

# MANUFACTURED HOMES

BUILDING INSPECTIONS DEPARTMENT  
[www.ci.blaine.mn.us](http://www.ci.blaine.mn.us)



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.

A City of Blaine *Manufactured Home Installation* permit is required for all manufactured home installations. A temporary winter installation permit is required after November 15<sup>th</sup>, 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. ALL organic material and debris must be removed.
4. A 6-mil poly vapor retarder or equivalent shall be installed under the floor area to be enclosed.
5. Setbacks:
  - Prepare an accurate site plan, noting required setbacks. Site plan must accompany permit application.
  - Front Yard – 10 feet from the curb or 5 feet from the sidewalk.
  - Side and Rear – 20 feet between homes (excluding porches, decks, etc.).
  - Special requirements for Centennial Square Park north of 89<sup>th</sup> Avenue - 15 feet between homes and 10-foot rear yard setbacks are allowed. Council Res. #94-119.
  - Special requirement per City Resolution No. 03-81 for Blaine International Village *granting setback variances to the older northeastern section of the park located north of 103<sup>rd</sup> Way and east of Buchanan Street.*
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. Ground anchors and tie downs must be installed per the manufacturer's instructions and the MN State Building Code.
8. 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.
9. State seal and house address numbers must be affixed prior to final inspection.
  10. Wheels must be removed and left with the home.
  11. Step landings must be installed at all doors with handrails and guardrails as may be needed to comply with the building code.
  12. Installation contractor shall test the operation of all smoke and carbon monoxide detectors in the home to insure proper operation.
  13. 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.
  14. Temporary winter installations start November 15. Prior to May 1<sup>st</sup> 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.
  15. Each manufactured home shall have a data plate affixed in a permanent manner near the main electrical panel or other readily accessible place.
  16. A Certificate of occupancy shall be issued after approval of all final inspections.

### **Plumbing and Mechanical – By Permit Only**

1. 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.
2. Installers cannot make electrical connections
3. 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.
4. 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.
5. 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.
6. All interior and exterior plumbing shall be tested per the manufacturer's instruction and the MN State Plumbing Code.

7. Appliance vents and ducts, water heater pressure relief valves and furnace, or Air conditioning condensate piping shall be directed to the exterior of skirting.
8. Chimney storm collars and caps are to be installed as part of the set-up.

## **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 763-785-6178.