

MANUFACTURED HOME ON PRIVATE LOT BUILDING PERMIT



CARBON COUNTY BUILDING DEPARTMENT

751 East 100 North
Suite 2600
Price, UT 84501
435-636-3260



Manufactured Home Checklist:

*All applications with required documents can be applied for online at carbonutah.com

- Completed and signed permit application, including the contractor's name and license number.
- A signed Owner/Builder Certification Form, if owner is completing any of the work
- Include the floor plan of home and list the year, make, model, serial number and dimensions of home on the application
 - Per the Development Code of Carbon County, no mobile homes will be issued for installation of a mobile home manufactured prior to June 15, 1976
 - Homes without factory labels will not be accepted. It is the responsibility of the applicant to supply required documentation.
- Copy of approved Moving Permit (Utah State Tax form-TC-138) (Available at the Assessor's office)
- A site plan drawn to scale showing lot shape and dimensions, showing the street, front of the lot, and the setbacks to property lines of all existing and proposed structures.
 - *If the property is within Price City, Scofield Town, Helper, Wellington, or East Carbon City limits additional time may be necessary for city zoning approval and a zoning fee may be required. Please contact the appropriate city for additional information.*
- 1 set of plans or PDF plans drawn to scale (not less than 1/4" = 1') showing:
 - a. Manufacturer's engineered footing and foundation plan, or:
 - b. IRC approved foundation design including tie down plan
- Engineered **WET** stamped plans are required for the foundation of a manufactured home on a basement and for structures in the Scofield area **D₀** Seismic zone. Copies will not be accepted.
- Road Encroachment Permit approved by the Carbon County Road Department (if applicable)
- Proof of fees paid for:
 - Water** connection from PRWID (637-6350) or City
 - If central culinary water is not available, **spring/well** approval from State Engineer (435-613-3750)
 - Sewer hook-up** from PRWID (435-637-6350) or City or for the Scofield Reservoir Special Service District (435-637-3543)
 - If area is not served by sewer, Individual Wastewater (**septic**) approval and plan must be obtained from Southeast Utah Health District (435-637-3671) and submitted.

NO APPLICATION WILL BE ACCEPTED WITHOUT ALL OF THE ITEMS THAT ARE LISTED ABOVE. 15 BUSINESS DAYS ARE NORMALLY REQUIRED TO PROCESS AN APPLICATION FOR APPROVAL.



Dear Applicant:

These homes are constructed in a factory and delivered to the job site. Manufactured Homes are sometime confused with Modular Homes which are constructed to the same codes used in stick built homes. Utah Law defines the two most common factory built homes as:

1. **“Manufactured Home”** means a transportable factory built housing unit constructed on or after June 15, 1976, according to the HUD Code, in one or more sections, which:
 - (i) In the traveling mode, is eight body feet or more in width or 40 body feet or more in length, or where erected on site, is 400 or more square feet; and
 - (ii) Is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems.
2. **“Modular Unit”** means a structure built from sections which are manufactured in accordance with the construction standards adopted pursuant to Section **58-56-4** and transported to a building site, the purpose of which is for human habitation, occupancy, or use.

Carbon County has adopted codes and ordinances regulating the installation and taxation of manufactured and modular housing. Your manufactured home was constructed to a Federal HUD Standard and is inspected at the factory. These homes bear a HUD label and have been inspected at the factory for compliance with HUD building, plumbing, electrical, and mechanical codes as a unit. Carbon County is responsible to ensure that the Manufactured Home and the Modular Unit is properly situated on the lot for the zoning district it is located in, the home setup, and the proper connections to utilities.

Carbon County will issue permits for HUD labeled homes constructed after **June 15, 1976** on permanent foundations on private lots. Homes constructed prior to June 15, 1976 may NOT be set up in Carbon County.

