

## **COMPLICATIONS ASSOCIATED WITH SITE DRAINAGE**

The following article was excerpted from the "Oregon Manufactured Home Update" publication from the State of Oregon Building Codes Division. You may view these and other informational material, including the states archived Manufactured Home Updates via a link on the City of Lebanon's Building Division web site at [www.ci.lebanon.or.us](http://www.ci.lebanon.or.us).

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We have probably covered the topic of site drainage to the point where many of you are saying, "Enough". I would agree with you, except we continue to find wet crawl spaces during our inspections. Site drainage remains one of the most common findings of our high profile categories noted during field inspections. Also, on consumer complaint inspections, if the issues do not relate to a crawl-space problem, we generally do not get under the home. If we did, I suspect the rate would be higher.

Three remaining drainage problems are lack of sealing the skirting on a pit-set home; lack of gutters and downspouts to keep water from migrating under the home; and when a drain system is installed under the home; and when a drain system is installed around the perimeter, the drain piping is higher than the lower elevation of the crawl space.

If these three issues were adequately addressed on each installation, the problem would be greatly reduced. Of course, these issues involve different parties in the installation process. Homeowners need to be advised of these potential problems. If homeowners want the protection, they need to be informed and they must pay for the preventative measures. The dealer and the installer need to bring this up during the process and make sure that the homeowners are aware of the potential problem and how to prevent it.

The local jurisdiction should also take an active role in this. During the permit process, site plan review, knowledge of the area where the home is to be located, and visual observation during the inspection process should alert the jurisdiction to take action to assure prevention is accomplished before the problem surfaces.