



Clayton
Park
Models



Park Model Installation Manual

Cavalier / Cavalier Home Builders, LLC

32 Wilson Blvd 100, Addison, AL 35540

CORPORATE OFFICE
CLAYTON HOME BUILDING GROUP

500 Clayton Road
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INSTALLATION MANUAL

PARK MODEL
ANSI A119.5

CAVALIER
32 Wilson Blvd 100
Addison, AL 35540

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TABLE OF CONTENTS	Page
Forward-----	2
Preliminary Preparations -----	3
Setting Unit-----	3
Utility Hook Up-----	4-5
Final Close Up and Inspection-----	6
Re-leveling -----	6
Support Plan-----	7
Pier and Footing Support Configuration -----	8
A. Concrete Block Piers-----	8
B. Metal Piers -----	8
C. Multiple Piers / Pads -----	9
Anchors and Ties -----	10
 DRAWING AND DETAILS:	
Plumbing -----	S-11
Site-Built Additions -----	G-4

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FORWARD

All PARK MODELS manufactured by Cavalier are constructed in compliance with the American National Standards Institute's Park Model regulations (ANSI A119.5).

This installation manual contains specific instructions that must be strictly adhered to in order for the unit to perform properly. Refer also to model specific drawings that may be attached to the back of this manual.

All site installations shall be performed in accordance with the instructions contained in and attached to this manual (unless noted otherwise) and shall comply with local park model regulations and be inspected on site by the local authority having jurisdiction.

These installation procedures must be performed by an experience installer who has carefully read and understands all aspects of the installation instructions.

Check with the local regulatory agency at the location where the park model is to be installed for any other specific requirements.

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PRELIMINARY PREPARATIONS

1. Check with the owner or general contractor for exact location of park model site.
2. Check access to utilities prior to setting park model.
3. The park model site must be graded and sloped properly to prevent water accumulation in the area beneath the unit.

SETTING PARK MODEL

1. Tow unit into desired location over firm footing on park model site.
2. Remove transportation closure material (weather proof covering and close off grid work).
3. Place the first hydraulic jack under the chassis beam just forward of the front axle spring hanger. Allow room for pier support to be placed next to the front spring hanger.
4. Second jack shall be located under the same chassis main beam just behind the rear axle spring hanger.
5. Uniformly lift this side of the unit using both jacks and remove the tires (if desired).
6. Locate first two support piers adjacent to the front and rear axle spring hangers. Adjust initial piers as low as possible for easy leveling. Generally, maintaining proper pitch in the drain lines will be the governing factor.
7. Place an additional support pier no greater than 24" from the front and rear end of the park model.
8. Lift other chassis main beam and remove tires if desired (see steps 3-5).
9. Place piers directly opposite those placed on first "I" beam.
10. Evenly space the remaining piers at the required spacing for chassis supports.
11. Level unit from side to side and front to rear by adjusting pier support heights or shimming. Level must be checked by use of water level or large carpenter's level, and by observation of passage doors and cabinet door for plumbing fit.
12. Install tie-down straps and anchors where required per page 10.

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UTILITY HOOK-UP

1. Provide final installation of any ship loose waste lines at this time, see drawing S-11 details “E” and “F”.
2. HOOK UP WATER LINE TO SERVICE
 - A. Minimum $\frac{3}{4}$ ” water connection is required.
 - B. A master cold water shut-off valve shall be installed in the water supply line adjacent to the park model.
 - C. To drain water lines, remove cap from drain location, open faucets and apply air pressure until all water is removed from system.
3. HOOK UP GAS LINE SERVICES
 - A. Use a gas supply connector listed and rated according to the label attached to the park model at the gas supply connection.
4. HOOK UP WASTE LINE TO SERVICE
 - A. Minimum 3” waste connection required.
 - B. An approved flexible connector shall be installed at each end of the drain line from the park model to the sewer outlet.
 - C. For shipped loose drain line installation, see drawing S-11 detail “E”.
5. Complete electrical hook up and installation of light fixtures shipped loose for interior and exterior of park model prior to turning on service. **WARNING: DO NOT TURN ON BREAKER TO WATER HEATER UNTIL TANK IS FULL OF WATER.**
6. Complete electrical hook up from park model park to service.
7. After completing all utility hook ups to service, perform the following tests:
 - A. Electrical function test.
 - B. Water pressure test.
 - C. Flood test (plumbing drain system).
 - D. Gas test.
 - E. Appliance function test.

