

Northampton County Building Department

Guidelines and Instructions for the installation of Mobile Homes

Phone: (757) 678-0445 Fax: (757) 678-0483

A mobile home is defined as a *Manufactured Home* by the Code of Virginia.

HUD Listing

All manufactured homes erected within Northampton County must bear a HUD label or receive approval by the Department of Housing and Community Development in Richmond. (13 VAC 5-95-30)

Manufactures' Identification

All building permit applications for *new* manufacturers homes shall include a copy of the manufacturers' Identification number, model identification number, and date of manufacture.

Manufactures' Instructions

All building permit applications for *new* manufactured homes shall include the manufacturers' set-up and assembly instructions, and ground anchor manufactures' instructions.

All building permit applications for *used or previously occupied* manufactured homes should include the manufacturers' original set-up and assembly instructions, and ground anchor manufactures' instructions. When such instructions are not available, the applicant shall provide complete plans for the assembly, support and anchoring of the manufactured home, including but not limited to footing size and thickness, pier dimensions and spacing, location of all ground anchors, and the ground anchor manufactures' instructions. Multi-sectional homes shall include details of all required structural connections. Manufactured homes erected without the manufactures' original instructions shall be subject to Appendix E of the 2000 International Residential Code.

Inspections

The following inspections are required:

- ❑ **Footings** – After all soil has been removed from the footings, before any concrete is placed. If concrete is placed without an inspection and approval, it shall be removed.
- ❑ **Pier / Ground Anchor (Tie Down)** – After all piers and ground anchors are set, before the installation of any skirting.
- ❑ **Final** – After:
 - all work is complete;
 - all steps, landings and porches have been erected;
 - water, sewer and fuel lines have been connected;
 - final electrical inspection has been performed;
 - Health Department operation Certificate has been issued.

Final inspection shall consist of:

- Air or water test of sewer line to five feet outside of the building. This will require a test "Tee" in the sewer between the home and the septic tank or sewer line. Permit holder is responsible for providing the test equipment and test.
- Smoke detector(s) operation
- Check of all stairs, landings, handrails and guard rails.
- Street numbers (911 number) is clearly displayed.

Skirting – Approved skirting shall be installed within 60 days of the issuance of the Certificate of Occupancy.

Specific Code Requirements –

- Stairs:**
- Maximum riser height: 8¼Inches
 - Minimum Tread Depth: 9 inches
 - Maximum variation between risers: 3/8 inch

- Handrails:**
- Required on one side of the stairs when stairs have 3 or more risers.
 - Height: 30 – 38 inches

- Guardrails:**
- Required when there is a walking surface more than 30 inches above the adjacent grade (ground).
 - Guardrails must be at least 36 inches high (34 inches part of a handrail)
 - The spacing of Intermediate rails (pickets) shall not be more than 4 inches.

- Footings:**
- Must extend at least 12 inches below the final grade
 - Must exceed the dimensions of the piers by 4 inches in each direction
 - Must be at least 8 inches thick
 - Must be solid concrete or masonry.

- Piers:**
- Follow manufacturers instructions.
 - *If* manufacturers instructions are not available:
 - Maximum spacing is 10 feet on center.
 - All piers must be capped with 4 inches of solid masonry.

Minimum Pier Sizes

- Piers under 24 inches:	8 X 16 inches
- Piers under 36 inches:	8 X 16 unless located on corners
- Piers over 36 inches and corner piers over 24 inches:	16 X 16 inches

Ground Anchors (Tie Downs)

- All tie downs must be installed according to the ground anchor manufacturer's instructions.
- All tie downs must be installed in appropriate soil.
- The angle that the tie-down is placed into the ground must comply with the code requirements. It is recommended that the tie down be placed on a 40-50 degree angle from the tie strap.