

# Manufactured Home Set-Up Regulations

## City of Winston-Salem/Forsyth County Inspections Division

### Are there set-up requirements?

The General Assembly of the State of North Carolina has adopted "Regulations for Manufactured/Manufactured Homes," which establish mandatory statewide standards.

Your home must be installed and inspected to meet this Code. A copy of this Code is available in our office for reference.

If you have specific questions about your set-up please contact your building inspector.

**A brief summary of the major requirements follows:**

### Height Requirements

A manufactured home which is 3 feet or more above finished grade (measured to the bottom of the I beam) for more than 25% of the total floor area must be certified by a North Carolina licensed design professional, i.e. engineer or architect.

### Skirting Requirements

All double wides must have a continuous masonry foundation or curtain wall built to meet Section 3.6 of the N.C. Regulations for Manufactured Homes. The only exception to this requirement is for double wides in parks and on lots with existing dwellings for blood relatives only. The only breaks in the masonry walls shall be for required access and ventilation.

All other manufactured homes must have skirting of a noncombustible material that is durable and suited for outdoor exposure.

### Crawl Space Ventilation

Skirting must contain openings or perforations to allow cross ventilation under the manufactured home. Note: Any openings greater than ½ inch wide shall be covered with a corrosion resistant wire mesh.

The minimum amount of ventilation is: 2 square feet for each 100 linear feet of skirting, plus a square foot for each 100

square feet of crawl space. If you install a 6 mil polyethylene vapor barrier over 80% of the crawl space ground surface, the vent openings may be reduced by 50%.

A good rule of thumb is to place 1 standard vent (8"x16") every 8 feet. If you place the poly vapor barrier reduce it to 1 vent for every 12 feet. Access to the crawl space must be provided either by a

### Crawl Space Access

Minimum 18"high by 24"wide door or by panels which can be removed without the use of tools.

### Stair & Ramp Requirements

When the exit from the home is not at grade level stairs or a ramp shall be provided.

Stairs shall be constructed:

- with a minimum clear width of 3 feet.
- out of approved durable or treated wood (when wood is used).
- with a maximum riser height of 8¼".
- with a minimum tread width of 9" excluding the nosing
- with a maximum nosing of 1¼".

**See the diagram below for stair details.**

Ramps shall be constructed with a minimum width of three (3) feet and a slope no greater than 1in12 (1" rise for 12" run).

### Handrail Requirements

A continuous handrail must be installed on all open sides of stairs exceeding 30" in height leading to a door.

Each porch, terrace or entrance platform 30 inches above grade or more shall have a guardrail not less than 36 inches high.

### Porches & Decks

Porches and decks exceeding 36 square feet in floor area must be entirely self-supporting and built to meet the State

