



FOUNDATION & SITE DETAILS

**For 3 Bedroom
Narrow Model Floor Plans**

[illegible]

- **See more specific foundation details on full home plans found on Homes for Iowa website www.homesforia.com**

ADY

CANT. FLOOR ABOVE

NOTE:
DOUBLE PLATE
ABOVE CONC. WALLS
AS REQ'D

**6" X 8" CONC. WALL W/
16" X 8" CONC. FOOTING
13'-2"**

UP

LANDING

3" SEWER DROP AND VENT STACK

31'-7½"

28'-5¼"

4" CONC. SLAB
W/ VAPOR BARRIER OVER
4" COMPACTED GRAN. FILL.

NOTE:
PROVIDE EGRESS WINDOW
AND WINDOW WELL AS REQ'D

5' CO
(AS REQ'D)

1'-0"

RADON DROP

19'-6"

3/4" WATER LINE CONNECTION

NATURAL GAS CONNECTION

31'-7½"

ELECTRICAL PANEL CONNECTION

**6" X 8" CONC. WALL W/
16" X 8" CONC. FOOTING**

11'-10"

18" FLOOR TRUSSES SPACING BY MFR.

12'-10½"

**2x4 BEARING WALL OVER
16" X 8" CONC. FOOTING**

OPT. DOOR

3½"

3'-6"

HEADER AS REQ'D

3½"

NOTE:
STUB IN FOR FUTURE
PLUMBING. VERIFY
W/ CONTRACTOR

1'-5"

49'-11"

29'-11"

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HOMES FOR IOWA REQUIRES THE FOLLOWING FOR FOUNDATION & SITE PREPARATION

1. No additional concrete work shall be done on site outside of the foundation prior to delivery of the home. This includes but is not limited to, driveways, sidewalks, garage footings and foundation placed in such a way that it projects beyond the building foundation line on the fifty (50') foot side, etc. Any broken concrete or damaged items caused by placing the home on the foundation shall be the responsibility of the buyer.
2. The lot must be accessible from the fifty (50') foot side of the foundation. Buyer shall not do any landscaping prior to placement of the building. Any trees or other items which need to be removed for placement of the building shall be removed prior to delivery.
3. The foundation needs to be 26" - 30" above grade at time of delivery with 30" preferred for the moving equipment to work properly. The buyer shall be responsible for modifying grade to meet these specifications.
4. The home will not be placed on the foundation unless the concrete, including floors, has been curing for a minimum of 21 days. Twenty-eight (28) days is preferred. In the event the home is being placed on a walkout basement, the first twelve (12') feet from either edge, on the long side of foundation, shall be concrete.
5. Any wood frame basement wall shall be a minimum of 2" x 6" studs at sixteen (16") inches on center and braced each way at four feet (4') on center. No wood at all twelve feet (12') from any corner.
6. If there is a full wooden basement, the homebuyer must hire and pay a private mover to move and place the house on the basement.

FOUNDATION REQUIREMENTS

- a. Concrete footings with concrete foundation walls or concrete footings with a block walls: All concrete shall have, at a minimum, ten (10) days curing time before the house will be placed on the foundation. Twenty-eight (28) days is preferred. The first 12 feet from any corner shall be concrete or block. The remaining load bearing wall shall be a minimum of 2" x 6" studs, sixteen inches on center, and sheeted with plywood/OSB. The wall shall be braced adequately every four feet to keep it straight and level during placement of the home. If buyer chooses to do a walk out basement, the plans must be discussed with HFI crew prior to the foundation being poured. **An additional \$1,200 will be added to the purchase price if the house is to be placed on a walkout basement.**
- b. Any wood frame basement wall shall be a minimum of 2" x 6" studs at sixteen (16") inches on center and braced each way at four feet (4') on center. No wood at all twelve feet (12') from any corner.
- c. Beam:
The floor truss system is engineered to free span the entire foundation. However, placement of an optional beam or bearing wall can help lessen the deflection of the trusses.

- d. **It is the buyer's responsibility to install a 2" x 6" double sill plate with sill seal before the home arrives.** One is treated lumber, and the other can be regular lumber. Install sill seal under the green treat and between the two sill plates to prevent air infiltration. The anchor bolts for the sill plate shall not extend above the top sill plate.
- e. It is also the buyer's responsibility to attach the home to the foundation. Homes for Iowa will deliver and set the home but NOT responsible for affixing the home to the foundation. After the home has been placed, attach the floor joist to the sill plates making sure that it is attached to the bottom plate. Consult your local code official for additional guidance as the home connection is the jurisdiction of the local adopted building code. See attached House Connection to Foundation example with International Residential Code Specifications document for additional information.
- f. As much as 50% of a home's total energy loss can occur between the foundation and the elements. This packet contains recommendations for reducing that impact. Please consult local building official for additional code requirements.
- g. **Do not** pour any concrete outside the foundation wall until the house has been placed on the foundation.
- h. Concrete floors shall cure for a minimum of ten (10) (28 is preferred) days prior to the house being delivered.
- i. Coordinate with the electrical contractor to stub up rebar for grounding of electrical panel. See NEC 250.50.

