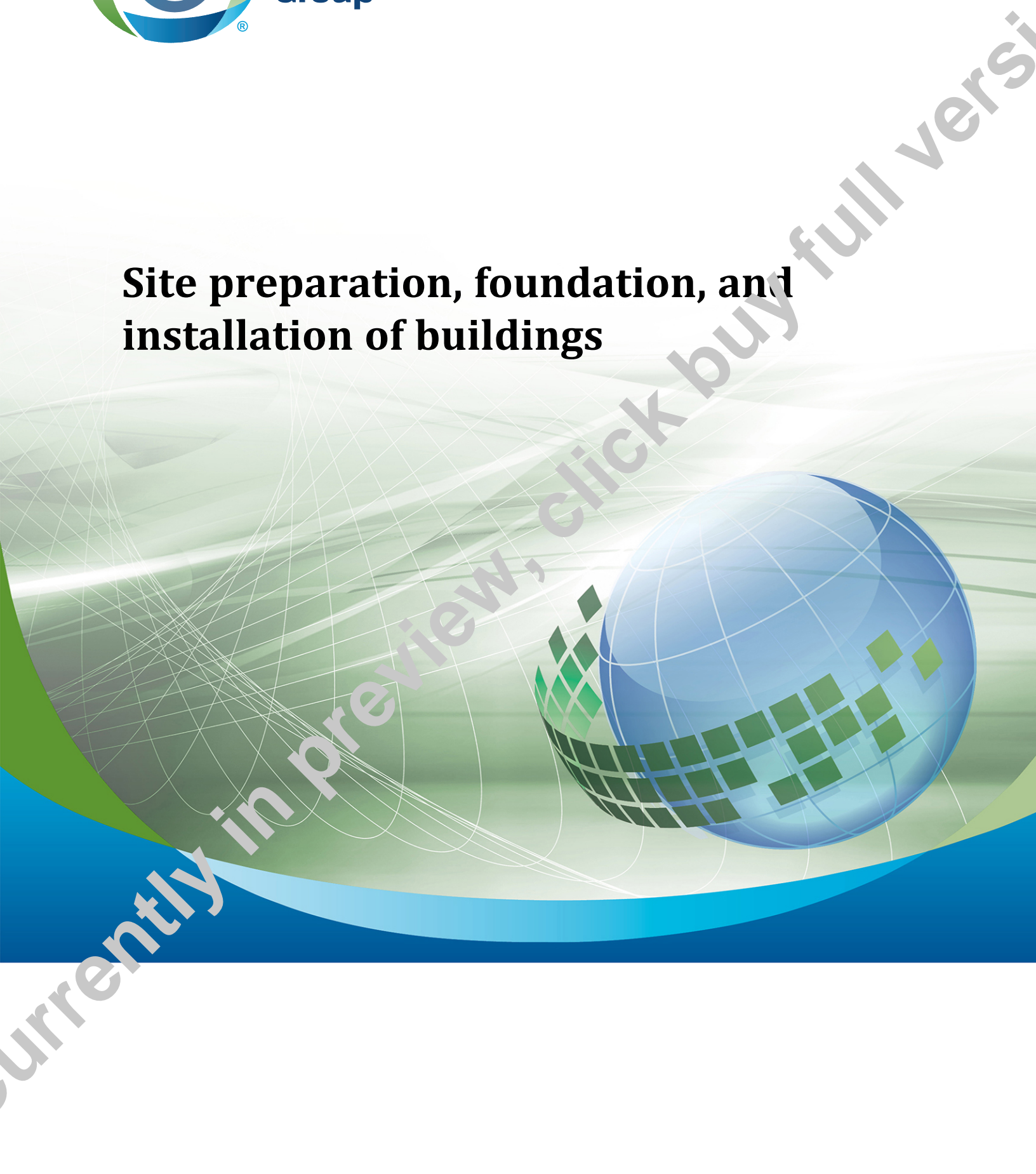




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**Z240.10.1-16**

# **Site preparation, foundation, and installation of buildings**



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# Contents

Technical Committee on Factory Certification of Buildings 3

Preface 6

## 1 Scope 7

- 1.1 Application 7
- 1.2 Issues addressed 7
- 1.3 Users 7
- 1.4 Terminology 7
- 1.5 Units of measure 8

## 2 Reference publications 8

## 3 Definitions 9

## 4 Compliance 9

## 5 Site preparation 9

- 5.1 Compliance 9
- 5.2 Material removal 9
- 5.3 Grading of excavated area 9
- 5.4 Granular fill and grading 9
- 5.5 Ground cover 10

## 6 Foundations 10

- 6.1 General 10
  - 6.1.1 Compliance 10
  - 6.1.2 Location of foundation support points 10
- 6.2 Clearance 10
  - 6.2.1 General 10
  - 6.2.2 Access to foundations and services 10
- 6.3 Depth of foundations 11
- 6.4 Piles 11
  - 6.4.1 Compliance 11
  - 6.4.2 Footings for piles 11
  - 6.4.3 Dimension of reinforced concrete piles 11
  - 6.4.4 Frost protection of concrete and masonry piles 11
  - 6.4.5 Preservative treatment of wood piles 11
  - 6.4.6 Lateral restraint 12
- 6.5 Footings for piers 12
  - 6.5.1 Compliance 12
  - 6.5.2 Bearing for piers 12
  - 6.5.3 Footing area 12
  - 6.5.4 Fill under footings 17
  - 6.5.5 Concrete footings for piers 18
  - 6.5.6 Wood footings for piers 18
- 6.6 Piers 18

