



Manufactured Home - Approved Foundation Systems

I spoke to representatives from the Division of Building Standards and Codes, Manufactured Housing Program to discuss proper installation of approved foundation system for manufactured housing. During our conversation we discussed proper assembly and installation.

In the past, the Town of Morristown has been accepting gravel pads with an Engineers Plan and stamp as an accepted means of a foundation for manufactured homes. As per the Division of Building Standards and Codes, Manufactured Housing Program the gravel pads have never been an approved method of a foundation for a warrantied manufactured home.

As of January 1, 2016 the Town of Morristown will no longer be accepting the gravel pad design for new and warrantied manufactured homes. We have attached the technical bulletin for approved concrete foundation. **As per the technical bulletin:** *Manufactured homes must be placed on foundations that comply with the code, as well as the specific foundation system designs included in the manufacturer's installation instructions manual(s).* While the code requires the footings and foundation systems to extend below the frost line there is an exception for foundation systems protected from the effects of frost design by registered design professionals. Variations from the foundation system designs found in the installation instructions - such as foundation system protected from the effects of frost designed by registered design professionals - requires the home's manufacturer and DAPIA's approval. Slab on grade foundation systems are acceptable when:

- Included in the installation instruction
- Offered by the manufacturer and approved by the DAPIA
- Designed by the registered design professional and approved by the manufacturer and DAPIA

The installation of a slab on-ground foundation system must meet all conditions of the design.

If any further clarification is needed regarding this technical bulletin or process of the installation for concrete pads, please contact the division of Building Standards and Codes, Manufactured Housing Program at the following: (518) 474-4073.

Any other question concerning local issues, feel free to contact our office at (315) 375-8572.