

# City of Guyton, Georgia

Established 1887

*Working Together to Make a Difference*

## Application for Mobile Home Placement Permit

Date: \_\_\_\_\_

Permit #: \_\_\_\_\_

Estimated Cost: \_\_\_\_\_

Permit Fee: \$ \_\_\_\_\_

I hereby make application as follows, and if same is granted, I agree to conform to all Ordinance(s) regulating same and in accordance with plans and specifications submitted:

Name: \_\_\_\_\_

Subdivision: \_\_\_\_\_

Lot #: \_\_\_\_\_ Lot Size: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Builder/Manufacturer: \_\_\_\_\_

Address: \_\_\_\_\_

### USE

Family Residence

Repair

Re-side

Storage

Alter

Demolish

Re-roof

Move

Relocate

Other (specify)

Made Addition To

If relocating mobile home, indicate the location where it is being moved to: \_\_\_\_\_

1. Year/Make of Mobile Home \_\_\_\_\_

2. Size of Mobile Home \_\_\_\_\_

3. Single \_\_\_\_\_ Double \_\_\_\_\_

4. Bedrooms \_\_\_\_\_ Baths \_\_\_\_\_

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- 5. Skirting will be placed immediately: \_\_\_\_\_ yes \_\_\_\_\_ no
- 6. Type of Heat \_\_\_\_\_
- 7. Plumbing Permit \_\_\_\_\_
- 8. Electrical Permit \_\_\_\_\_
- 9. Electrical Serv. \_\_\_\_\_ amp

*Please note that water/sewer connection/charges may apply.*

Applicants must place house numbers where they can be visibly seen before inspections are passed and must apply for a decal from Effingham County, who can be reached 754.2128.

Applicant Signature: \_\_\_\_\_

Approved by: \_\_\_\_\_

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## City of Guyton Manufactures Home Set-Up Required Information for Inspection

*State law prohibits a homeowner from installing a manufactured home.*

Homeowner _____	Install Sticker # _____
Address _____	Soil Probe Reading _____
Subdivision _____	Anchor Size Required _____
Lot Number _____	Home Wind Zone _____
Installer Name _____	House Size _____
License # _____	Inspector _____
State Permit # _____	Inspection Date _____
County Permit # _____	

1. Size Anchor Used \_\_\_\_\_
2. Marriage Line Anchor Size \_\_\_\_\_
3. Anchors within 24" Ends  Yes  No
4. Anchors 8' on Center  Yes  No
5. Anchor Straps Tight  Yes  No
6. Stabilizer Plates Installed  Yes  No
7. Two Longitudinal Ties Each End Each Section  Yes  No
8. Radius Clips Used to Protect Straps Where Necessary  Yes  No
9. Footing Top 2" Below Grade  Yes  No
10. Double Piers 24" from End  Yes  No
11. Piers 6' on Center  Yes  No
12. Marriage Line Piers 24" Each End  Yes  No
13. Marriage Line Piers 20' or Less Apart  Yes  No
14. Marriage Line Connections 16" on Center  Yes  No
15. End Wall Connections Correct  Yes  No
16. Piers Each Side 6' Openings Along Marriage Line  Yes  No

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- 17. Piers Each Side Exterior Openings       Yes  No
- 18. 6 Mill Poly Vapor Barrier Installed       Yes  No
- 19. Bottom Board Ok       Yes  No
- 20. Back Flow Valve Installed on House Side Cut Off Valve       Yes  No
- 21. Water Cut Off Installed at House       Yes  No
- 22. Water Lines Insulated       Yes  No
- 23. Drain Line Property Supported at 4'       Yes  No.
- 24. 911 Address Numbers       Yes  No

Other Remarks: \_\_\_\_\_

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Revised 2/1/2005

The following is a brief *summary* of what is required for the approved setup of a manufactured home. Effingham County requires that M/H's be set up according to *Rules & Regulations for Manufactured Homes* section of *The Rules & Regulations of the Office of Safety Fire Commissioner*, State of Georgia. Only a licensed installer can set a home as per O.C.G.A. Section 8-12-164. These guidelines apply when the manufacturer's installation instructions are missing, not explicit, not stipulated need clarification or indicate that the requirement is left to the authority having jurisdiction. **This list is not inclusive and other requirements may apply.**

**Permits:**

Permits are required from **both** the State and County before the placement of any manufactured home in Effingham County.

**Installation:**

Must be done by a **Licensed Installer**. A homeowner **cannot** be the installer. Installation includes supporting, blocking, leveling, securing or anchoring, connecting multiple sections, plumbing and electrical connections.