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8. Floor Undersheathing: The sheathing covering the bottom of the park model is a special material that is either vinyl coated or asphalt impregnated to protect against moisture, rodents, and unconditioned air. This sheathing was inspected and intact at the factory, but may have been damaged in transit or during set up.

If a large hole is found and the material is vinyl coated, use a patch of the same material, tacking to the nearest floor joist, and seal the edges with tape to retain air tightness. Small holes may be sealed with tape alone. If the material is asphalt impregnated board, use a patch of the same material with a bead of adhesive around the contact edges to make an air tight seal. Tack to the nearest floor joist, or use divergent staples.

Wrap all P-traps exposed below the floor with insulation, then wrap with bottom board material and tape all seams.

9. Option Heating & Cooling: If heating and/or cooling equipment is not included, the ducts and registers may be installed or will be installed on-site by others. A qualified heating and cooling contractor shall make provisions to provide an approved air return system for the unit in accordance with the manufacturer's instructions. Adequate distance shall be maintained under the park model for the equipment. The external equipment ductwork shall be supported off the ground, providing a one-inch minimum ground clearance and be supported and connected according to the appliance manufacturer's installation instructions. Ductwork shall not be crushed, dented, compressed, have sharp bends, or stress at the connections. All tears, holes, and penetrations in ductwork shall be repaired and sealed. Electrical power wiring must be made in accordance with the current edition of the National Electric Code and all applicable local codes and ordinances.

FINAL CLOSE UP AND INSPECTION

1. Remove detachable (if desired) hitch and store under park model.
2. Install any necessary molding to complete the interior trim.
3. Install carpet and pad in designated areas, when necessary.
4. Check the following during final walk through inspection:
 - A. All drawers and doors for proper alignment and fit.
 - B. Floor tile, counter tops, marble, fiberglass, paneling, exterior finish, and roof for acceptable condition.
 - C. Plumbing and electrical hook ups.

