



**FOUNDATIONS GUIDELINES FOR PREBABBICATED BUILDINGS 600 SQUARE FEET OR LESS THAT IS OF LIGHT-FRAME CONSTRUCTION AND WITH AN EAVE HEIGHT OF LESS THAN 10 FEET. PLEASE SUBMIT ELEVATION DRAWING & CONSTRUCTION TYPE WITH APPLICATION.**

In accordance with the BOCA Code, all prefabricated buildings shall be anchored and tied down. The following are guidelines which meet BOCA requirements; however, they are Minimum requirements and should not be considered to guarantee engineering performance.

**FOUNDATIONS:** One of the following type foundations shall be used for all prefabricated buildings. In some cases the Building Official may approve an alternate foundation plan if he feels it will be equal in quality and performance to one of these types.

1. **SLAB** - A reinforced concrete slab may be used. Minimum reinforcing shall be standard 6 inch x 6 inch welded wire fabric. The slab shall be placed on a firm gravel base and shall be built up or thickened at the edge to prevent frost damage.
2. **FOOTINGS** – A reinforced concrete or block and mortar footing and pier may be used. The footing shall be a minimum of 24 inches in the ground and a minimum of 24 inches x 24 inches and a minimum of 8 inches thick. The Pier shall be a minimum of 8 inches x 24 inches. The footing shall be placed on a firm undisturbed earth base.
3. **FOUNDATION WALL** – A foundation wall may be used for continuous support around a mobile home. Such a wall may be reinforced concrete or block and mortar and shall be placed on a continuous footing 8 inches wider than the block being used, with a minimum of 8 inches block to be used, and a minimum of 24 inches in the ground. The footing shall be placed on a firm undisturbed earth base.
4. **COMPATED GRAVEL BASE** – a minimum of 6 inches of gravel compacted by a vibrating tamperer shall be placed on a firm undisturbed earth base.

**ANCHORAGE:** One of the following anchorage requirements shall be used with the appropriate foundation.

1. **WITH SLAB** – The structure shall be fastened to the slab by means of anchored fasteners in the concrete.
2. **WITH FOOTINGS OR WALLS** – With reinforced concrete the structure may be fastened to anchored fasteners in the pier, foundation wall or footings. With a block and mortar pier or wall the fasteners must be anchored in the footing and not to the pier or wall alone.
3. **BURIED ANCHORS** – a. Screw Anchors- 4 inch anchors set at least a minimum of 2 feet in form earth may be used.  
  
b. Concrete – 24-inch square by 6-inch thick poured concrete with no less than 16 inches of compacted earth, with embedded anchors may be used.

ALL PREFABRICATED BUILDINGS must be secured by approved anchor straps. Such straps (2) shall encompass the entire width of the prefabricated building with said straps attached to anchors in the fastened manner.