

**CITY OF WINNEMUCCA  
BUILDING DEPT.**

**Manufactured Homes/Mobile Homes  
Requirements for Conversion to Real Property**

1. A continuous perimeter footing and a block or concrete foundation stemwall is required (WMC 17.36.070D). See handout for details. Footings for perimeter foundations must be placed a minimum of 24" below grade. Footings shall be on undisturbed or engineered and tested compacted soil.
2. Runners must be at least 18" by 6" of continuous poured concrete running the length of the mobile home, with two continuous ½ inch rebar. Marriage line runners shall be a minimum 20" x 6" with two ½" rebar.
  - a. Provide a clearance of at least 3" around all rebar.
  - b. Rebar shall not be in contact with ground.
  - c. Rebar shall not be pounded in ground to support horizontal rebar.
  - d. Rebar shall be lapped a minimum of 20"
3. If the manufactured home has a factory installed deck, porch, or recessed entry larger than 36 s.f. which has open decking, a stem wall shall encompass that area to separate it from the remainder of the foundation. The stem wall shall have a footing, and be a minimum of 12" high. No vapor barrier shall be installed under this open deck area.
4. A crawl space between the bottom floor structure of the mobile home and the footing pad must be at least 28" in height. A minimum of 18" shall be required from the bottom of the chassis frame member to the top of the footing/runner.
5. A 24" x 24" crawl space access opening is required. A well for the access opening shall be a minimum of 24" deep by 36" wide. The opening shall have a removable watertight cover installed so that it can be easily opened without tools. . Pipes & piers must not interfere with access to the space below the floor.
6. Under-floor areas shall be ventilated by openings of 1 s.f. per 150 s.f. of floor area. One opening shall be within 3' of each corner. Close with ¼" mesh.
7. A vapor retarder is required to be installed under the home except at an open deck area. The vapor retarder shall be a minimum of .006 thick continuous black membrane, overlapped at least 12".
8. Supporting piers, blocking, ties, anchoring, etc. shall be installed per manufacturer's instructions and the Nevada State Manufactured Housing Division regulations.

9. Stairs and landings are required at all door openings. Stairs, landings, handrails and guardrails shall comply with all code requirements. Further details can be requested from the Building Dept.
10. Provide 5% gradient away from the foundation.
11. The axles and tongue must be removed. They shall not be stored under the home.
12. If foundation and runners are added to an existing mobile home or are installed when replacing a home the following utility changes may be required.
  - A. PVC water line must terminate outside of the foundation. A transition to a pipe approved for use under a mobile home is required (CPVC, PEX, copper). A water shut-off valve is required.
  - B. Accessible sewer cleanouts are required, with an unobstructed clearance of 12" in front of each cleanout.
  - C. MH service equipment shall be located within site and not more than 30' from the exterior wall of the manufactured home. If the service is located more than 30' away from the home, a disconnect will be required within 30' of the home.
13. Permits must be obtained or on file for all accessory structures for which a permit is required (porch covers, decks, etc.)
14. Please check with your mortgage or financial institution for any additional requirements.