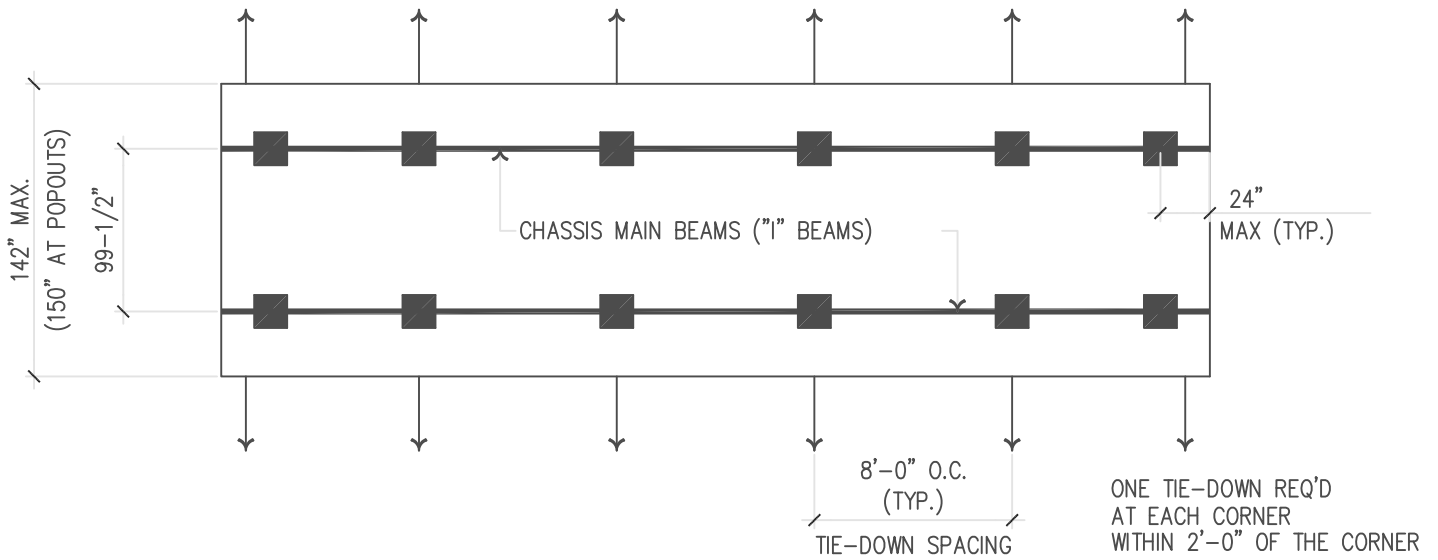
RE-LEVELING

In certain regions, initial proper blocking and leveling of the park model can be gradually impaired due to relatively normal settling of the ground surface upon which the park model is sited. Periodic inspection of the building's blocked and level conditions are necessary to assure proper performance of the park model.

To check whether the park model needs re-leveling, place a carpenter's level upon the floor of the building at several lengthwise and crosswise locations in each room to determine if it is reasonably level throughout. If re-leveling is necessary, corrective measures can be taken by having an experienced installer follow the leveling procedures as previously outlined in this manual.