Work exempt from a building permit includes:

Agricultural buildings that meet the requirements for the Utah agricultural building exemption

Sheds and structures under 200 square feet

Fences not over 7 feet high

Retaining walls that are not over 4 feet high from bottom of footing to top of wall

Water tanks supported directly on grade if capacity does not exceed 5,000 gallons

Sidewalks and driveways

Painting, papering, tiling, carpeting, cabinets, counter tops, and similar finish work

Pre-fabricated swimming pools less than 24 inches deep

Swings and playground equipment

Window awnings supported by an exterior wall

Decks under 200 sq. feet, less than 30” above grade, not attached to dwelling & not main door

Agricultural buildings & sheds less than 200 square feet will require zoning approval for setbacks

MANUFACTURED HOME SETUPS

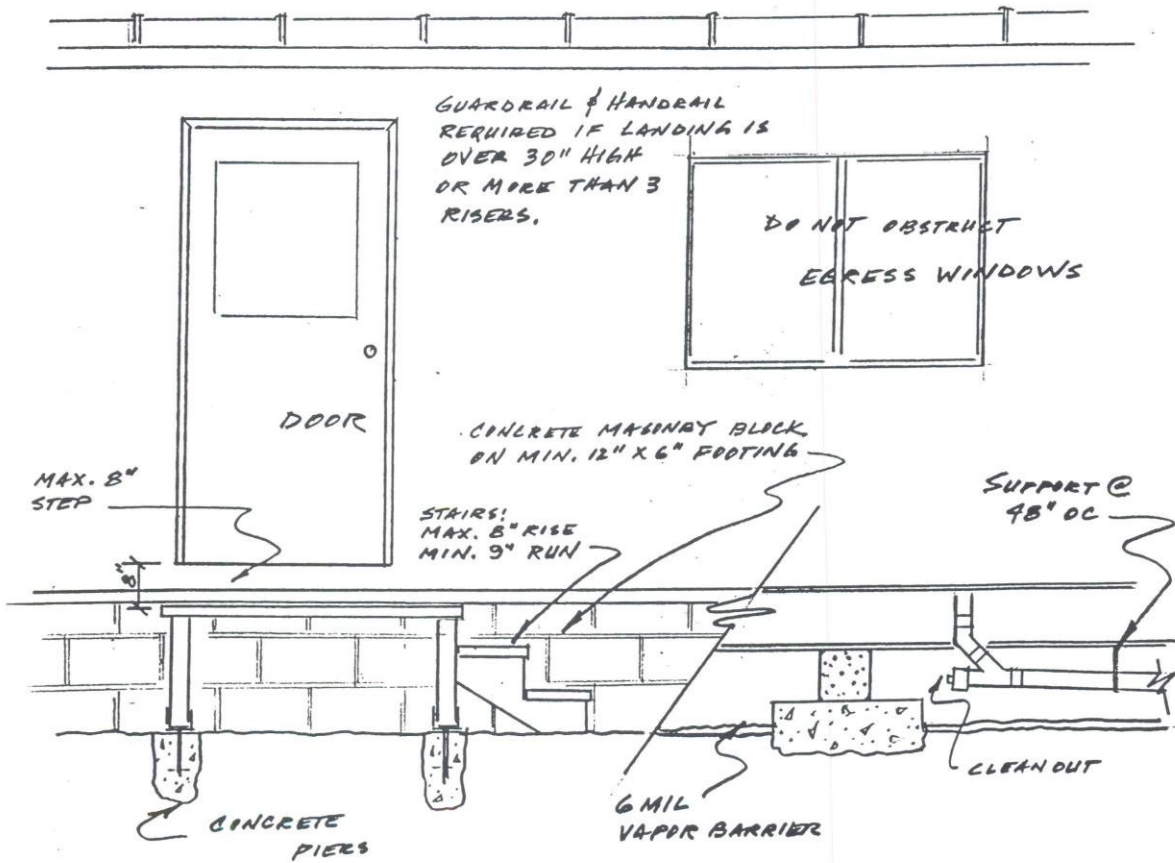
WIND ANCHORS:

Anchors (tie downs) shall be installed on each manufactured home.

PORCHES, STAIRS, LANDINGS:

EXAMPLE OF
MINIMUM STANDARDS:

4-2-96



**RESIDENTIAL
SITE PLAN REQUIREMENTS**

SITE PLANS: (See below for sample site plan)

1. Drawn to scale on 8 ½” by 11” paper (no larger than 8 ½” by 14” preferred) with North arrow indicated.
2. Show parcel shape and dimensions.
3. Show location of all buildings, existing and proposed with distances between buildings and to property lines.
4. Entrance/access direction and location of building for addressing purposes.
5. Locations of: (buried and overhead)
 - a. Powerline(s) –buried and overhead
 - b. Waterline(s)
 - c. Location of sewer or septic system (drain field)
 - d. Utility easements
 - e. Dedicated easements or rights of way
 - f. Ditches and/or canals
5. Locations and names of roads
6. Site Plans/subdivision plats submitted electronically when possible

