

**BEAR CREEK TOWNSHIP  
BUILDING INSPECTION DEPARTMENT**

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**NEW & USED MANUFACTURED HOME REQUIREMENTS  
&  
SAMPLE FOUNDATION PLAN FOR USED MANUFACTURED HOMES**

All Manufactured homes shall have the following:

- Footing depth, minimum 42" below grade to bottom of footings.
- Piers 36" high or less, may be 8"x16" block, laid at right angles to the main frame support beams
- Piers 36" - 80" high, must be a minimum of 16"x16" in size.
- Anchoring to ground or foundation must be installed, as per home manufacturer's specifications or a maximum spacing of 14' on center for used manufactured homes if specifications are not available.
- Smoke detectors must be installed near each sleeping area. ( ACT 133 P.A. 1974 )
- Fire extinguisher ( type 2A-10B-C ) required in the kitchen area.
- Code compliant landings, steps, hand and guardrails, where required.
- Other code requirements may apply, contact the Building Dept. with any questions.

Foundation and anchoring/tiedown systems for new and used manufactured homes are to be as per home manufacturer's specifications. If manufacturer's specifications are not available for used manufactured homes, then the diagrams shown below must be followed for proper support and anchorage.

