SUMNER COUNTY BUILDING AND CODES DEPARTMENT

MOBILE HOME PERMITTING AND INSPECTIONS

Site Preparation and Inspection

1. All setbacks must conform to zoning requirements.
2. Lot must be graded so as to drain all surface water away from the structure and to provide drainage under all portions of the building not occupied by a basement.
3. Foundation and area encompassed by the structure shall be scraped clear of all vegetation, stumps, roots, and foreign materials.
4. Building permit placard must be placed and visible at the front of the property near the driveway.
5. The location for the mobile home and property lines must be clearly marked (all corners). Concrete shall not be poured until the site inspection is passed by the inspector, and the building permit placard has been signed.
6. A plot plan stamped by a surveyor may be required should the building location be in question as it relates to setbacks.

Final Inspection

1. Call the Building and Codes Department at 615.452.1467 to schedule the final inspection.
2. State electrical inspection must be must be performed and passed.
3. Electricity, gas, and water must be on. All utilities from the pole to the dwelling must be underground.
4. All final grading and drainage must be completed. Disturbed soil area must be seeded and straw in place.
5. All doors must have a minimum 3’ x 3’ landing with compliant stairs, handrails, and guards.
6. All stairway treads shall have a nosing or effective projection of 1” when risers are closed. The greatest riser height shall not exceed the smallest by more than 3/8”. The minimum tread depth must be 10”. The maximum riser height must be 7 ¾”.
7. Handrails having minimum and maximum heights of 30” and 34” respectively, measured vertically from the nosing of the treads, shall be provided on at least one side of stairways of three or more risers, and shall

be continuous the full length of the stairs, and shall extend 6” beyond the top and bottom risers. The ends shall be returned or terminate in posts.

8. Open sides of stairs, porches, balconies, decks, and raised floor surfaces with a total rise of 30” or more above grade shall have guardrails not less than 36” in height, and intermediate rails or ornamental closures shall not allow the passage of an object 4” or larger in diameter.
9. Skirting must be in place with proper crawl space ventilation and access, and vapor barrier must be in place.
10. Structure must be 100% complete and ready to move into.
11. Upon completion of inspections and acceptance, a Certificate of Occupancy will be issued. The Dwelling cannot be occupied prior to receiving the Certificate of Occupancy.

This permit becomes null and void if construction authorized is not commenced within 6 months, if construction is suspended for a period of 6 months after work is started, or after 12 months of issuance.

ALL INSPECTION REQUESTS REQUIRE A ONE (1) DAY NOTICE

Exempt from inspections per State of Tennessee Code, section 68-126-412 – Preemption – Super session (Amendment effective January 1, 2004) Sumner County Building and Codes will no longer perform inspections on footings, piers, caps, shims; anchoring systems; ground moisture barriers; connection, fastening, moisture barrier installation between sections, and roofing dry-in of multi-sections; HVAC duct connections; plumbing and electrical crossover connections; completion of exterior siding; installation of heating application ventilation systems or fireplace chimney systems; and completion of hinged roof sections. (Referenced under Manufactured Homes and Recreational Vehicles 68-126-202; Part 2 – Uniform Standards Codes; Item No. 10).

This guide addresses the most common questions and violations as they relate to mobile homes and is not intended to be a complete summary of codes requirements.

Sumner County Building and Codes Department