PLUMBING CONTRACTOR

The location for the sewer and water lines are shown on the mechanical drawing on page 2 or 3 of this packet. In addition to bringing the services to the home, a water meter and a dual check backflow preventer are required. The toilets are furnished but to be installed by the contractor/homeowner after the finish flooring has been installed. Hose bibs are also the responsibility of the homeowner. If a septic system is to be installed for the home, it cannot be located on the long side of the home where the HFI delivery equipment will be located during home delivery. It is recommended to install the septic system after delivery if this cannot be avoided.

ELECTRICAL CONTRACTOR

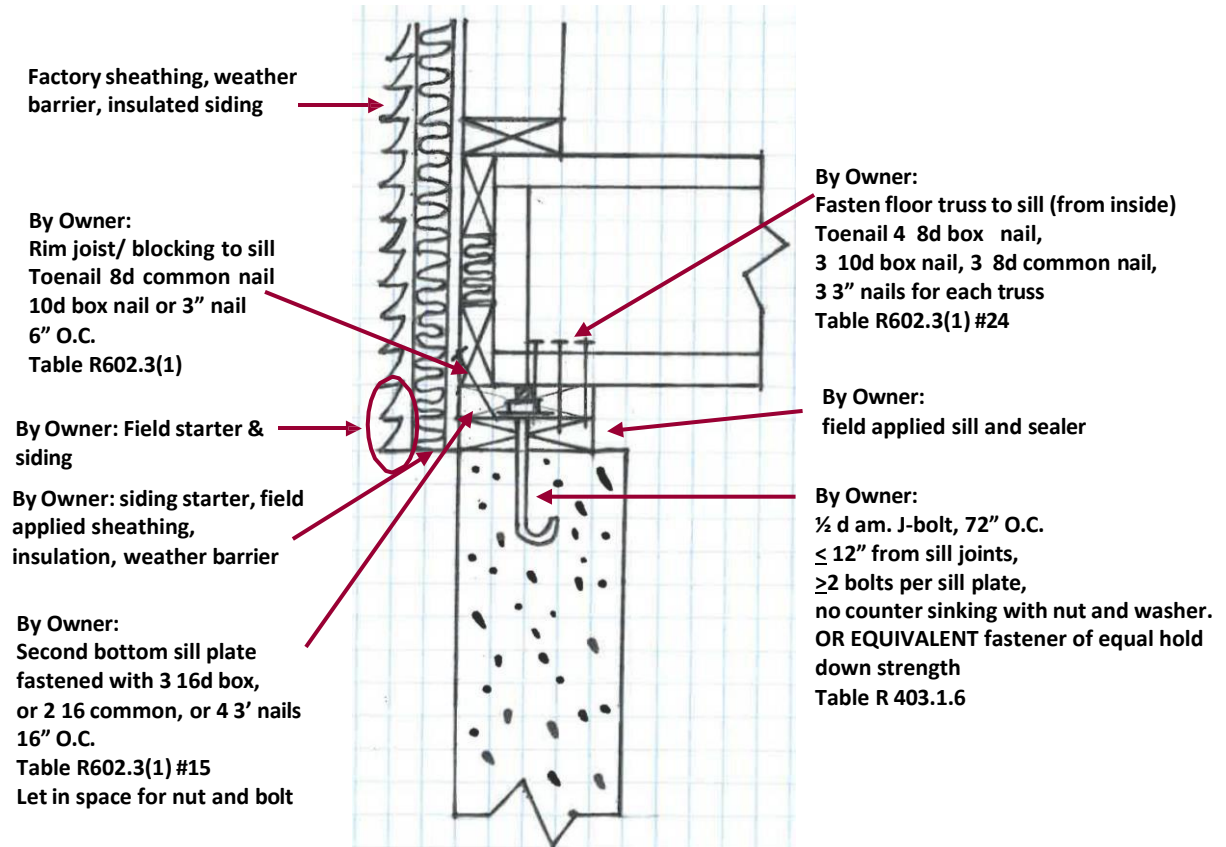
The electrical service shall be run to the home and hooked up to the 200-amp panel. A 2" PVC pipe is stubbed into the basement for connection of service. The electrical contractor's responsibilities include but are not limited to installing a meter, grounding wire from panel to 'UFER' ground in concrete, TV and telephone lines, and meeting all city and state electrical codes. The electrical inspection fee due to the IA State Electrical Commission is the homebuyer's responsibility. Additional affidavits and circuits would require additional Commission fees.