Before re-leveling, loosen the frame tie-downs and or ground straps prior to jacking up the park model. Re-tighten ground straps after floor is level.

SUPPORT PLAN



■ CHASSIS BEAM PIERS / PADS:

PIER SPACING	PIER CAPACITY	PAD SIZE
4' O.C.	2700#	390
6' O.C.	4000#	576
8' O.C.	5000#	720
10' O.C.	6000#	864

NOTES:

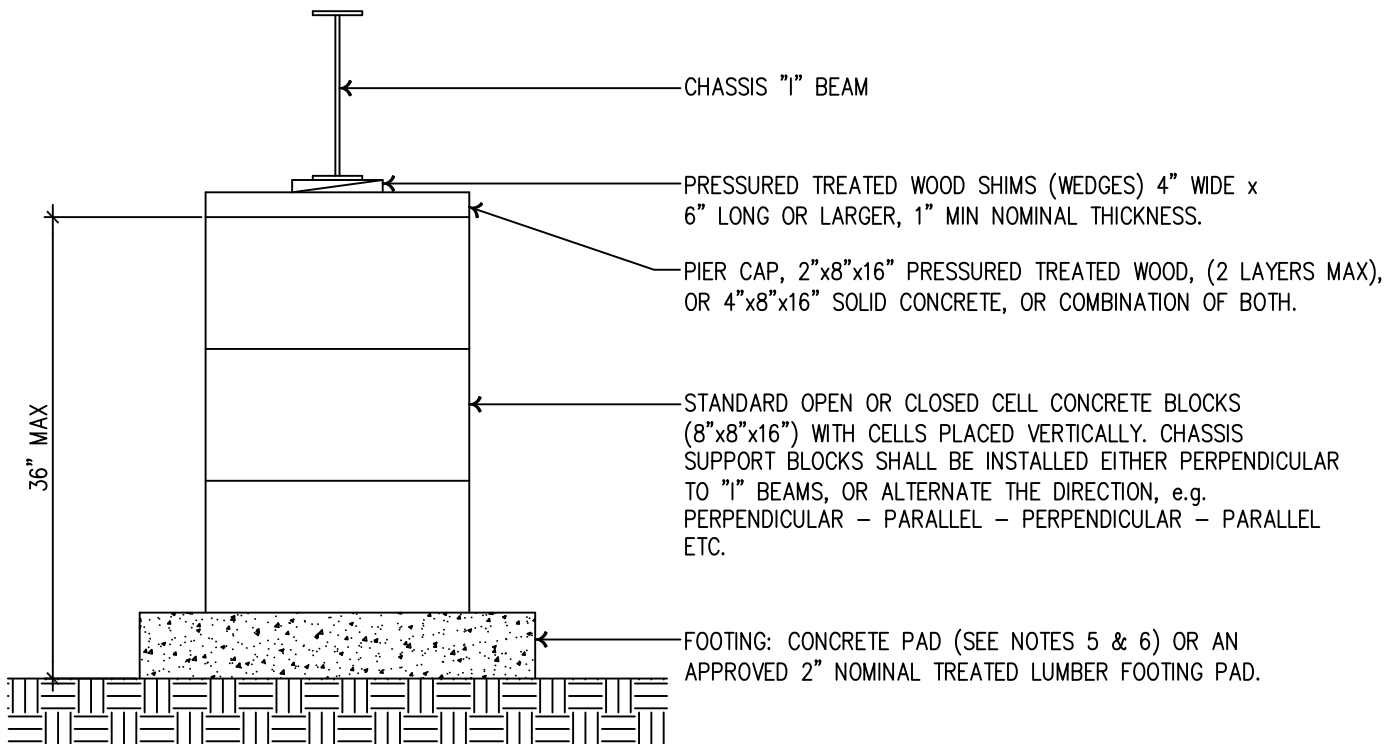
1. ALL PAD SIZES SHOWN IN SQUARE INCHES.
2. ALL REQUIREMENTS ARE MINIMUMS.
3. THE MAXIMUM LENGTH TO WIDTH RATIO FOR PADS IS 2.5:1.
4. FOOTER SIZE ABOVE ASSUMES A MINIMUM ALLOWABLE SOIL BEARING CAPACITY OF 1000 PSF UNDER EACH FOOTER.

