

**“REAL PROPERTY” for Existing Home
per Idaho Manufactured Home Installation Standard, 7-1-00**

I. Permanent Perimeter Foundation

- A. Type
 - a. Concrete – 6” wide wall on 12” wide x 6” deep footing.
 - b. Concrete Block – 8” x 8” x 16” CMU (top course grouted) on 12” x 6” footing.
 - c. Treated Wood – see specifications.
- B. Frost Depth - ≥ 24 ” below grade.
- C. Drainage – 5% slope for a minimum of 3’ out from building.
- D. 4” P.T. sill plate with $\frac{1}{2}$ ” dia. x 10” A.B. 6” o.c. & within 1’ of corners.
- E. Perimeter walls must be supported on foundation walls – no gaps.

II. Anchors

- A. Approved tie-downs – 2’ from each corner & spaced 11’ apart, maximum.

III. Vents

- A. Foundation vents required within 3’ of each corner & spaced 20’ o.c. maximum.

IV. Support At Main Frame Beams & Marriage Line

- A. Footings
 - a. C.I.P. concrete pads (min. 256 sq. in. & not less than width of pier being supported). 4” thick or 6” thick continuous runner.
 - b. Precast concrete pads – minimum 16” x 16” x 4” or (2) 8” x 16” x 4”.
 - c. Foundation grade lumber/plywood.
- B. Piers
 - a. Concrete block (no cinder or pumice) with solid cap of 4” thick precast block, 1 $\frac{1}{4}$ ” plywood or 2” dimensional lumber.
 - b. Pre-fab steel piers labeled with not less than 4,000 # capacity.
- C. Main Frame Support: 30” maximum from each end & maximum 6’ o.c.
- D. Marriage Line Support:
 - a. Ridge beam supports as required by manufacturer.
 - b. Elsewhere – 8’ o.c.

V. Vapor Barrier

- A. 6 mil. (min.) black membrane.