



**PALM BEACH COUNTY
PLANNING, ZONING AND BUILDING DEPARTMENT
BUILDING DIVISION
POLICY AND PROCEDURE**

Rebecca D. Caldwell, Director

**PPM#: PBO-100
Issued: 04/25/12
Effective: 04/25/12**

SUBJECT: MOBILE/MANUFACTURED HOMES

AUTHORITY: Section 105 - Palm Beach County Amendments to the Florida Building Code (FBC) Chapter 1, Administration; Section 311.7 - Florida Building Code, Residential, Rule 15C-1-Florida Administrative Code (FAC); Article 18 Palm Beach County Unified Land Development Code (ULDC)

PURPOSE: The purpose of this policy is to highlight some of the state and local code requirements for installation of mobile/manufactured homes.

POLICY: In addition to other code requirements, the following provisions shall apply to mobile/manufactured homes:

- ▶ Mobile/Manufactured homes shall be anchored to prevent flotation, collapse, or lateral movement by methods which may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This standard shall be in addition to, and consistent with, applicable state requirements for resisting wind forces.
- ▶ Placement of mobile/manufactured homes shall be prohibited in floodways except in an existing manufactured home (mobile home) park or subdivision. A replacement manufactured home may be placed on a lot in an existing manufactured home park or subdivision, provided the standards of Art. 18.A.3.A.2, Art. 18.A.3.A.3 and the encroachment standards of Art. 18.A.3.B.5.a, above are met.
- ▶ All manufactured homes placed, or substantially improved, on individual lots or parcels, in expansions to existing manufactured home parks or subdivisions, in a new manufactured home park or subdivision, or in substantially improved manufactured home parks or subdivisions, shall meet all the requirements for new construction, including elevation and anchoring and shall be elevated so that the lowest floor of the manufactured home is elevated no lower than 12 inches above the BFE and at least 18 inches above LARC. The manufactured home chassis shall be supported by reinforced piers, or other foundation elements, of at least an equivalent strength, and not less than 36 inches in height above the grade.

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- ▶ All new homes shall be installed per manufacturer's installation manuals.
- ▶ Previously permitted mobile homes being moved must be reinstalled per the manufacturer's installation manual (if available) or per FAC Rule 15C-1
- ▶ Stairways servicing the mobile home shall meet the requirements of Section R311.7 FBC-R.

PROCEDURE: The Permit Intake Technician shall verify that the proposed location of the mobile/ manufactured home is in a Special Flood Hazard Area. When it is, a current survey shall be included in the application package. The survey must provide road and surrounding grade elevations.

The Plans Examiner shall verify that the proposed tie down details reflect the requirements for a mobile/manufactured home installed in a Special Flood Hazard Area. They shall mark the plans according to the requirements, and install a Hold on the Certificate of Occupancy for an Elevation Certificate.

The Field Inspectors shall verify that the installation is in compliance with the required tie-down requirements, stairway construction, and vertical elevations and obtain the Elevation Certificate, when required.

Supersession History:

1. PPM# PBO-100, issued 11/15/94
2. PPM# PBO-100, effective 01/10/95
3. PPM# PBO-100, issued 04/24/12


Director