



MANUFACTURED HOUSING REQUIREMENTS

All manufactured housing must be inspected by the Building Official before being brought into the city.

1. The exterior of any structure must meet the Building Officials requirements.
2. Any repairs which the Building Official deems to be fixed must be done before being brought into the city.
3. The Building Official will give the client a list of repairs, in writing that must be made before being brought into the city.
4. He will also give the client a list of repairs that may be done after being brought into the city but before anyone can live in the house.
5. It is unlawful for anyone to live in the house before a Certificate of Occupancy is issued.
6. No mobile home built before July 15, 1976 is allowed in the city. **(Texas State Law)**

INSTALLATION REQUIREMENTS:

1. All manufactured homes shall be installed by a licensed installer and a copy of their license put on file with the City Secretary.
2. All manufactured homes shall be installed to resist overturning and lateral movement of the home per one of the following:
 - (a.) the manufacturer's DAPIA-approved installation instructions:
 - (b.) the states generic standards relating to Installation Standards and Device Approvals.
3. A minimum clearance of 18 inches between the ground and bottom of the floor joist must be maintained.
4. Piers must be placed a minimum of twelve (12) inches below grade elevation.
5. Piers must be a minimum twelve (12) inches diameter with a sixteen (16) by sixteen (16) by four (4) inches deep with #4 rebar. A sketch is attached.
6. All homes shall be anchored per Chapter 80.24 of the Texas Department of Housing and Community affairs.

Moisture and Ground Vapor Controls:

1. All manufactured homes must be skirted.
2. At least one access opening in the skirting that does not require tools to gain access shall not be less than eighteen (18) inches in any direction and not less than three (3) feet square in area. The access opening shall be located so as to enable the visual inspection of water supply and sewer drain conditions.
3. At least six (6) openings shall be provided, one (1) at each end of the home and two (2) on each side of the home. There must be a ventilation within three (3) feet of each corner. The ventilation openings shall be screened to prevent rodents, snakes and other varments.
4. A ground vapor retarder that is a minimum six (6) mil polyethylene sheeting shall be installed so that the area under the home is covered with sheeting and overlapped approximately twelve (12) inches at all joints. Any tear larger than eighteen (18) inches must be taped using a material appropriate for the sheeting used.