

Manufactured Home Tip Sheet

REMOVE ORGANIC MATERIAL FROM SITE

BLOCKING: Piers should be set-up according to the manufacturer's installation instructions. If instructions no longer exist, piers should be double blocked on all comers and on piers more than 40" high. Piers should be spaced a maximum of 8 feet on center and installed as follows:

PEER CONSTRUCTION (Single Tier):

- I-Beam Frame
- 8"x4"x 1" Hardwood or treated shims, double shim, from each side of main frame
- Plates: 2"x8"x16" Pressure treated wood or concrete cap - 8"x8"x16" Solid or celled concrete blocks
- (2)8"x16"x4" OR (1) 16"x16"x 4" Solid Concrete Pads

TIE DOWNS

Length* of Mfd. Home (ft.)	# of Vertical Ties EACH SIDE	# of Diagonal Ties EACH SIDE	Required Anchors
0-40	2	4	8
41-60	3	6	12
61-84	4	8	16

- Length of manufactured home (as used in this table) means length excluding draw bar
- Vertical tie downs refer to straps located at outer edge of frame
- Diagonal tie downs refer to straps around chassis
- Stabilizer plates required on all Diagonal tie downs

NOTES

* Manufactured homes of multiple sections shall have diagonal ties and anchors as required above. No over-the-roof or vertical ties shall be required.

* Wind Zone 2 manufactured home tie downs shall be installed according to manufacturer's instructions. See attached sheets for approved tie down methods.

WATER:

3/4" PVC or other approved water lines buried 12" deep; Exposed piping under home must be insulated with approved materials. A water cut-off (gate) valve is required where the water line enters the home. Water lines must be tied into home and left uncovered for inspection.

SEWAGE:

Minimum 3" PVC; Proper long sweep fittings are required at branch connections. Drainage lines must be supported at 4' intervals. A sanitary or combination tee clean out with plug is required between the outside edge of home and the septic tank. Sewage line must be grouted at entrance to septic tank unless tank has been manufactured with flange. Plumbing lines should be left uncovered for inspection.

ELECTRICAL SERVICE:

Service pole should be 20 feet high (16 feet above and 4 feet below ground). Pole should be located no closer than 5 feet from dwelling and no further away than 30 feet.

If direct burial cable is used, conductors must be run in a chase from the bottom of the outside panel to the bottom of an 18" trench, then chased again from the bottom of the trench to the inside panel. Wiring should be left uncovered for inspection.

200 AMP SERVICE

- 200 amp weatherproof panel (Mobile home panels w/ lugs are available)
- (3) Pieces of 4/0 Aluminum or 2/0 Copper wire for conductors and neutral (triplex aluminum available)
- (1) #4 solid or stranded INSULATED ground (usually THHN black or green)
- (1) #4 bare copper ground from meter base lug to ground rod
- 8 foot X 5/8" ground rod
- Acorn type ground rod clamp

100 AMP SERVICE

- 100 amp weatherproof panel or 200 amp weatherproof panel with 100 amp breaker installed - (3) Pieces of #2 Aluminum or #4 Copper wire for conductors and neutral (triplex aluminum available)
- (1) #6 solid or stranded INSULATED ground (usually THHN black or green)
- (1) #6 bare copper ground from meter base lug to ground rod
- 8 foot X 5/8" ground rod
- Acorn type ground rod clamp

NOTE: NEUTRALS AND GROUNDS MUST BE SEPARATED IN THE INSIDE PANEL.

ARTICLE IV: ADDITIONAL CONSTRUCTION REQUIREMENTS FOR BRYAN COUNTY MANUFACTURED HOMES

11-401 Manufactured Homes. Built after July 13, 1994 must be designed to withstand wind speeds of 100 miles an hour (Wind Zone II) in accordance with HUD regulation 24 CFR parts 3280 and 3282. Wind Zone I homes (90 MPH Wind Design) built after July 13, 1994 shall not be permitted in any area of Bryan County.

11-402 Installation. New manufactured homes shall be installed according to the manufacturer's installation instructions. Existing manufactured homes shall be installed by the manufacturer's installation instructions if available, and when not available, by Georgia Manufactured Housing Association guidelines and the Bryan County Manufactured Home Tip Sheet.

11-403 Landings, Steps, Handrails and Guardrails. All manufactured homes shall comply with the CABO Building Code which requires a minimum 3'x3' landing, steps and a handrail at each point of exit. Guardrails shall be installed around porches over 30" in height.

11-404 Skirting. All manufactured homes being erected for occupancy shall be fitted with approved commercial skirting. Approved commercial skirting includes any skirting material which is manufactured for that purpose.

Manufactured Homes:

- Cannot be moved into the County if older than June 15, 1976.
- Cannot be moved within the County if older than 1976, only after Habitability Inspection.
- Must be Wind Zone II if newer than July 1994.
- If older than July 1994, does not have to be Wind Zone II standards.

Culvert:

- Fee \$30.00
- Minimum 15" in diameter 18' to 20' in length.
- Type of piping allowed: Black Plastic, or Concrete Piping
- The Galvanized piping is no longer allowed for the installation of culverts.

Other:

- Accessory structures, including detached garages, do not need a permit unless they have electrical, plumbing or mechanical.
- Any addition to the existing home, needs a Permit.
- Decks (without roofs) do not need a Permit.
- Fences do not need a Permit.
- Plats and deeds recorded before 1975 are approvable.