PIER & FOOTING SUPPORT CONFIGURATION

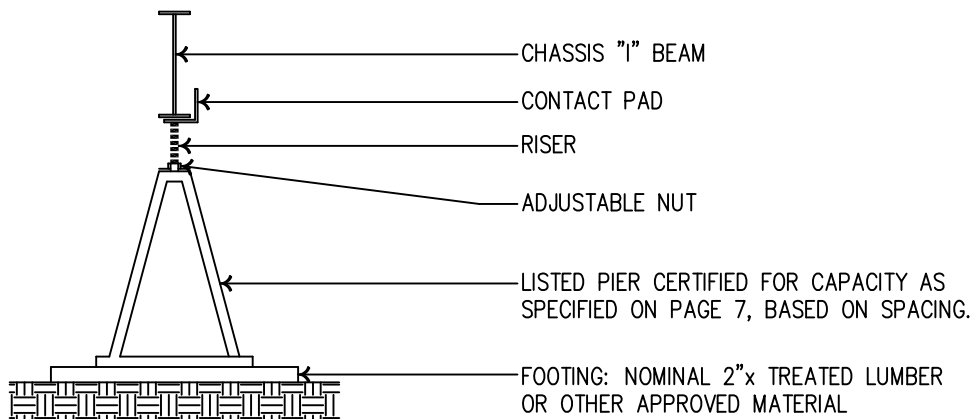
GENERAL NOTES:

1. ALL PIERS AND FOOTINGS SHALL BE APPROVED FOR THEIR INTENDED USE BY THE AUTHORITY HAVING JURISDICTION.
2. A MINIMUM GROUND CLEARANCE OF 12" SHALL BE MAINTAINED BENEATH THE LOWEST MEMBER OF THE CHASSIS ("I" BEAM).
3. THE MAXIMUM LENGTH TO WIDTH RATIO FOR FOOTING PADS SHALL BE 2.5:1.
4. ALL FOOTINGS (PADS OR CONTINUOUS) MAY BE PLACED DIRECTLY ON THE GROUND SURFACE WHERE ALLOWED BY LOCAL JURISDICTION, PROVIDED THAT THE SOIL IS FIRM AND UNDISTURBED OR COMPACTED FILL AND FREE OF GRASS AND ORGANIC MATERIAL.
5. CONCRETE FOOTINGS SHALL BE EITHER 4" PRECAST OR 6" THICK POURED WITH 28 DAY COMPRESSION STRENGTH OF AT LEAST 3,000 PSI.
6. DISTANCE FROM FACE OF PIER TO OUTSIDE EDGE OF FOOTER SHALL NOT EXCEED 7 3/4" FOR CONCRETE FOOTERS.

