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DEPT. OF ADMN.
WISCONSIN STATE

WICK BUILDING SYSTEMS MODULAR HOMES

SET UP & INSTALLATION

IMPORTANT NOTICE TO DEALER, SET CONTRACTOR & CUSTOMER
THE TEXT OF THIS BOOKLET IS NOT NECESSARILY IN PRECISE
ORDER OF ASSEMBLY AND INSTALLATION OF THE HOME SECTIONS.
FOR THIS REASON, IT IS IMPORTANT TO READ THE ENTIRE TEXT
PRIOR TO CONSTRUCTION OF THE FOUNDATION AND DELIVERY OF
THE HOME SECTIONS TO THE SITE.

REVISIONS & ADDITIONAL INFORMATION MAY
BE ADDED WITHOUT NOTICE!!!!

A CURRENT COPY OF THIS BOOKLET IS PROVIDED WITH EACH HOME



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FOUNDATION SIZE

Choose a reliable contractor who is familiar with both STATE and LOCAL codes governing the construction of masonry or wood foundations. Be certain that the foundation print requested from WICK is for the MODEL you have chosen to order. FOLLOW THE PRINTS!

Foundations for WICK Modular Homes are not the call size or literature description of the model.

EXAMPLE: A 28x56 Model DOES NOT have a foundation size of 28'x56'.

Instead, each floor half is built ACTUAL in length (ex; 56') but built 4 inches less than CALL SIZE in width. (ex; 13'-8" or a 28 Wide total of 27'-4")

In Wisconsin these floor systems must meet the requirements of the WISCONSIN ENERGY CODE. Consideration must be given for 1"(R-5) rigid insulation board attached to the foundation. This styrofoam sheet material is available in 4'x8' sheets and is usually installed outside of and flush with the top of the foundation wall. Turned sideways, the 4' height then extends downward and below the prevailing frost line. This additional 1" of thickness at each foundation wall should also be considered when sizing the width and length of the finished foundation wall.

CAUTION: If you do not remember to allow for the insulation thickness, the siding and/or sheathing installed on the home will put pressure on the insulation causing set-up problems. Many OTHER STATES within our market

area also have similar ENERGY CODE requirements!!! Become familiar with such requirements and plan and size the basement accordingly.

See (Fig. 1) for CORRECT method.

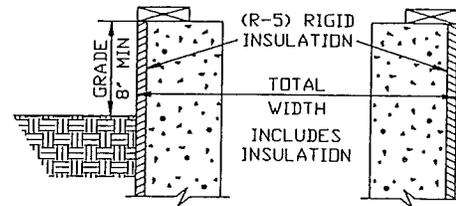


FIG.1

SILL PLATE-BOLT LOCATIONS

A "Pressure Treated" Mud Sill Plate is required to be installed atop the foundation wall at the site by others. The size of wood plate and locations of bolts through the plates is commonly governed by Local Codes having jurisdiction. Fiberglass sill seal insulation is commonly placed between the plate and foundation wall. WE (Wick) recommend the use of the newer "foam" type sill seal and recommend placing it both below and above the sill plate surfaces. The upper layer aids in blocking wind infiltration as well as aids in having a "slip" surface to slide the floors closer together if so needed at set time.

Once the floors are placed in their final-most position atop the foundation walls, the floor joists MUST be secured to the mud sill plate.....all around. Common Building codes recommend (3) 10d nails toe-nailed into the joist edge to meet this requirement.

See Figure 2.

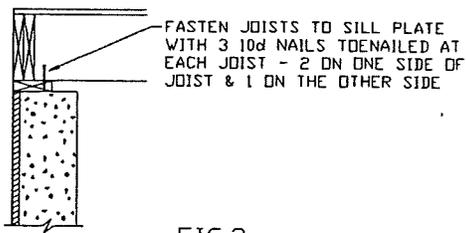


FIG.2

HEATING-PLUMBING LOCATIONS

Heating Ductwork, Furnace, and Furnace Vent Piping ARE NOT included with the WICK Modular Home. The Cold Air Return Grills, Hot Air Registers, and Related Register Boots are included. Choose a reliable Heating Contractor familiar with (2) Piece Sectional Home construction. FLOOR FRAMING BETWEEN THE TWO FLOOR HALVES "MAY NOT" BE REMOVED...HEATING DUCTWORK MUST BE ROUTED "UNDER" SUCH BEAM FRAMING!!!

Production Drawing showing the locations of heat grilles and return air grilles are available from WICK upon request.

CRANE LIFT CABLE LOCATIONS

Locate cable pick-up locations at approximately 25% of the floor length (from each end). Stay as near a floor joist as possible and inspect for any obstruction that may make the adjacent joist space a "better" choice. The rim joist area of the "sidewalls" is DOUBLED 2x Joist Sized lumber in its entire length. The rim joist area of the "marriage" side is also DOUBLED and is one joist size LARGER than the main floor joists in the floor. The hitch end and rear end areas of these beam rails have been factory "notched" so that they will rest on the basement endwalls without any special kind of "pocket" in the foundation wall.

