

MANUFACTURED HOMES

The following checklist is only a partial listing of requirements for the installation of manufactured homes. For more detailed requirements and specifications refer to the Minnesota State Building Code Chapter 1350 and Burnsville City Code Title 10-18, R-3D Manufactured Housing District.

A City of Burnsville *Manufactured Home Installation* permit is required for all manufactured home installations. A temporary winter installation permit is required after November 15th, in accordance with State guidelines.

The date of manufacturer shall govern the home installation requirements.

General

1. A completed Manufactured Home Installation Permit application.
2. A minimum of 2 engineered soil bearing capacity tests required for each home site.
3. Site Preparation: the building pad under the home must allow for surface water to drain away from and not pond under the manufactured home.
4. All organic material must be removed.
5. A 6-mil poly vapor retarder or equivalent shall be installed under the floor area to be enclosed.

Setbacks:

- Prepare an accurate site plan, noting required setbacks. Site plan must accompany permit application.
- Front yard 15 feet from private road, side yard 10 feet (20 feet between homes), rear yard 10 feet. Shed setbacks: 15 feet from private road, 5 feet from side, 5 feet from rear yard.

6. Individual footing pads, load bearing piers or listed supports and anchors shall be sized and located as specified in the manufacturers installation instructions. Submit one copy of home specific details with each permit application.
7. A separate permit is required for frost depth footings and engineered slabs.
8. Ground anchors and tie downs must be installed per the manufacturer's instructions and the MN State Building Code.
9. All skirting shall be of weather resistive material and all skirting supports must be weather resistive. All skirting shall be vented as per the manufacturer's installation instructions. An access panel must be provided. Recommendation: Provide two access panels on doublewide homes.
10. State seals (A-1 and S-1) and house address numbers must be affixed prior to final inspection.
11. Wheels must be removed and left with the home.

12. Step landings must be installed at all doors with handrails and guardrails as may be needed to comply with the building code.
13. Installation contractor shall test the operation of all smoke detectors in the home to insure proper operation.
14. Provide the heat tape manufacturer's specifications for installation of heat tape in the minus 20 to 40°F range.
 - Number of wraps per foot.
 - Insulation cover required.
 - INSPECTION OF HEAT TAPE BEFORE COVERING PIPING.
15. Temporary winter installations start November 15. Prior to May 1st of the following year the contractor is to re-level the manufactured home, install anchor tie-downs and affix the state seals. A final inspection and approval is required.
16. Each manufactured home shall have a data plate affixed in a permanent manner near the main electrical panel or other readily accessible place.
17. A Certificate of occupancy shall be issued after approval of all final inspections.

Plumbing and Mechanical – By Permit Only

1. All manufactured homes shall be served by a public water and sanitary sewer system.
2. Persons licensed as manufactured home installers under Chapter 327B are NOT required to be licensed plumbers when connecting: the EXTERIOR building drain sewer outlets to the sewer system and the EXTERIOR water lines to the ground water system.
3. Installers cannot make electrical connections
4. The manufactured home fuel gas piping system shall be tested before it is connected to the gas supply. The manufactured home gas piping system shall be subjected to a pressure test with all appliance shutoff valves, except those ahead of fuel gas cooking appliances, in the open position. Appliance shutoff valves ahead of fuel gas cooking appliances shall be closed.
 - a.) The test shall consist of air pressure at not less than ten inches nor more than 14 inches water column.
 - b.) The system shall be isolated from the air pressure source and maintain this pressure for not less than ten minutes.
 - c.) Pressure shall be measured with either a manometer, slope gage, or gage calibrated in either water inches or pounds per square inch with increments of either one-tenth inch or one-tenth pounds per square inch, as applicable.
5. The gas piping from the gas meter to the manufactured home connection shall be pressure tested at 25 pounds for 30 minutes and dug in and installed 6 inches underground, with a protection sleeve at grade, near the gas meter to inside of home skirting.
6. All water and sewer hook ups must be properly installed. The horizontal waste piping shall be supported every 32 inches on center, when suspended under the manufactured home.
7. All interior and exterior plumbing shall be tested per the manufacturer's instruction and the MN State Plumbing Code.
8. Appliance vents and ducts, water heater pressure relief valves and furnace, or Air conditioning condensate piping shall be directed to the exterior of skirting.
9. Chimney storm collars and caps are to be installed as part of the set-up.
10. All utilities shall be underground. There shall be no overhead wires or supporting poles except for those essential for street or other lighting purposes.

Residing Mobile Homes – By Permit Only

1. Sheathing inspection is required prior to the installation of house wrap and siding.
2. Deteriorated sheathing must be removed and replaced with equivalent structural sheathing and properly fastened.

3. All manufacturer's labels and seals must be re-affixed to the home.

Re-roofing Mobile Homes – By Permit Only

1. No shingle layovers permitted.
2. Ice and water underlayment to be installed on all eaves and valleys
3. See City "Roofing Handout" for additional requirements.

Trees

1. Existing trees must be trimmed back away from the manufactured home.
2. If removing trees, contact the City Forester at 952-895-4508.

Sheds: Each home site may have 1 shed in addition to the manufactured home provided the following standards are met:

1. The shed shall not exceed 100 square feet in area.
2. The maximum height of the shed shall not exceed 12 feet.
3. The shed shall not be located closer to the road than the front of the manufactured home.

Carport: Each manufactured home may have 1 carport on the site that is constructed of permanent materials meet Building Code standards for residential roofing and exterior construction. No temporary material such as canvas or plastic shall be permitted. Carports may be up to 440 square feet in area with 4 open sides and shall not exceed the height of the manufactured home. Carports may have a zero foot setback from the edge of the private street or a sidewalk along the street. No part of the carport shall extend into or over the street or sidewalk.

Buffer Yard: A buffer yard surrounding the perimeter of the manufactured home park property and having a depth of not less than 30' feet in width shall be landscaped with appropriate grass, shrubbery and trees around the entire perimeter of the manufactured home park. This buffer yard shall be maintained by the owner of the manufactured home park.

Garbage & Construction Materials: All private waste material, debris, refuse, garbage, or materials not currently in use for construction shall be stored indoors, or 100% obstruction of the view of said materials shall be provided from adjacent homes, properties or lots, and right-of-way or private road.

Parking:

1. Each manufactured home site shall have off street parking space surfaced with concrete, bituminous or City approved equivalent for 2 automobiles.
2. Each manufactured home park shall maintain a hard surfaced off street parking lot for guests of occupants of at least 1 space for each 5 manufactured home sites.
3. Access drives from roads to all parking spaces and manufactured home sites shall be surfaced with concrete, bituminous or City approved equivalent.