A. CONCRETE BLOCK PIERS



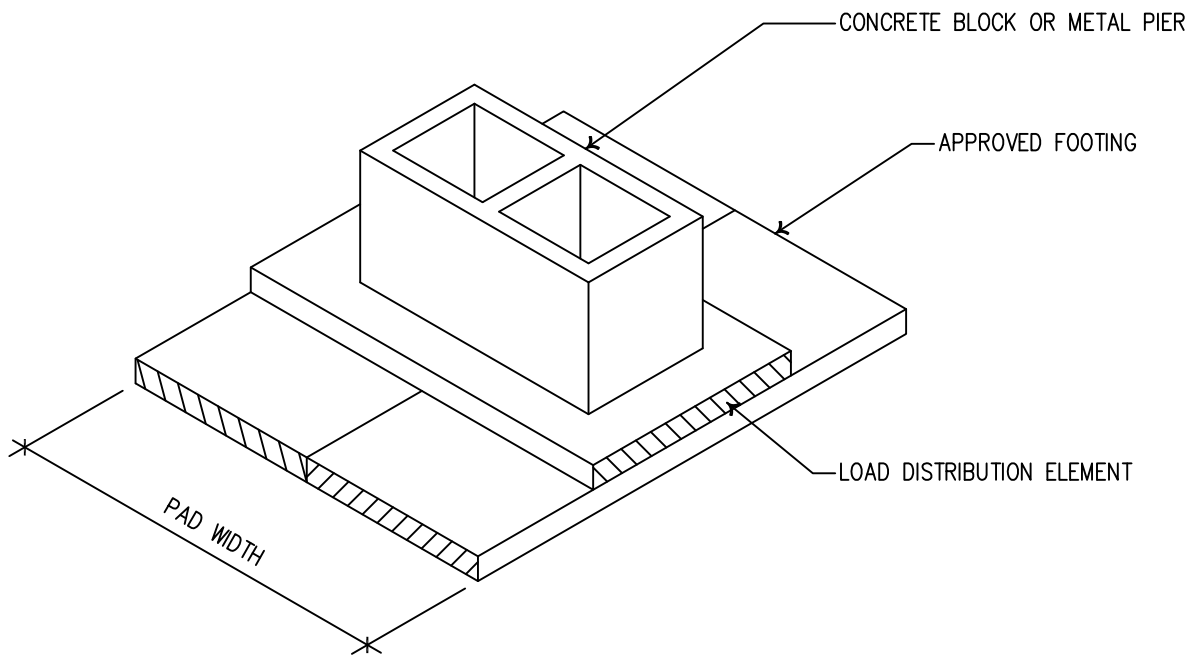
B. METAL PIERS



C. MULTIPLE PIERS / PADS

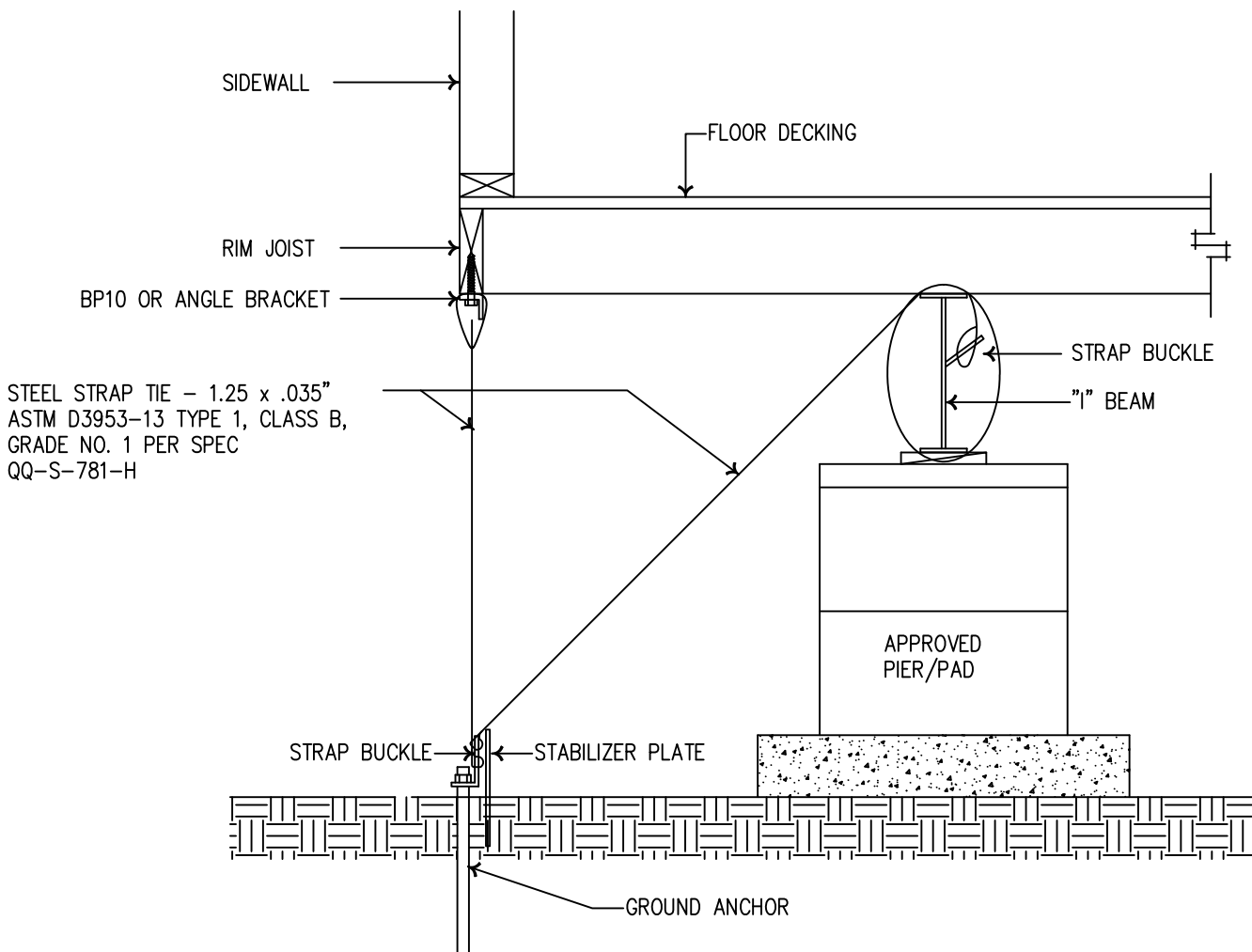
1. SINGLE PIER ON MULTIPLE PAD

A load distribution element is required for piers founded on two or more footing pads when the length of the pier base is less than the width of the multiple pad. The load distributing element shall be approved 2" x treated lumber or other approved material whose width is at least equal to the width of the pier and whose length is at least equal to the width of the multiple pads.



