Section 4. – Residential Districts

4.1-1

G. Modular Homes

Modular homes are permitted provided that it is suitable in appearance to the surrounding houses in the area. The homes must be placed on a continuous foundation.

Modular units are usually shipped to the foundation site by trailer and set upon the foundation by crane or other means.

Modular homes shall have a seal and comply with building, plumbing and electrical codes as required by R.S.mo Section 700.010 thru 700.115.

Modular homes should be constructed to the following specifications:

I Beam

Under 60' long, 10" JR I beam at 99 ½' spacing from center to center

Over 60' long 12" JR I beam at 99 ½' spacing from center to center.

Flooring

Bottom 0.40 simplex nylon reinforced R-14 unfaced fiberglass batts

2" x 6" floor joists transverse #2 SYP at 16" O.C.

5/8" Tongue and Groove decking, plywood 20 O.C. Sturdy I-beam floor or similar strength material

Exterior Walls

2" x 6" stud grade SPF or better at 16" O.C.

Single 2" x 6" bottom plate #3 SPF or better

Single 2". x 6" top plate #3 SPF or better

Ceiling height 8'

R-11 fiberglass insulating batts with vapor barrier

Exterior Siding	pre-finished masonite, vinyl or steel with proper underlayment.
Roof	gable truss with center peak, 2.5/12 pitch. 4" eaves and gable on each end of building – asphalt shingles

Trusses - 30 PFS live load at 16" O.C.

Ceiling – ½" gypsum (class 1) with blown vapor barrier, textured finish

R-19 fiberglass insulating batts

½" plywood sheathing 24/0 APA span index rating

Roof mounted vents, 144 square inches minimum

Interior Walls	2" x 4" stud grade SPF or better at 16" O.C.

Single bottom plate 2" x 4" #3 or better

Single top plate 2" x 4" #3 SPF or better

¼" birch or similar paneled wall covering

Doors

36" x 80" entrance door, solid wood or hollow core metal

Windows

To owner satisfaction

Minimum floor space to be no less than 960 square feet (24' x 40')

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SYP-   Southern Yellow Pine

SPF-   Spruce,Pine,Fir

APA-   American Plywood Association
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