**911 address numbers must be attached to the residence and posted at driveway before final inspection can be performed, minimum of 3" in height.**

**Site:**

1. Must meet minimum setbacks for Zoning District.
2. The M/H should be situated so that water drains away from the home stand. This may require some preparation of the site-fill dirt, runarounds, etc. (See illustration next page) **Note: site prep should extend 3' past skirting on all sides of home.**
3. All organic matter (grass, roots, stumps, etc.) must be removed from under M/H.
4. Footings must be on undisturbed soil or compacted fill.

**Piers:**

1. Must be on concrete base 16"x 16"x 4" or approved ABS pads, the **top of the base** shall be at least **2" below ground level**. Poured concrete footings shall be 24" x 24" x 6". Piers shall be placed on undisturbed soil or compacted fill.
2. Corner piers, and any piers that are over 40" high, must be double-blocked and interlocked.
3. If the manufacture's installation instructions are not available piers should be spaced evenly 6' on center, with the end piers within 24" of end of M/H
4. Piers 4" x 8" x 16" must be under *both* sides of doorways and exterior wall openings 4' or wider.
5. Must use caps and wedges on top of piers. Can not have more than 4" of wood on top.

**Tie-Downs:**

1. Wrap strap completely around I-Beam: Start by placing hook on back of I-Beam on inside of top, coming across top, down outside of I-Beam, and come back over the strap on top. Then take the strap down to the ground at 40-50 degree angle.
2. Anchor head must be **within 1" of the ground but not below grade**.
3. **Stabilizer plates** must be installed vertically to **full depth behind each rod according to manufactures recommendations**.
4. Number of diagonal tie-Down anchors: **should be in accordance with setup manual/probe test and wind zone of home.** **You must provide the soil probe reading and manufactures data for anchors used.** Anchor equipment shall be capable of resisting a working load of 3,150 pounds plus a 50% overload of 4,725 pounds.
5. If the M/H is equipped for *vertical tie-downs*, they *must* be installed. Zone II homes must be set the same as it would be if located in a Zone II.
6. Approved alternate anchor systems may be used **when proof** is provided that the manufacture has approved such systems for their homes.
7. Must have *two longitudinal ties* and anchors at each end of each section.
8. Ties or strapping must be protected from sharp edges with radius clips.
9. Ties shall comply with 24CFR3280.306 and shall have a working load of at least 3,150 pounds plus a 50% overload 4,725 pounds.
10. Anchors shall be placed at 8' on center the entire length of the home.

**Water Connection:**

1. All lines above ground must be insulated.
2. Must have back-flow valve installed at freshwater inlet on the house side of cut-off valve.
3. Must have cut-off valve at the M/H.

**Drain Lines:**

1. Must slope at least 1/4" per foot, 1/8" of slope if cleanout is provided.
2. Must be supported every 4' (from above by hangers, not wire, or from beneath by blocking). **Wedges cannot be used to support drain lines.**
3. Must not run above ground outside of M/H.
4. If ABS and PVC are used together **transition cement that meets ASTM D3138, Green in color, or approved coupler must be used. Schedule 40 pipe is to be used.**

**Electrical:**

Only a *licensed electrician or home owner* can install the meter can and outside disconnect. A licensed installer can connect the home to the outside disconnect box.

1. The M/H must be connected by a 4-wire system. The fourth wire must be color coded green.
2. The neutral buss in the disconnect box must be grounded to the box.
3. All wiring outside of the box must be in conduit if above the ground, and conduit must extend 18" deep if ran underground.
4. Bare and white wires must be on separate busses.
5. Any wires in the box not connected to a breaker must be capped.
6. Note: The power company will not run its lines over a home. You should call the power company for location of the service and what their requirements are.
7. The service wires must be appropriate for the type of service you are installing:

Service	Aluminum or Copper Clad Wiring	Copper Wire
200 AMP	4/0	2/0
175 AMP	3/0	1/0
150 AMP	2/0	#1
100 AMP	#2	#4

8. The disconnect box must be weather-proof (outside & inside covers), and the meter must be *directly grounded* to a ground rod. A lug for the ground wire should be in your meter can. All knockouts shall remain in place or be sealed by breakers or clips.
9. Ground clamp on grounding rod **must be approved for direct burial.** (Acom Clamp)

**Bottom Board:** All holes or damage must be repaired. Bottom board patch material must be suitable and have life equivalent to the bottom board material itself.

**Dryer Vent:** Must be vented outside the skirting and properly fastened and supported. Must be metal or approved flexible metal duct with excess duct removed. Duct shall be pulled tight to remove loops and excess.

**Air Conditioner:** A/C refrigerant lines must be properly insulated and supported at a minimum 4'. A/C drain line must drain to outside skirting. Drain line must be properly sloped, supported and have a trap at the end. A/C duct must be insulated and all seams and joints sealed with UL181 tape. A/C duct must be supported off the ground at a minimum of 4".

