

MANUFACTURED AND MOBILE HOME SKIRTING

City ordinance #17.70.110 requires that mobile homes located in the City shall have solid skirting of an approved material. The required skirting must be installed and this department notified (623-6319) when the work is complete. Should an additional inspection be necessary to obtain compliance of skirting a reinspection fee will be assessed.

Skirting material shall consist of materials suitable for exterior exposure and may include, but not be limited to, wood, masonry, commercially available plastic or metal installed in accordance with the manufacturer's installation instructions, or other material approved by the Building Dept. . Use of combustible material such as hay, straw, cardboard, etc. is prohibited. *All skirting shall be secured as necessary to ensure stability, minimize susceptibility to wind damage and to compensate for possible frost heave.*

1. Wood in contact with earth or within 6" of earth shall be pressure treated (or wood of natural resistance to decay). This includes any bottom boards and/or skirting material.
2. Wood to be rated for prolonged exposure to the weather (exterior grade).
3. Underfloor vents are to be installed in the skirting as follows: One square foot of vent for every 150 sq.ft. of underfloor area. Vents cannot be closable since gas appliances may require combustion air from under the house. To figure the amount of vents needed, complete the following:
Multiply the width of the home x length of the home (in feet). Divide this number by 150. Multiply this number by 144. This is the total number of square inches of underfloor ventilation needed. One vent is to be placed within 3' of each corner and vents are to be spaced a maximum of 10' apart. Vents may need to be closer than 10' depending on the number of vents required.
4. A crawl space access of 24" x 24" is needed to the underside of the mobile home.
5. Section 302.5 of the Manufactured Housing Division regulations requires that skirting be designed to insulate the crawl space. Therefore, insulation must be attached to the inside of the skirting in such a way that it will not become displaced. Foam plastic insulation may only be used if it is covered on the inside with ¼" wood structural panel, 3/8" gypsum board, 1-1/2" mineral fiber, or metal panels, unless documentation is provided that the foam product has been approved for the specific use without a thermal barrier.
6. Check with your landlord to see if more stringent skirting requirements apply within their development.