6.6.1	Required footings for piers	18
6.6.2	Dimensions of piers	18
6.6.3	Lateral restraint	19
6.6.4	Concrete masonry piers	19
6.6.5	Wood-crib piers	19
<b>7</b>	<b>Anchorage to resist overturning and pier toppling due to wind</b>	<b>20</b>
7.1	Rating	20
7.1.1	Required rating	20
7.1.2	Calculated resistance	20
7.2	Required anchorage	21
7.3	Pull-out resistance	21
7.3.1	Minimum pull-out resistance	21
7.3.2	Determination of pull-out resistance	21
7.4	Anchorage adjustment	21
7.5	Spacing	22
7.6	Depth	22
7.7	Deterioration resistance	22
<b>8</b>	<b>Connection of modules in multiple-section prefabricated buildings</b>	<b>22</b>
8.1	Compliance	22
8.2	Structural requirements	22
8.3	Air barrier systems, vapour barriers, and insulation	22
8.4	Weathertightness	22
8.4.1	Roofing and flashing	22
8.4.2	Sheathing membrane	22
8.4.3	Siding	23
8.5	Fire blocking of concealed spaces	23
<b>9</b>	<b>Skirting</b>	<b>23</b>
9.1	Installation	23
9.2	Ventilation of and access to crawl space	23

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Annex A (informative)	— Site preparation	24
Annex B (informative)	— Foundations	25
Annex C (informative)	— Anchorage systems	38
Annex D (informative)	— Multiple-section units	43
Annex E (informative)	— Skirting	46

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# Preface

This is the fourth edition of CSA Z240.10.1, *Site preparation, foundation, and installation of buildings*. It supersedes the previous editions published in 2008 under the title *Site preparation, foundation, and anchorage of manufactured homes*, and in 1994 and 1986 under the title *Site Preparation, Foundation, and Anchorage of Mobile Homes*.

Significant changes to this edition include the following:

- a) change in the title to properly reflect the scope of the Standard;
- b) clarification and expansion of application to additional types of buildings;
- c) expansion of application of the foundation requirements to all one-storey buildings where the uniformly distributed live load on the floor does not exceed 2.4 kPa (50 lb/ft<sup>2</sup>);
- d) addition of a general reference to the *National Building Code of Canada* for all issues not addressed in the Standard;
- e) updating of the reference to CAN/CSA-O80 Series for preservative treatment of wood and addition of requirements for the appropriate type of treatment;
- f) addition of a requirement in Clause 6.4.2 for integral footings for piles in most-susceptible soil;
- g) updating of the exposure factors for wind load resistance consistent with the *National Building Code of Canada*; and
- h) updating of the calculation for resistance to pier toppling and overturning due to wind.

This Standard is intended to be referenced by regulatory authorities, landlease community owners, and building designers and installers so that proper on-site installation of buildings can be achieved.

This Standard was prepared by the Technical Committee on Factory Certification of Buildings, under the jurisdiction of the Strategic Steering Committee on Construction and Civil Infrastructure, and has been formally approved by the Technical Committee.

## Notes:

- 1) Use of the singular does not exclude the plural (and vice versa) when the sense allows.
- 2) Although the intended primary application of this Standard is stated in its Scope, it is important to note that it remains the responsibility of the user of the standard to judge its suitability for their particular purpose.
- 3) This Standard was developed by consensus, which is defined by CSA Policy governing standardization — Code of good practice for standardization as “substantial agreement. Consensus implies much more than a simple majority, but not necessarily unanimity”. It is consistent with this definition that a member may be included in the Technical Committee (stand) yet not be in full agreement with all clauses of this Standard.
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  - a) define the problem, making reference to the specific clause, and, where appropriate, include an illustrative sketch;
  - b) provide an explanation of circumstances surrounding the actual field condition; and
  - c) where possible, phrase the request in such a way that a specific “yes” or “no” answer will address the issue.

Committee interpretations are processed in accordance with the CSA Directives and guidelines governing standardization and are available on the Current Standards Activities page at [standardsactivities.csa.ca](http://standardsactivities.csa.ca).
- 5) This Standard is subject to review within five years from the date of publication. Suggestions for its improvement will be referred to the appropriate committee. To submit a proposal for change, please send the following information to [inquiries@csagroup.org](mailto:inquiries@csagroup.org) and include “Proposal for change” in the subject line:
  - a) Standard designation (number);
  - b) relevant clause, table, and/or figure number;
  - c) wording of the proposed change; and
  - d) rationale for the change.

# Z240.10.1-16

## ***Site preparation, foundation, and installation of buildings***

### **1 Scope**

#### **1.1 Application**

This Standard applies to single- and multi-section buildings supported on longitudinal floor beams, or perimeter rim joists designed to perform as beams.

#### **1.2 Issues addressed**

This Standard specifies requirements for the following aspects of building installation:

- a) site preparation;
- b) permanent foundations;
- c) anchorage to resist overturning and pier toppling due to wind;
- d) connection of modules in multiple-section prefabricated buildings; and
- e) skirting.

**Note:** *The term “prefabricated building” is used in this Standard to refer to manufactured homes, modular homes, and other factory-constructed buildings.*

#### **1.3 Users**

This Standard is intended to be used by builders, building officials, owners, and installers of

- a) buildings installed on surface foundations including prefabricated buildings; and
- b) multiple-section prefabricated buildings.

#### **1.4 Terminology**

##### **1.4.1**

In this Standard, “shall” is used to express a requirement, i.e., a provision that the user is obliged to satisfy in order to comply with the Standard; “should” is used to express a recommendation or that which is advised but not required; and “may” is used to express an option or that which is permissible within the limits of the Standard.

Notes accompanying clauses do not include requirements or alternative requirements; the purpose of a note accompanying a clause is to separate from the text explanatory or informative material.

Notes to tables and figures are considered part of the table or figure and may be written as requirements.

Annexes are designated normative (mandatory) or informative (non-mandatory) to define their application.