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GOVERNOR

LOUISIANA DEPARTMENT OF PUBLIC SAFETY & CORRECTIONS
PUBLIC SAFETY SERVICES



BRYAN J. ADAMS
STATE FIRE MARSHAL

OFFICE OF STATE FIRE MARSHAL

MEMORANDUM

TO: Whom It May Concern

FROM: Louisiana Manufactured Housing Commission

DATE: February 10, 2010

RE: Site Preparation for New Manufactured Homes

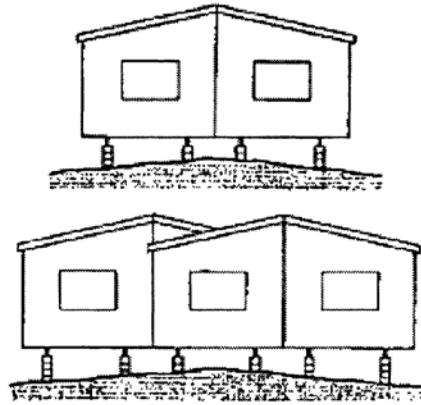
In October 2008, the Federal Department of Housing and Urban Development released the Model Manufactured Home Installation Standards (Part 3285). These standards establish the ways new manufactured homes must be installed. The following is taken from the section on site preparation:

§ 3285.203 Site Drainage.

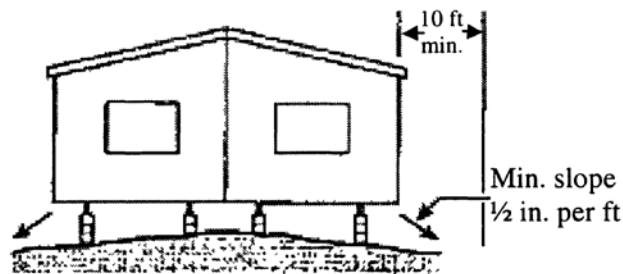
- (a) *Purpose.* Drainage must be provided to direct surface water away from the home to protect against erosion of foundation supports and to prevent water build-up under the home, as shown in Figure to § 3285.203.
- (b) The home site must be graded as shown in Figure to § 3285.203, or other methods, such as a drain tile and automatic sump pump system, must be provided to remove any water that may collect under the home.
- (c) All drainage must be diverted away from the home and must slope a minimum of one-half inch per foot away from the foundation for the first ten feet. Where property lines, walls, slopes, or other physical conditions prohibit this slope, the site must be provided with drains or swales or otherwise graded to drain water away from the structure, as shown in Figure to § 3285.203.
- (d) *Sloped site considerations.* The home, where sited, must be protected from surface runoff from the surrounding area.
- (e) Refer to § 3285.902 regarding the use of drainage structures to drain surface runoff.
- (f) *Gutters and downspouts.* Manufacturers must specify in their installation instructions whether the home is suitable for the installation of gutters and downspouts. If suitable, the installation instructions must indicate that when gutters and downspouts are installed, the runoff must be directed away from the home.

These standards must be adhered to for the site preparation of a new manufactured home. Attached you will find the diagram (Figure §3285.203) showing the grading and drainage of the home. The complete Model Manufactured Housing Installation Standards (Part 3285) can be found at <http://lasfm.org> under codes, rules, and law in the Manufactured Housing Section of the website. If you have any questions, please contact the office at 225-362-5500.

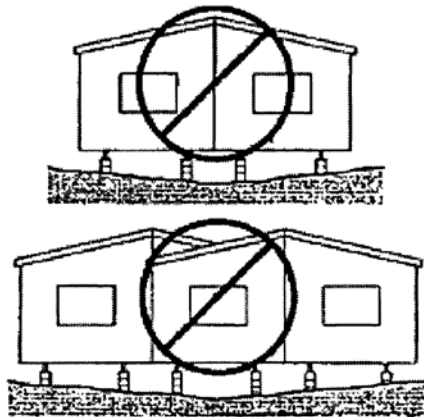
Figure to § 3285.203 - Grading and drainage.



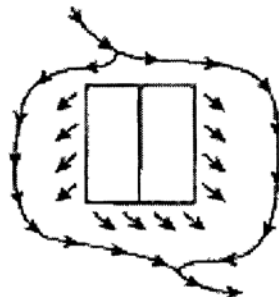
Crown and grade site to slope away from the home



Home sites must be prepared so that there will be no depressions in which surface water may accumulate beneath the home. The area of the site covered by the manufactured home must be graded, sloped, or designed to provide drainage from beneath the home or to the property line.



Do not grade site or set the home so that water collects beneath the home.



Natural drainage must be diverted around and away from the home.