

POLICY NAME: **Manufactured Home Foundations**

EFFECTIVE DATE: **June 28, 2022**

POLICY NUMBER: **BD-22-0001**

PURPOSE: **To Establish a Code Compliant Method of Setting
Manufactured Homes**

BACKGROUND:

On June 23, 2022, the State of Arizona Department of Housing conducted a training for local jurisdictions working under the States Intergovernmental Agreement for Services. During this training, the State made clear that, going forward, homes set in areas subject to frost heave or adverse soils shall be required to comply with the foundational requirements set forth in the 2018 International Residential Code and 24 CFR 3280.

POLICY:

Effective immediately, all manufactured home applicants will be required to include with their plan submittal and application a climate design report for the parcel to be modified. These reports can be generated by customers and contractors by visiting the County's Building Division Design Criteria Application provided by Coconino County GIS <https://coconinocounty.maps.arcgis.com/apps/webappviewer/index.html?id=c9a2702af48f45ef8d4a759f98d3f19f> Designs for the foundational attachment to the earth shall comply with the 2018 International Residential Code, Chapter 3 & Chapter 4. Meeting the frost depth for the known climate design will be required.

This will require all manufactured homes to be placed on a continuous frost depth footing and foundation or frost depth pier foundation with an exterior perimeter skirt wall. Alternative skirting, to include vinyl skirting, will no longer be permitted. Ribbon footings within the building envelope will be accepted. Isolated concrete footings within the thermal envelope of the building will also be accepted in compliance with Section 403.1.4 of the 2018 International Residential Code. Frost free shallow foundations will not be permitted due to the inability to maintain a minimum crawl space temperature of 64°F (18°C).

ACCESS:

This substantive policy statement is available for inspection at the Community Development office or on the Coconino County website: www.coconino.az.gov

APPROVED BY:

Date: _____

Jay Christelman
Director, Community Development