- ❑ A final inspection is required
- ❑ The final inspection will consist of but not limited to:
  - Pier size and depth/ full size slab and thickness
  - Tie down type and spacing
  - Exterior condition
  - Sewer connection, supports and slope
  - Water line connection, heat tape, and electrical connection (extension cords are not allowed)
  - Electrical service, depth of conduit
  - Interior main service panel connections and condition
  - Smoke Detectors in each sleeping room and in the hall outside of sleeping rooms
  - Interior in a clean, sanitary condition
  - Egress doors access/barriers
  - Out buildings, decks, porches
  - Dryer vents to the outside
  - Gas lines and meters outside of the skirting
  - Minimum of 10' between homes

After final inspection has been approved, the under skirting must be installed within 14 days.

It is the responsibility of the permit applicant to call for all required inspections.

The City of O'Fallon's Community Development Department supports and encourages public safety ,the approval of plans and inspection of work being done helps to make sure your manufactured home is safely installed.

Director of Building Safety

Inspections called in before 4:00 p.m. will be on the next business day's schedule

(636) 379-5595 Inspection Line

Permit fee = $50.00

This is a general guide for the installation of manufactured homes within the City of O'Fallon, Mo. All requirements are not listed. For further information please contact the:

Building Department
(636) 379-5660

Manufactured Home Guide

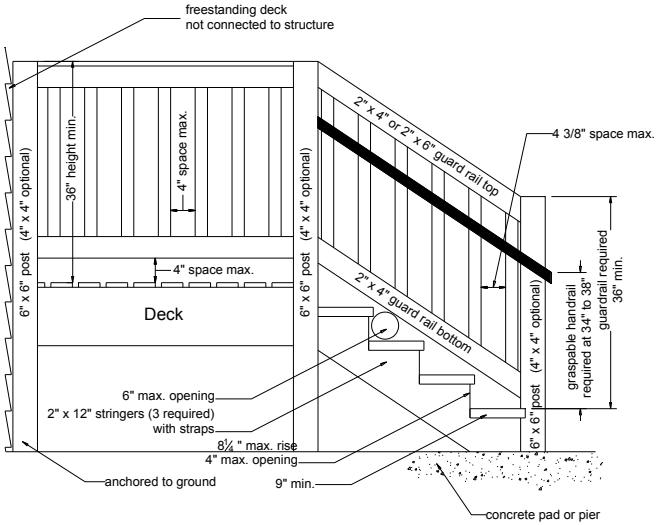
City of O'Fallon, Missouri
Building Department
100 North Main Street
O'Fallon, MO, 63366
(636) 379-5660
www.ofallon.mo.us

Guidelines

- **<u>Base pads cannot be used.</u>** 8” runners, piers below frost line, or full sized 4” minimum slab are required.
- The following are approved State of Missouri anchoring systems.
  - Home Pride
  - Imperial Stamping Company
  - Minute-Man anchors
  - Oliver Technologies
  - Style Crest
  - Tie Down Engineering
- Manufactured home installation on basements or foundations must be designed for such application.
- If installing a manufactured home on a foundation or a basement, the frame must remain intact and cannot be altered.

Obtaining a Permit

Prior to moving your manufactured home into a park within the City of O’Fallon, you are required by city ordinance to secure a manufactured home set-up permit, a Missouri State licensed installer must provide a license number and the type of tie down system being used. This permit will cover the cost of all the required inspections involved in the set-up of your manufactured home as well as accessory structures, such as porches, decks, sheds and other out buildings provided they are installed within 6 months of the date the permit was issued. Stairs, decks and porches must be free standing and anchored to the ground. Plans and lot placement are required for review on these structures.



Requirements Prior to Inspection

The manufactured home must be secured with an anchoring system approved by the State of Missouri and per the manufacturers set-up manual. All sanitary lines shall be properly installed and secured, all electric shall be installed per the approved codes, water lines must be installed with heat tape, the heat tape plug must be within 3 feet of the GFCI outlet under the home, extension cords **<u>are not</u>** allowed. Stairs, deck or porch shall be installed at the front egress door, the back door shall have a set of stairs or be blocked from the outside with a guardrail. The dryer vent shall be vented to the outside of the home, on double wide homes all outside joints must be finished.