FURNACE CONTRACTOR

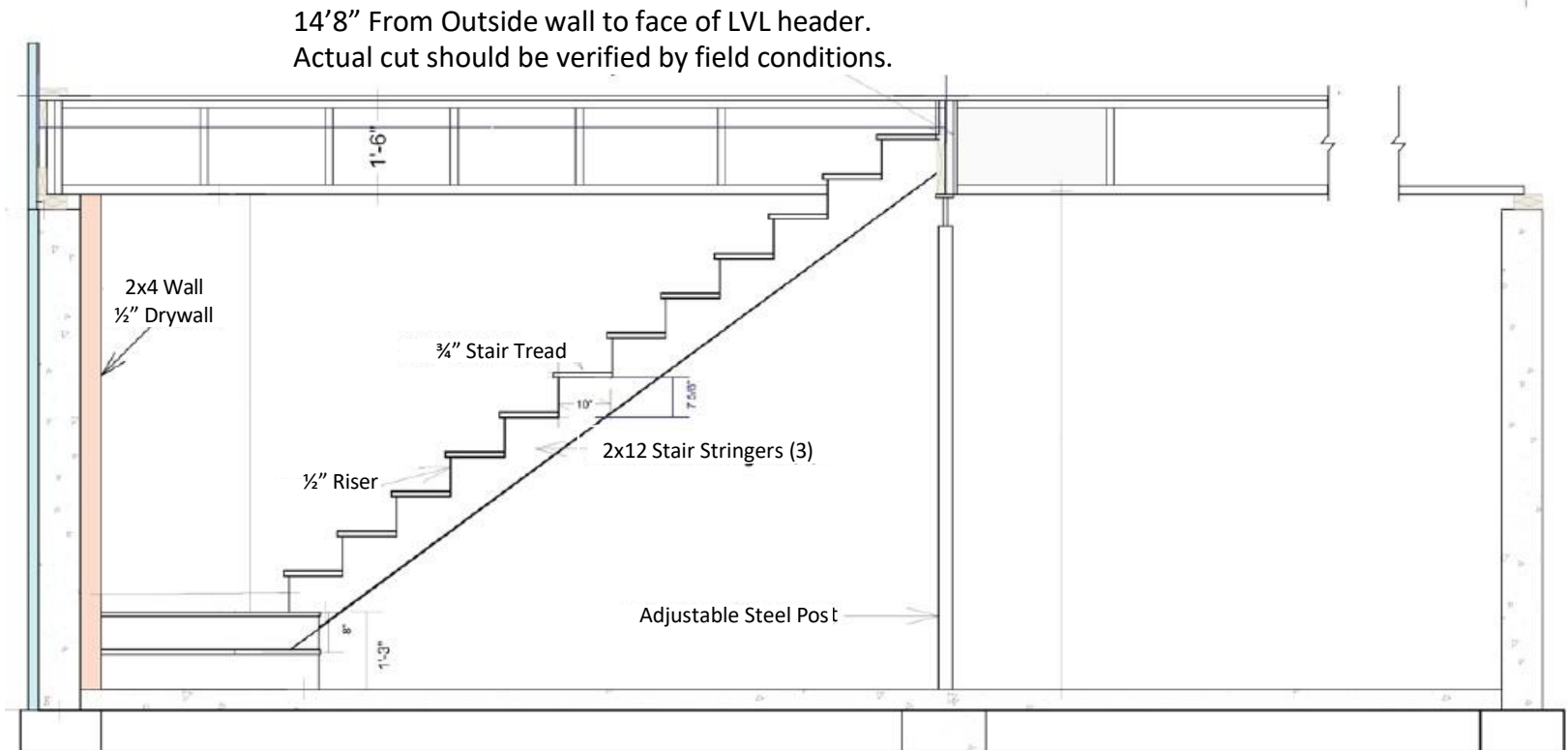
A gas forced air furnace is installed and comes equipped with a natural gas orifice in place. An LP conversion kit is provided with the furnace upon request, but the furnace contractor or gas company are responsible for converting the furnace for propane usage. A ½" black iron supply pipe is installed on the furnace and it is the homeowner's responsibility to arrange for service connection. If the homebuyer chooses to relocate the furnace to the basement additional heat runs will need to be installed by homeowner's HVAC contractor.



House Connection to Foundation example with International Residential Code Specifications. See ICC 2012 (or analogous tables in updated code versions) tables for more information.



* Consult your local code official for additional guidance as the home connection is the jurisdiction of the local adopted building code. Homes for Iowa is not responsible for affixing the home to the foundation. Homeowner to supply double treated 2x6 sill plates.



General Notes:

These plans are meant to be a guide for basement and stair construction only. Because local codes and conditions vary widely across the state, owner should consult with local code officials.

