

# RULES CERTIFICATE

## Department of Commerce

TO ALL TO WHOM THESE PRESENTS SHALL COME, GREETINGS:

I, William J. McCoshen, Secretary of the Department of Commerce,

and custodian of the official records of said department, do hereby certify that the annexed rule(s) relating to

piers for new manufactured homes

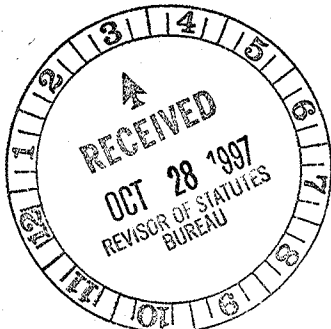
(Subject)

were duly approved and adopted by this department.

I further certify that said copy has been compared by me with the original on file in the department and that the same is a true copy thereof, and of the whole of such original.

IN TESTIMONY WHEREOF, I have hereunto set  
my hand at 201 W. Washington Ave.  
in the city of Madison, this 20<sup>th</sup>  
day of October A.D. 19 97

W. J. McCoshen  
for Secretary

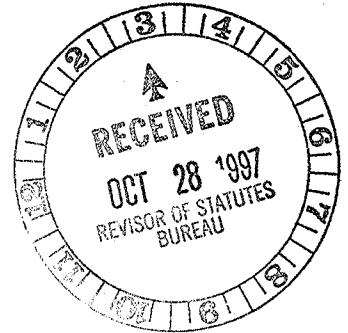






State of Wisconsin \ Department of Commerce

# RULES in FINAL DRAFT FORM



**Rule No.:** Chapter Comm 27

**Relating to:** Piers for New Manufactured Homes

**Clearinghouse Rule No.:** 97-080

The Wisconsin Department of Commerce proposes an order to amend ss. Comm 27.001, Comm 27.002 and Comm 27.10 (2); and to create ss. Comm 27.10 (2h) and (7), and Comm 27.18, relating to piers for new manufactured homes.

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Analysis of Proposed Rules

Statutory Authority: Section 101.92 (1m), Stats., as created by 1995 Wisconsin Act 362  
Statutes Interpreted: Section 101.92 (1m), Stats., as created by 1995 Wisconsin Act 362

The Division of Safety and Buildings within the Department of Commerce is responsible for administering rules for the safe and sanitary design and construction of manufactured homes. Chapter Comm 27 contains safety and health standards for manufactured homes that are constructed, distributed, sold or offered for sale in the state of Wisconsin.

The proposed rules consist of revisions to chapter Comm 27 relating to the installation of piers for new manufactured homes. The proposed rules include requirements for site preparation, footings, pier construction, pier location, pier caps and shims, and clearances. The proposed rules require footings under every pier and the removal of all top soil from the area beneath any footing. The piers may be constructed of concrete blocks, manufactured steel stands or manufactured concrete stands. The piers must be placed at specified intervals under the main frame of the home, no more than 3 feet from the end of the home, and under center mating walls. The proposed rules also include minimum clearance requirements beneath the main frame.

The proposed rules are consistent with the pier installation standards established by the American National Standards Institute in standard A225.1. Also, the proposed rules have been developed with the assistance of the following 11-member advisory committee.

<u>Name</u>	<u>Representing</u>
Clifford Bader, Jr.	Pier Installers
William M. Baudhuin	Public Interest
Dale Dolata	Pier Installers
David R. Friday	Public Interest
James E. Garski	Manufactured Home Industry
Terry Halverson	Department of Commerce
Dave Perret	Park Licensees
Scott E. Slattery	Manufactured Home Industry
Char Thompson	Public Interest
Nader Tomasbi	Manufacturers
Gerald "Mike" Zenner	Manufacturers

Because the rules for licensing of manufactured home manufacturers were previously moved to chapter Comm 5, the proposed rules also include the removal of the references to licensing in the Purpose and Scope of chapter Comm 27.

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SECTION 1. Comm 27.001 is amended to read:

Comm 27.001 PURPOSE. The purpose of this chapter is to promote the health, safety and welfare of the public by the adoption of uniform construction standards, inspection procedures, ~~licensing of manufacturers~~ and warranty requirements for manufactured homes.

Note: Manufactured homes and manufactured dwellings are different types of buildings. Manufactured dwellings are not built on a permanent chassis and are not covered under this chapter. Manufactured dwellings are defined in and subject to the provisions of the uniform dwelling code, chs. ILHR 20 to 25.

Note: See ch. Comm 5 for licensing of manufactured home manufacturers.

SECTION 2. Comm 27.002 is amended to read:

Comm 27.002 SCOPE. This chapter applies to all of the following:

(1) Manufactured homes that are constructed, distributed, sold or offered for sale in the state of Wisconsin, including materials, methods and equipment used in the construction thereof; .

~~(2) Licensing of manufactured home manufacturers; and~~

~~(3)~~ (2) Warranty of manufactured homes.

SECTION 3. Comm 27.10 (2) is amended to read:

Comm 27.10 (2) "Department" means the department of ~~industry, labor and human relations~~ commerce.

SECTION 4. Comm 27.10 (2h) and (7) are created to read:

Comm 27.10 (2h) "Footing" means that part of the support system that sits directly on the ground at, below or partly below grade to support the piers.

(7) "Pier" means that portion of the support system between the footing and the manufactured home, exclusive of caps and shims.

SECTION 5. Comm 27.18 is created to read:

Comm 27.18 PIER INSTALLATION. (1) GENERAL. Pier installation of new manufactured homes shall conform to the minimum requirements of this section.

