

MANUFACTURED HOME INSTALLATION - PERMIT & INSPECTION INFORMATION

- A building permit is required for the installation or replacement of a manufactured home. A completed building permit application and site plan will be required for application review.
- Separate permits are required for inspections on any required trade connections (Electrical, Plumbing, or Mechanical), and will only be issued to the licensed contractor performing the work.
- Decks and/ or porches require a permit and inspections separate from the home installation, but can be installed by the mobile home installer, or permitted and inspected separately. Please refer to the 2018 IRC for code references for stairs & railings (R312) and for decks & porches (Section R507).

All manufactured homes must pass all final inspections of trade connections, building, and site (including driveway or parking), and must have a Certificate of Occupancy issued PRIOR to occupying the home.

Installation of a manufactured home on a Single Family Lot:

- The required site plan must show property lines, dimensions of structure with distances to property lines, existing or proposed driveway location(s), and any other existing and proposed structures on the property.
- The building permit will only be issued with a Licensed Installer listed as a contact.
- Any necessary water and sewer taps must be purchased prior to the issuance of the building permit.

Installation of a home in a Manufactured Home Park District:

Per Section 3.2.4 of Johnson City's Zoning Code; Adopted 02 July 2020, the provisions of Article III shall not apply to a legally established nonconforming manufactured home provided:

1. That written notification of intent to replace the manufactured home and the proposed date of replacement of is filed with the Chief Building Official within 90 days of the manufactured home's removal;
2. That the manufactured home is replaced within 180 days of the removal of the previous manufactured home;
3. That the replacement manufactured home is of structural quality at the date of filing of the notice with the Chief Building Official, equal to or exceeding that of the previous manufactured home, in the opinion of the Chief Building Official; and
4. That the replacement manufactured home meets the area and yard requirements of the district in which it is located.

Please refer to Section 6.11 of the Johnson City Zoning Code for more information about these Districts.

The building final inspection will include verification of the required Manufactured Home label.

Modifications to Previously Installed Manufactured Homes:

Any construction work that requires a permit on a previously installed manufactured home will VOID the HUD label. A TN state licensed designer (architect or engineer) must document the full scope of modifications, and provide signed & sealed documents for permitting and inspection by the City of Johnson City, per TN State Manufactured Housing Section of the Division of Fire Prevention.

