

PENNSYLVANIA HOUSING FINANCE AGENCY

**MINIMUM STANDARDS FOR "FLOATING SLAB" FOUNDATIONS
FOR MANUFACTURED HOUSING**

1. Positive drainage must be provided in all directions away from the foundation by grading at a minimum of 5% for a distance of 10'0".
2. The poured slab shall be 6" minimum thickness, 3500 psi at 28 days, air entrained concrete with 6x6 10/0 welded wire fabric reinforcement. A 6 mil polyethylene vapor barrier is optional.
3. The slab shall be poured over a 6" thickness (measured after rolling) of 2B stone placed over a compacted subgrade.
4. The manufactured unit(s) shall be supported on piers bearing on the slab. The piers shall meet the design criteria of the NCSBCS/ANSI A225.1-1994 and be in accordance with the manufacturers specifications.
5. The unit crawl space shall be enclosed on all sides with a permanent structure (e.g. 6" masonry block) secured to the concrete slab and unit. Access, ventilation, and vertical clearance shall be per NCSBCS/ANSI A225.1-1994 or local code where more stringent. Insulation for the enclosure is optional.
6. Permanent anchoring shall be provided per NCSBCS/ANSI A225.1-1994 and the manufacturer's specifications or local code whichever is the most stringent.

NOTE: 1. *The adequacy of the soil bearing capacity must be determined for each individual site based on local building codes.*

2. *Local code(s) govern whenever they are more stringent.*

3. *NCSBCS/ANSI: (National Conference of States on Building Costs and Standards, Inc./American National Standards Institute, Inc.) is the nationally recognized standard for manufactured home installations.*