

Stucco requirements for Manufactured Homes and Park Models

The stucco system shall only be a 2-coat system with 1" foam; no 3-coat system will be permitted on these types of homes.

1. The lath will need to be fastened into the wood members of the home with the spacing of the fasteners at 6" on center maximum. If the skin of the home is aluminum siding or vinyl siding, then the siding shall be removed to expose the wood members and add a substrate of either 5/16 min or 3/8" max plywood or OSB nailed 6" on center on the edges and 12" in the field and there shall be an approved moisture barrier on the outside of the plywood. If siding is wood then that may stay however the lathing fasteners must still be placed into the vertical framing members of the home.
2. The skirting of the home and the deck shall be solid. Provide a framing detail of how the back side of the skirting is framed. It may require additional framing to be placed. If additional framing is required then there shall be a 2x4 Pressure Treated or Red Wood sill plate that is to be secured to the concrete slab or concrete ribbon that will be under the home. All existing access panels and vents in the skirting and or deck will be required to remain the same size and location. If there is no access panel then one shall be provided, minimum 16" X 24". Ventilation openings shall be a minimum of 1 square foot for every 150 square feet of under floor area.
3. On the dirt or gravel side of the home it will be required to pour a concrete curb approx. 4" wide and 4" above ground. Pressure treated or Red Wood sill plate shall be shot down to the curb and the skirting shall be framed.
4. Provide a detail showing how the stucco lath will be secured at the roof line. This area shall be secured to prevent water from getting behind the stucco lath, there will need to be some type of Z-metal or flashing that will be installed to seal the top of the lath at the roof on all 4 sides of the home. There shall also be flashing at all doors and windows.
5. The weep screed shall be a minimum of 1/2" above any concrete slab. Where there is a new concrete ribbon then the weep screed shall be 1" to 2" below the top of the concrete.

