

**Light-Heigel
Modular and Industrialized
Building Code Plan and Inspection Procedure**

- 1) – Complete application according to instructions
 - a. TYPE OF WORK OR IMPROVEMENT – check New Building for new homes
 - b. ENERGY – write N/A to the left of the check boxes
 - c. RESIDENTIAL FEE SCHEDULE – Use price list for your municipality.
 - i. Plan Review – Limited Review priced same as Additional Review
 - ii. Footer Inspection –
 - iii. Foundation Inspection –
 - iv. Framing Inspection-
 - v. Combination Inspection -
 - vi. Final Inspection
- 2) Plan Review
 - a. Submit basic floor plan
 - b. Cross section of basement wall with
 - 1) Rebar size and spacing for reinforcement called out
 - 2) Show footer drain and filter fabric
 - c. Manufacturer’s Foundation Print for specific model to be set with:
 - 1) Location of any windows and doors
 - 2) Location of lights, switches, smoke detector and receptacles
 - 3) Show location of mechanical equipment. (Panel box, water heater, furnace, sump)
 - 4) For basement garages show gypsum board fire separations at ceiling and wall
 - d. Submit manufacturers setting instructions specific to model being set.
 - e. Submit deck plans and stairs (if applicable)
- 3) Footing Inspection – Inspection prior to placing concrete. Footings shall be excavated to frost line¹
- 4) Foundation Inspection- Proper reinforcement of block walls, foundation drain, damp proofing and sill plate. (Bolts at every 6’ and with 12” of each corner)
- 5) Framing Inspection –
 - a. Inspect marriage wall connection
 - b. Foundation sill plate attachment to modules
 - c. Gable end wall attachment
 - d. All connections of flip rafter assembly
 - e. On site porch or garage framing (if applicable)

¹ Frost depth for footings is 40 “ in Union and Northumberland Counties; 36” Dauphin, Schuylkill, York, and Berks County

- 6) Combination Inspection:
 - a. Inspect electrical service
 - b. Inspect any other on site electrical
 - f. Inspect and pressure test water supply piping and water heater connections
 - g. Inspect drain piping for slope and support
 - h. Inspect any ductwork, heating, and hvac installed on site
 - i. Inspect electrical service connection and grounding to unit

- 7) Final inspection – all work is complete; ready for move-in
 - a. Obtain elevation certificate if in floodplain from owner/agent
 - b. Obtain gas heat or appliances gas test certification from owner/agent
 - c. Check smoke alarms
 - d. Verify electrical and plumbing operate properly in unit
 - e. Inspect permanent stairs and any decks; Decks over 30" high must be supported on footings that extend down to frost depth; Guards and handrails must be installed
 - f. Inspect final grading

Light-Heigel Inspection Checklist for Modular and industrialized Homes

(Based on Pennsylvania DCED Industrialized home On-Site Completion Guide
for Pennsylvania Certified Code Officials and various manufacturer set-up instructions)

Data Plate Information

Verify:

- Roof Load
- Serial Number
- Model Number
- Name of third party inspection agency
- Manufacturers Certification Label Number(s) Cross-reference the Manufacturers Certification Label Number(s) from data plate to the labels on the home.

Installation Manual: Each Page and addendum pages must bear the approval stamp. Also acceptable is the stamp on the Table of Contents Page indicating all pages listed have been reviewed and approved.

Main-Beam columns: Verify size and spacing of columns in basement.

Concrete Footings: Must be 40" in Union and Northumberland Counties; 36" Dauphin, Schuylkill, York, and Berks County

Foundation: Check anchor bolt spacing at sill plate
Foundation wall reinforcement based on soil bearing
Foundation drainage system in place cover with filter fabric

Framing: See installation instruction for attachment of modules to sill
Check for fastening of modules at mate line floor beam and any beams in roof
Fastening of hinge roof assembly and gable end walls

Assembly; Joints between sections must be treated to limit air infiltration.
Gaps $\frac{3}{4}$ " or larger must be shimmed and fastener length increased

Roof: Fastening of roof assembly and gable end walls need to be to set manual and truss design
Shingles installed at hinges points and ridge of roof.
Roof ventilation provided at ridgeline and soffit

Miscellaneous

Electrical: Service equipment shall be installed to the 2002 NEC
Wiring from disconnect at service entrance to panel in home shall be 4-wire feeder system
Where each conductor is insulated
Wire suitable for direct burial shall be placed 24" deep and protected emerging from ground to
At least 8' above and 18" below grade
Wiring in conduit shall be placed 18" deep
All crossover connections must be connected
Grounds for electrical service installed per article 250 of the 2002 NEC
Flash rings required for exterior lights if fixture profile does not match junction box profile.

Plumbing;
Water supply crossover connections made between floors and stories of modules
DWV lines, supported from home every 4', sloped $\frac{1}{4}$ " per foot, uniform grade,
Insulation on water lines in unconditioned spaces

Site grading;

Grade around perimeter of the home, graded, 1" per foot slope away from home for the first 6',
¼" per foot for the next 4'.

Exterior;

All shipping plastic must be removed.

Vinyl siding overlap ≈ 1" to 1 ½"

Shingles at roof cap require underlayment.

Stairs and landing at all exterior doors

MECHANICAL

Hvac if through floor, must be gasketed or closed with metal sleeve, substantially air tight.

Fire place chimney, 3' above roof where it passes, 2' above any roof area within a 10' radius

Check combustion air for appliances in basement.(if applicable)

Check installation of all other appliances in basement. (i.e. water heater, sump, furnace)