

POLICY GUIDELINES FOR ACCEPTANCE OF MODULAR HOUSING

PURPOSE: To provide clarification of paragraph 2 of the Lake Santee Subdivision Restrictions, which does not specifically address the subject of modular housing.

ADOPTED: REVISED AND ADOPTED BY THE BOARD February 13, 1991, Original guidelines established March 1987.

PLANS SUBMITTED FOR MODULAR HOUSING SHALL CONFORM TO THE FOLLOWING MINIMUM SPECIFICATIONS, PRIOR TO BEING REVIEWED FOR APPROVAL:

- 1) The floor structure of the dwelling shall be of wood construction, without supporting steel under structure; with the exception of a center support beam over a basement.
- 2) The floor joists shall be dimensional lumber, or wood truss construction, consistent with that used in on site construction, capable of spanning from the perimeter support foundation to the center support beam or wall, without the use of intermediate supports or pillars.
- 3) If the modular units are transported on, or mounted to steel transport frames, all frames, axles, wheels, suspension, and related hardware is to be removed from the unit at the time of setting the unit.
- 4) The total weight of the modular units must bear on the approved concrete or masonry unit foundation perimeter walls and center supporting beam, wall or pillars. No transverse beams between the perimeter foundation and center beam or wall for the purpose of providing intermediate support to the joists will be permitted.
- 5) All exterior wall framing thickness shall be minimum 3.5", with full thick insulation. The majority of the interior walls shall also be a minimum 3.5" framing thickness.
- 6) The building committee shall be provided with a set of plans for review, which set shall at a minimum include foundation, floor and all elevations.
- 7) The building committee shall review the plans, paying particular attention to the roof pitches, which should be a minimum of 3/12; the exterior finish, including the area where the modules are joined; the design and positioning of the doors and windows; and the overall appearance of the home. The committee may deny the permit if the majority opinion is that the appearance is too similar to a mobile home.

The committee's purpose is to see that all modular homes approved are consistent in appearance and quality with a well built conventional home, as was intended by the original land restrictions.