COCHISE COUNTY PLANNING DEPARTMENT

1415 Melody Lane, Bisbee, Arizona 85603 **Phone: (520) 432-9240**
Fax: (520) 432-9278

Susan Buchan, Director

Manufactured Home Site Preparation Overview and Requirements

A properly prepared site is critical to a good quality manufactured home installation and the long term structural stability of the home. Inadequate soil bearing capacity or a support system mismatched to the soil characteristics can result in excessive or differential settlement of the home, which can cause the home to become unleveled, resulting in jammed doors and windows, cracks in finishes and ruptured plumbing connections. Final responsibility for the site preparation, including soil stability, lies with the installer. An improperly prepared site may result in the dealer or manufacturer denial of a foundation-related warranty claim.

Clear and grade the location of the site where the home will be located. Remove organic material such as vegetation, wood, roots, twigs, dead branches, grass and brush from directly under the home. Remove any debris that could become termite infested from the site and surrounding area. Crown the site under and away from the home for the first ten feet with a minimum slope of ½ inch per foot. Where property lines, walls, slopes or physical conditions prohibit this slope, provide the site with drains, swales or grading to drain water away from the structure. Moisture under the home can result in structural damage to the floor system, foundation, anchoring system and other parts of the home. Failure to provide adequate slope/drainage can result in moisture-related problems such as mold, mildew and erosion.

Determine the soil conditions by examining the soil type under the proposed home location to make sure it is suitable for placement of a home. The design of the home's support system, including footing/pier spacing and size, will be in part determined by the bearing capacity of the soil and soil's withdrawal strength for the required ground anchors. Use one or more of the following methods to determine the site's soil bearing capacity:

- Hire a *Registered Engineer, Geologist or Architect* to determine the soil classification and maximum allowable soil bearing capacity by testing the soil in accordance with generally accepted engineering practice.
- Conduct a *Pocket Penetrometer* test to estimate allowable soil bearing capacity as follows:
    - Select seven test areas around the perimeter of the manufactured home near the proposed footer locations.
    - Clear a minimum area of one square foot to the required footer depth near each of the proposed footer test locations.
    - Using the instructions provided with the *Pocket Penetrometer*, take seven accurate location readings.
    - Disregard the high and low test readings and average the remaining readings.
    - Provide the *Pocket Penetrometer* test information on the following form and give it to the County Building Inspector at the initial installation inspection.

Note: All support systems on soils with bearing capacities less than 1,000 psf must be designed by a registered engineer or registered architect.

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MANUFACTURED HOME / FACTORY BUILT BUILDING PENETROMETER REPORT

Home Owner: _____ **Phone #:** _____

Site Address: _____ **TP #:** _____

City: _____ **State:** _____ **Zip:** _____

Permit Number: _____

Installer Name: _____ **License #:** _____

Name of Person Conducting Test: _____

Relationship: _____ **Phone #:** _____

PENETROMETER TEST

SEVEN READINGS	MIDDLE FIVE	AVERAGE
1. _____	2. _____	_____
2. _____	3. _____	
3. _____	4. _____	
4. _____	5. _____	
5. _____	6. _____	
6. _____		
7. _____		

_____ _____

Signature **Date**

Note: Limitations of *Pocket Penetrometer* – Pocket Penetrometers do not work on sand or gravel.

Do not put the Pocket Penetrometer on stones larger than its tip as this will provide an inaccurate reading. If you should encounter a layer of gravel, test the soil under the gravel.