



Manufactured Homes

January 2010

PLEASE NOTE: Informational Bulletins should not be used as substitutes for actual codes and regulations. Detailed information regarding codes and regulations can be obtained by calling the Code Administration Division at (307) 721-5271.

Manufactured homes are factory-constructed homes built off-site in a factory and later transported to a building site for installation and use as a dwelling.

There are several universally recognized types of manufactured homes.

- **IRC** – An “IRC” home is a factory-constructed building that complies with the local building, plumbing, mechanical and electrical codes. An IRC home is generally transported to its permanent location on a trailer that is returned to the factory.
- **HUD** – A “HUD” home is a factory-constructed building that complies with, and is regulated through, the National Manufactured Home Construction and Safety Standards Act of 1974 as administered by the United States Department of Housing and Urban Development. The act sets minimum construction standards that preempt state and local building codes for certain manufactured housing constructed after June 15, 1976. A HUD home is generally constructed on a permanent chassis with wheels and a hitch.
- **Mobile homes** – A mobile home is a factory-constructed home built before June 15, 1976. Mobile homes do not generally comply with the National Manufactured Home Construction and Safety Standards Act nor state and local building codes. A mobile home is generally constructed on a permanent chassis with wheels, and is intended to be towed to a permanent or semi-permanent location.

- **Modular** – A modular home is factory constructed in engineered “modules”, or separate interconnecting sections, and are delivered to a site and stacked or placed together to make a completed building. Modular homes must comply with local building codes.

Each type of home is allowed within the city, but may be restricted to certain areas, zoning districts, or licensed parks or communities. Contact the Code Administration Division for specific site information.

Building permit requirements

The City of Laramie regulates the installation and alteration of all manufactured homes. A building permit is required before any work is started. Permit and fee information can be obtained from the Code Administration Division, 405 Grand Avenue. There may be different requirements or restrictions for each type of home so please check before beginning your project. To apply for a permit you must provide the following information.

- Completed permit application form
- A floor plan
- A site plan
- A foundation plan (prepared by a registered engineer when required)

Plans are not required for installation in a mobile home park or community unless additions or accessory structures are planned.

If you are planning to construct additions or accessories such as decks, porches, carports or garages you must provide complete construction plans for each item. Additional permits may be required for water and sewer connections, electrical connections, and natural gas. Information regarding the type and quality of plans that are required can be obtained by contacting the Code Administration Division.

Foundation requirements

IRC homes are generally provided with a conventional perimeter footing/foundation as required by the building code, or with a site-specific engineered foundation design intended for a particular house.

HUD and Mobile homes must be provided with a permanent foundation when located on an individual lot, or a non-permanent foundation when located within a licensed park or community.

A permanent foundation is an engineered foundation that is site constructed of durable materials such as concrete, masonry or treated wood, and meets the requirements of the HUD Permanent Foundation Guide for Manufactured Housing, or Appendix E, of the International Residential Code, for ground support, uplift, overturning and lateral displacement, and is placed below the frost level to prevent heaving. A permanent foundation must have attachment points and connections that transfer all loads to the underlying soil or rock, and must be provided with a perimeter enclosure. A copy of the HUD Permanent Foundation Guide for Manufactured Housing can be obtained at: <http://www.huduser.org/publications/destech/permfou nd.html> .

Copies of the International Residential Code are available at the Code Administration Division or Albany County Public Library.

A non-permanent foundation is a foundation system consisting of a series of piers under the chassis I-beams at intervals specified by the manufacturer's installation instructions. Piers generally rest on a base of treated wood, ABS pads, concrete, or other durable materials. Piers themselves may consist of treated wood, concrete blocks or steel stands. Steel augers or earth anchors are installed to prevent uplift, and a non-structural perimeter enclosure or skirting is usually installed to prevent freezing.

Mobile home park installations

IRC, HUD, and Mobile Homes may be located in a licensed mobile home park or community. Please check with the park management before beginning your project to ascertain all site and utility connections you may be responsible for. Tenants may be required to install or alter the existing water, sewer, natural gas, telephone, or

electrical utilities to fit their particular home installation. Gas and electric connections, and in some cases water, require that a licensed contractor (or homeowner where allowed) obtain a permit, make the connections, and call for an inspection. Inspections are required before electrical, water and sewer, or gas connections can be made, and homes must be securely anchored to the ground before utilities can be provided. Contact the Code Administration Division for additional information regarding permits and inspections.

Manufactured home moving permit requirements

Albany County requires anyone moving or demolishing a manufactured home within the county to obtain a permit. A permit is required whether the home is moved within the City, within Albany County, to a landfill, or demolished on site. Failure to obtain a permit could result in a fine of up to \$750.00, imprisonment for not more than six months, or both. Contact the Albany County Assessor's Office at (307) 721-2511 for detailed permit information.