**Landings:**

1. Landings shall be at least 4' x 4' and have handrails with pickets spaced no more than 4" apart, if above 30" high.
2. Landings shall be installed level.
3. Landings can't be more than 1 1/2' below threshold.

**Ventilation of under floor areas:** A 6 mill poly vapor barrier or equivalent shall be placed on the ground in the crawl space covering at least 90% of the ground area, not including the area under footers.

**Sites prone to Flooding:** Special elevations and anchoring are required. Consult with the Building Official and FEMA 85, Manufactured Homes Installation in Flood Hazard areas.

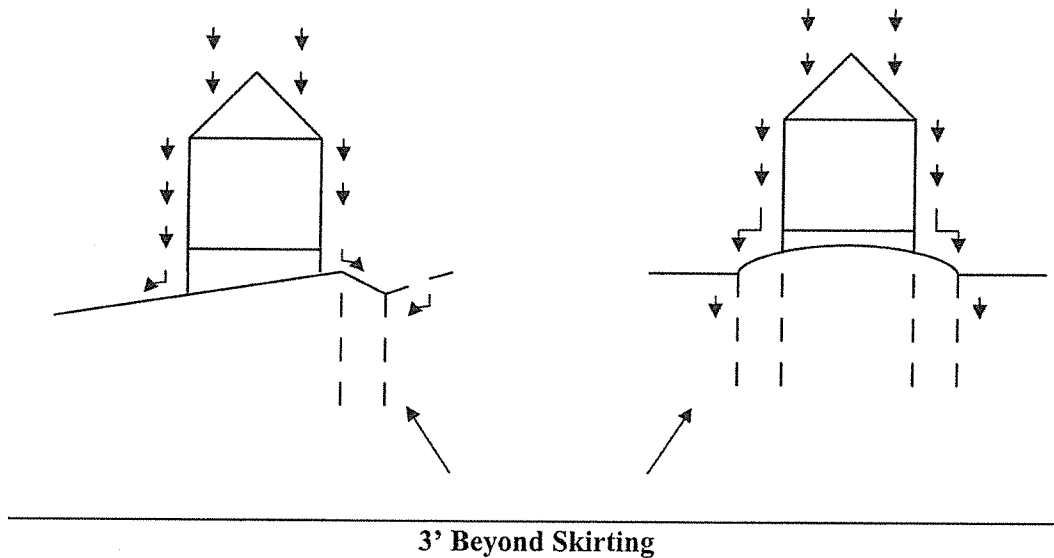
**Auxiliary Structures:** All auxiliary structures, unless approved by the manufacture, shall be self supporting and built in accordance with Georgia State Building Codes.

**Clearance under homes:** A minimum 12" clearance shall be maintained beneath the lowest member of the I-beam in the area of utility connections. No more than 25% of the underside of the main frame (I-Beam) shall be less than 12 inches above grade.

**NOTE:**

1. Wheels & Axles must be removed.
2. Unless M/H is in a M/H Park, or the tongue is welded on, the tongue *must* be removed.
3. **The M/H must pass Final Inspection before power will be Approved.**
4. Do not skirt home before it is inspected.
5. This list is not inclusive and other requirements may apply.