(2) SITE PREPARATION. (a) No footing may be placed upon unprepared fill material, topsoil, alluvial soil or mud. All organic matter shall be removed from the area that will be beneath any footing.

(b) The soil bearing capacity shall be determined through test by a pocket penetrometer or other means of analysis. If the soil bearing capacity under each intended pier location is less than 2000 pounds per square foot, piers shall be located in accordance with the manufacturer's instructions.

(c) The home site shall be graded to permit water to drain from under the home and away from the home for a minimum of 5 feet from the home.

(3) FOOTINGS. (a) Every pier shall be supported by a footing. Each footing shall be no less than a nominal 16 inches by 16 inches.

(b) Each footing shall consist of one of the following:

1. One nominal 4-inch by 16-inch by 16-inch solid concrete block or 2 nominal 4-inch by 8-inch by 16-inch solid concrete blocks. If a single block pier and 2 footing blocks are used, the 2 footing blocks shall be positioned with the joint parallel to the main frame. If a double block pier and 2 footing blocks are used, the 2 footing blocks shall be positioned with the joint either parallel or perpendicular to the main frame.

2. A 16-inch by 16-inch pad constructed of acrylonitrile-butadiene-styrene (ABS) having a rated load bearing capacity of not less than 6000 pounds.

3. An 18-inch diameter hole bored to below the frost line or to unfractured bedrock and filled with poured concrete.

4. Any other materials and systems approved in advance by the department.

(4) PIER CONSTRUCTION. (a) Piers shall be constructed of concrete blocks, manufactured steel stands or manufactured concrete stands. Manufactured stands shall be labeled for use as piers for manufactured homes.

(b) Piers constructed of single stacked concrete blocks shall be limited to a height of 36 inches. Piers constructed of concrete blocks and exceeding 36 inches but less than 80 inches shall be constructed using double stacked blocks with each layer opposing the direction of the layer underneath it. Piers constructed of concrete blocks and exceeding 80 inches shall be constructed using double blocks laid in concrete mortar with each layer opposing the direction of the layer underneath it and with each core filled with concrete and a 1/2-inch steel reinforcing rod.

(c) All concrete blocks shall be 2-core design, construction grade blocks having nominal dimensions of at least 8 inches by 8 inches by 16 inches. All concrete blocks shall be placed with the cores open vertically. The concrete block nearest the main frame of the manufactured home shall be perpendicular to the linear direction of the frame. No concrete block may contact the main frame of the home.

(d) Alternative materials may be used for pier installations provided they are approved in advance by the department.

(5) PIER LOCATION. (a) Piers shall be placed under the main frame of the chassis at intervals of not more than 7 feet on-center and no more than 3 feet from the exterior side of each end wall. The 7-foot spacing requirement may be varied as permitted by footing, spacing and soil capacity tables provided by the home manufacturer.

(b) Piers shall be placed under the bearing points of clear-span openings of 4 feet or more in center mating walls.

(c) Piers shall be plumb and centered under the contact area at the point of support.

(6) PIER CAPS AND SHIMS. (a) Each pier shall be capped with a solid concrete block or a solid wood block, having a nominal thickness of at least 2 inches. The cap shall be the same width and length as the top of the pier. The cap shall consist of no more than 2 pieces. Two-piece caps shall be positioned with the joint perpendicular to the main frame.

(b) Where shims are utilized, wood shims shall be installed between the pier cap and the frame. Shims shall be driven from opposing sides and shall be no less than 4 inches by 8 inches.

(c) Wood caps and shims shall be at least equal to No. 2 spruce-pine-fir having a minimum fiber bending stress rating of 1200 psi. All wood caps shall be the same species of wood, and all shims shall be the same species of wood.

(d) The combination of a nominal 2-inch solid concrete block or a nominal 2-inch wood cap plus shims shall not exceed 3-1/2 inches.

(7) CLEARANCES. A minimum clearance of 12 inches shall be maintained beneath the lowest point of the main frame in the area of any utility connection. A minimum clearance of 12 inches shall also be maintained under the home for at least 75% of the home. The remainder of the home may be less than 12 inches above the ground but may not touch the ground.

(END)

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EFFECTIVE DATE

Pursuant to s. 227.22 (2)(intro.), Stats., these rules shall take effect on the first day of the month following publication in the Wisconsin Administrative Register.

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October 24, 1997

Gary Poulson  
Assistant Revisor of Statutes  
Suite 800  
131 West Wilson Street  
Madison, Wisconsin 53703-3233

Douglas LaFollette  
Secretary of State  
10th Floor  
30 West Mifflin Street  
Madison, Wisconsin 53703

Dear Messrs. Poulson and LaFollette:

**TRANSMITTAL OF RULE ADOPTION**

CLEARINGHOUSE RULE NO.: 97-080

RULE NO.: Chapter Comm 27

RELATING TO: Piers for New Manufactured Homes

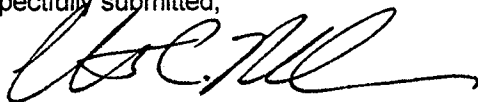
Pursuant to section 227.20, Stats., agencies are required to file a certified copy of every rule adopted by the agency with the offices of the Secretary of State and the Revisor of Statutes.

At this time, the following material is being submitted to you:

1. Order of Adoption.
2. Rules Certificate Form.
3. Rules in Final Draft Form.

Pursuant to section 227.114, Stats., a summary of the final regulatory flexibility analysis is also included.

Respectfully submitted,



for William J. McCoshen  
Secretary

