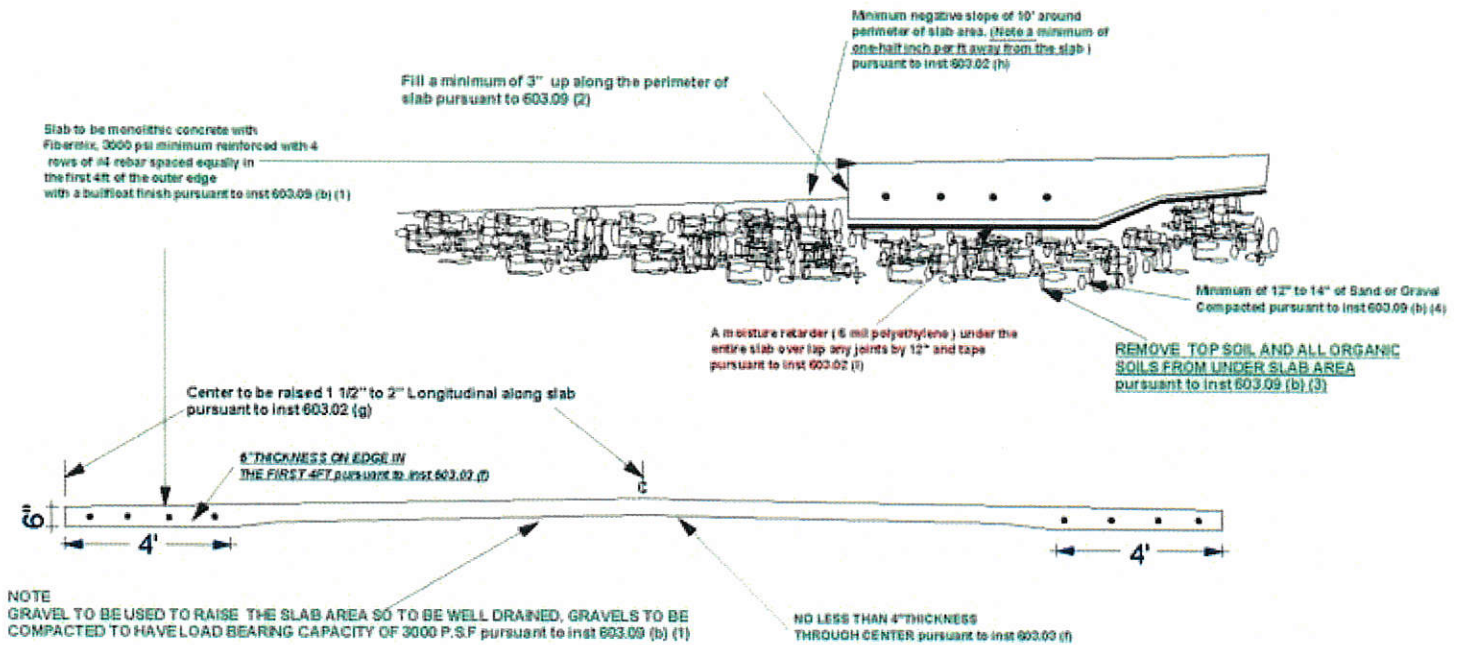
- a) Frame piers less than 36 in. high shall be:
 - 1) Permitted to be constructed of 3 single core or solid concrete blocks 8 inch x 8 inch x 16 inch; and
 - 2) Installed so the long sides are at right angles to the I-beam, as set forth in Figure 600-1:

Figure 600-1 Pier Installation, Single Concrete Block



- b) All piers over 67 inches shall be designed by a licensed New Hampshire architect or engineer.
- c) Piers for exterior wall openings shall be constructed of blocks that are 8in. x 8in. x 16 in.
- d) Perimeter piers shall be installed parallel to the perimeter, when required by the manufacturer's installation instructions.

Figure 600-3 Slab Specifications



- 2) Below frost footing, which shall be designed by a New Hampshire licensed professional engineer.

[Source.](#) #8494, eff 12-24-05; ss by #10115, eff 4-14-12

Inst 603.10 Permanent Foundations.

- a) Designs for permanent foundations such as basements, crawl spaces or load-bearing perimeter foundations shall be permitted.
- b) An open porch shall not be installed over a basement or other enclosed space.

[Source.](#) #8494, eff 12-24-05; ss by #10115, eff 4-14-12

Inst 603.11 Special Considerations. Special elevations and anchoring techniques shall be required in a flood zone.

[Source.](#) #8494, eff 12-24-05; ss by #10115, eff 4-14-12

Inst 603.12 Anchoring Instructions, Security Against Wind.

- a) After blocking and leveling the home, the installer shall secure the house against wind. The anchoring and foundation system shall be capable of meeting the loads required by 24 CFR 3280 & 3282 in effect.
- b) Anchors shall be capable of resisting a minimum total load capacity of 4725 lbs. and a working capacity of 3150 lb. Anchors and anchoring equipment shall be certified by an engineer or tested to national standards and installed as specified by the anchor manufacturer.
- c) Tie-down straps shall conform to the following:
 - 1) Cable or steel strap with a breaking strength of at least 4,725 lbs. shall be galvanized aircraft cable at least 1/4 inches diameter or Type 1, finish B, grade 1 steel strapping 1 1/4 inches wide and 0.03" thick, conforming to the American Society for Testing and Materials (ASTM) D3953-91; and
 - 2) Galvanized connection devices such as turnbuckles, eyebolts, strap buckles and cable clamps shall be rated at 3,150 working load minimum.
- d) Installers shall use diagonal tie downs in both transverse and longitudinal directions for single wide and doublewide houses.
- e) The number of anchors and spacing of anchors shall conform to manufacturer's installation instructions.