**SITE PREPORATION ILLUSTRATION**

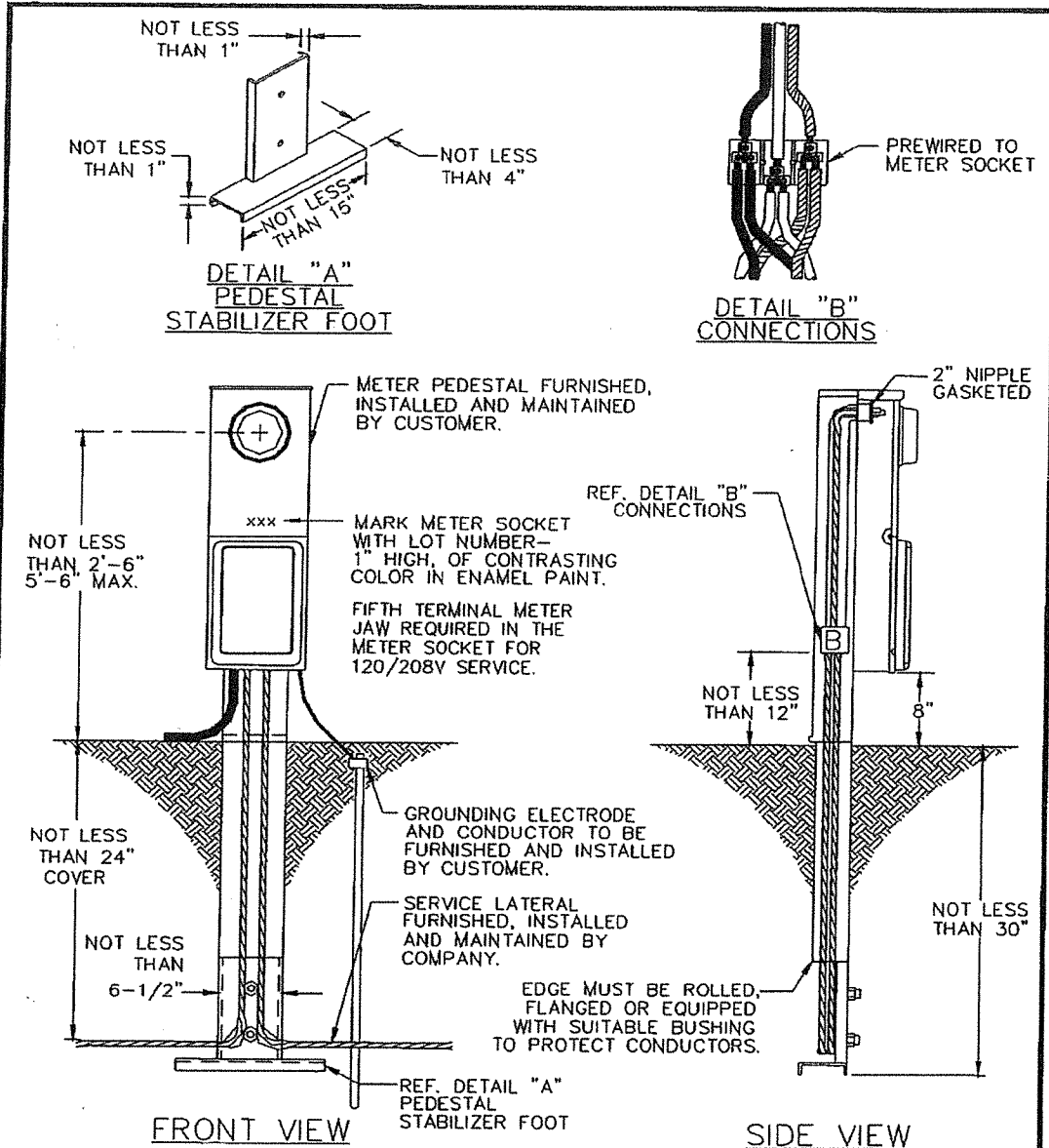


## NOTES:

- This installation must conform to the national Electrical Code and any applicable local codes and ordinances. See local authorities for any requirements beyond these listed. The maintenance and future repair of the entire meter pole installation is the responsibility of the customer. This is to include and replacement of rotten poles and assurance that the pole is to remain plumb.
- Meter can (sockets) will be furnished by Georgia Power and installed by the customer.
- The treated wood pole is to be furnished and installed by the customer and be a minimum of 20 ft. in length and set to a depth of 5 ft. The pole must be 20 inches in circumference 2 ft. above ground or 6 ft. from the butt of pole.
- Georgia Power will make all service connections at the weather head.
- The conduit and the two-hole straps for the service entrance conductors are to be furnished and installed by the customer.
- The copper ground conductor is to be furnished and installed by the customer in the meter box.
- A National Electrical Code approved clamp must be installed connection the copper wire to the ground rod.
- A 5/8" by 8' National Electrical Code approved ground rod is required. It is to be furnished and installed by the customer.
- Georgia Power must give all temporary and permanent service meter locations – NO EXCEPTIONS. Call 1-800-660-5890 Customer service and ask for Meter Location.

*Revised 5/9/2007*

15.27 3-WIRE, UG SERVICE, (120/240V OR 120/208V), MOBILE HOME PARKS



**NOTES:**

1. POST, RACEWAY, AND STABILIZER FOOT SHALL BE GALVANNEALED STEEL AND PAINTED. POST MUST BE 12 GAUGE GALVANNEALED STEEL.
2. SEALING RING FOR RING TYPE SOCKET SHALL BE COMPANY APPROVED SCREW TYPE.
3. SEE SECTION 9.0, G, (2) FOR ADDITIONAL INFORMATION

3-WIRE, UG SERVICE, (120/240V OR 120/208V),  
MOBILE HOME PARKS

**XDSP**

DRAWN BY <u>A.A.W.B.</u>	DATE <u>4/1/BB</u>	REVISIONS <u>12/31/92, 1/1/97</u>	GEORGIA POWER COMPANY
TRACED BY <u>D.G. BAILEY</u>	SCALE <u>NONE</u>	<u>8/23/99, 01/13/00, 9/26/06,</u>	<b>SECTION 15.27</b>
APPROVED _____		<u>3/14/07</u>	