Crane cables or straps should be protected from cutting into rim joist framing by use of short lengths of 2"x2"x 1/4" angle irons (by others). You may also wish to bore holes through the rim rails for cables to pass through however be certain to wedge "hardwood" lumber framing at the areas above each hole. We suggest minimum 2x6x4' lengths of hardwood well nailed or lagged to the sidewalls. In either case, a row or two of vinyl siding will have to be removed at these areas. Caution must also be taken in protecting cables from crushing roof overhang areas as well as framing rails along the high area of the roof trusses. This is best done by use of DOUBLED UP wood framing members wrapped in carpet scrap pieces used as spacers between the cables and the home.

NOTICE: EXTREME CARE SHOULD BE EXERCISED WHEN LIFTING THE UNIT!!! The rule of 25% for cable locations MAY NOT always be ideal for ALL models...If imbalance occurs when the floor section is first lifted STOP!!! Set the floor section back down and move pick-up points to new locations that will better BALANCE the unit.

TRANSPORTATION FRAME REMOVAL

Currently, WICK Modular Homes are transported on removable steel frames. These frames are the full length of the floor section and are connected to the wood floor framing with lag screws. All screws are accessible and removable from the "underside" of the home. Have the home section placed in its "final-most" pick-up or roll-on position on the site before removal of the lags.

BASEMENT BEAM POSTS-LOCATIONS

WICK recommends that approved steel posts be used to support the centerline wood beam area of the foundation. Ideally, they should be FHA listed. Posts should be installed per the post manufacture's instructions. See (Fig. 3)

Once the home halves are set in their final most position, it is also recommended that the steel plates atop each post be permanently secured to the wood marriage beams by 3-5/16" x 3" lag bolts. (Fig. 3)

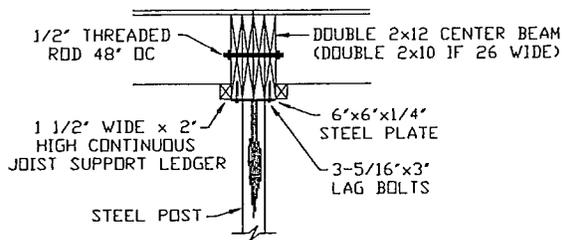


FIG. 3

POSITIONING HALVES OVER FOUNDATION

History has shown that there is no "MAGICAL" or "SINGLE" method of getting each half of the home over the foundation and "MATED" to each other. Choose reliable and experienced contractors who have the equipment and know how to get the job done right.

MARRIAGE BEAM CONNECTIONS

Once the floor halves are in their final position, each doubled 1 1/2" marriage beam

must be bolted to each other at 4'-0" on center with 1/2" Threaded Rod provided by WICK for this purpose.

PLUMBING

Wick Modular homes have all "MAIN FLOOR LEVEL" plumbing completed. Drain and water lines from the "Main floor level" floor fixtures are "stubbed only" through the floor. (The water lines are copper and the drain lines are ABS schedule 40 plastic). Choose a reliable local plumbing contractor familiar with local codes to connect and complete the lower level plumbing.

ELECTRICAL

The location of the electrical connections are in an access located on the marriage wall. Match and push together the Splice Connectors until latched.

PERIMETER (RIM JOIST) INSULATION

As noted earlier, another requirement for ON SITE approval of this floor system is that it meet LOCAL ENERGY CODE requirements for heated basements. These CODES require that the rim joist (or boxing members) of the exterior walls be INSULATED to the same "R-VALUE" as installed in the sidewalls of the home. WICK MODULAR homes have R-19 Fiberglass Batts in Sidewalls.

This R-19 Insulation with Kraft is totally SHIPPED LOOSE. See (Fig. 4) Install vertical lengths along sidewalls, horizontal lengths along endwalls.

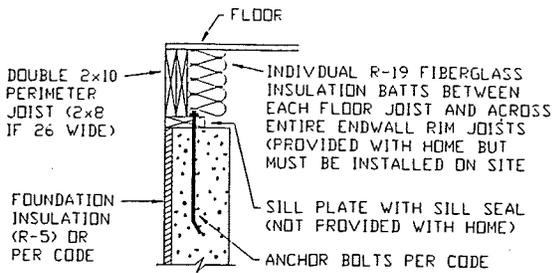


FIG.4

NOTE: The kraft paper on the insulation (or vapor barrier side) is installed towards the interior (Heated) side of the wall.

STAIRWELL OPENING

Wick Modular homes have the stairwell opening completely framed at the factory. The opening is protected by routed decking supported by temporary wood cleats. DO NOT ATTEMPT TO WALK IN THIS AREA! Stairway risers treads and stringers are not included by Wick.

TEMPORARY AXLE AREA PROTECTION

Plastic wrap has been stapled to the underside area of the floor. This was done to protect the framing from transportation dirt and water. Remove and discard this material.

FIRESTOPPING

Building Codes require firestopping between the basement and the 1st floor. Apply a piece of 1/2" gypsum board to the bottom of the bathtub/shower or any other

cutout or floor frameout in the basement. Building Codes require draftstopping around plumbing pipes and at any other penetrations through the floor of the home. From the basement, stuff unfaced fiberglass insulation into these penetrations. The insulation must be tightly packed. The maximum gap that can be filled with fiberglass insulation is 4" in length or width.

MAKE-UP AIR

The States of Wisconsin and Michigan require a balanced mechanical ventilation system. Make-up air must be provided on site by others for the home exhaust fans. See the Data Plate located in the cabinet below the kitchen sink for sizing.

END

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