ANCHORS AND TIES

1. EACH APPROVED GROUND ANCHOR AND TIE SHALL BE CAPABLE OF RESISTING AN ALLOWABLE WORKING LOAD OF AT LEAST 3150# IN THE DIRECTION OF THE TIE PLUS A 50% OVERLOAD (4725#) WITHOUT FAILURE.
2. ALL ANCHORING EQUIPMENT SHALL HAVE A RESISTANCE TO WEATHER DETERIORATION AT LEAST EQUIVALENT TO THAT PROVIDED BY A COATING OF 0.30 OUNCES OF ZINC PER SQUARE FOOT OF STEEL.
3. INSTALL GROUND ANCHOR AND TIEDOWN EQUIPMENT IN ACCORDANCE WITH THE ANCHOR MANUFACTURE'S INSTALLATION INSTRUCTIONS.
4. THE TIEDOWN SYSTEM SHOWN BELOW IS ONE ACCEPTABLE METHOD OF ANCHORAGE. OTHER APPROVED SYSTEMS MAY BE USED PROVIDED THAT THEY MEET THE STRENGTH REQUIREMENTS AS STATED IN ITEM 1 ABOVE AND ARE DESIGNED BY A PROFESSIONAL ENGINEER.



SITE-BUILT ADDITIONS AND PORCHES

A site-built addition or porch may be constructed adjacent to a park model built by Clayton Home Building Group provided the addition meets the following minimum conditions:

1. The addition must be entirely self-supported and cannot rely on the park model for support (superficial connections are acceptable). The park model's structural system is not designed to support the superimposed loads of the addition or porch.
2. The park model's structural system shall not be cut or altered in any way.
3. All joints between the park model and the addition must be properly sealed so they are watertight.
4. The park model's mechanical system has been sized for the park model itself and does not consider the heating or cooling for any type of addition.
5. The addition or porch must meet all local codes and structural requirements. The manufacturer does not accept any responsibility for the design of the addition or porch.
6. The addition or porch must be approved by the jurisdiction having authority.
7. The manufacturer will not honor the warranty for any problem that relates to the construction of the addition or porch (leak problems, etc).
8. A dormer roof may be installed on the park model to match the roof pitch of the addition or porch. The shingles below the dormer must be removed and the dormer must be vented properly. The dormer weight shall be no more than 5 psf and distributed uniformly over the roof trusses of the park model. Connections may be made to attach the dormer to the park model, but not be used to support the roof loads of the addition or porch. The dormer shall be shingled and sealed properly to prevent leaks (follow shingle manufacturer's instructions and ARMA guidelines for shingle valley applications).


Local permits, inspections, warranties, and installation requirements for site-installed additions are not the responsibility of Clayton Home Building Group or its affiliates. Clayton Home Building Group extends no warranties for any site constructed additions.

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SITE BUILT STRUCTURES

SCALE: N.T.S.

TITLE: GENERAL INFORMATION			 Home Office 5000 Clayton Road, Maryville, TN 37804 PH: 865.380.3000 FAX: 865.380.3781
DRAWN BY:	B.R.	DATE: 9/16/2016	
		LAST REVISED: 9/28/2016	SHEET:
			G-4

MANUFACTURER'S

******* NOTICE *******

The Manufacturer of this unit certifies that it is a Park Model Recreational Vehicle designed only for recreational use, and not for use as a primary residence or for permanent occupancy.

The manufacturer of this unit further certifies that this unit has been built in accordance with the ANSI A119.5-15 consensus standard for Park Model Recreational Vehicles.



Customer Bulletin

“Winterizing Your Home”

To assure your home’s plumbing will be safe during the winter months - Clayton Homes recommends the following steps:

- Lower the thermostat in the home to 50°. Mold and mildew can form from condensation; leaving the heat at 50° will help to prevent the growth from occurring.
- Shut off the water supply to the home.
- Turn off the water heater, connect a hose, and drain all water from the tank.
- Connect a compressor to the water inlet and pressurize the system with 20psi, then...
 - Open all faucets, flush toilets, drain flexible hoses, disconnect the ice maker, and open the diverter valve (located on the tub faucet) for the shower until all water is removed.
 - Run the washer and dishwasher through a fill cycle to remove water.
 - Shut off the compressor and remove from the water inlet.
- Using environmentally safe antifreeze, pour...
 - A cup of antifreeze down each sink and each tub/shower drain.
 - A quart of antifreeze into the dishwasher and washer and set unit to the drain cycle.
 - A quart of antifreeze into each toilet tank and bowl.