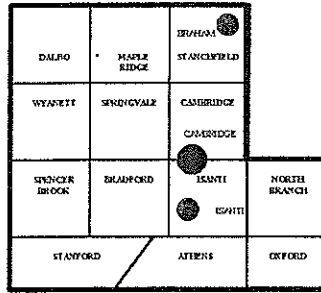


ZONING OFFICE
 Government Center
 555 - 18 Avenue Southwest
 Cambridge, MN 55008
 763-689-5165
 763-689-8319 fax
 www.co.isanti.mn.us

ISANTI COUNTY



Tim Anderson, Zoning Administrator/ SolidWasteOfficer/ Building Official
 Trina Wing, Deputy Zoning Administrator
 Terry Lakin, Building Technician II
 Wayne Anderson, Water Planner/ Environmental Technician
 Holly Nelson, Compliance Technician

MANUFACTURED HOME PERMIT INFORMATION

Construction may not begin until the building permit has been issued

Permit Requirements

Building permits are required for the placement of all manufactured homes in Isanti County. Manufactured homes must be installed per manufacture’s specifications. Manufactured home installations must meet the applicable requirements of the Isanti County Zoning Ordinance. Homes less than 22 feet in width must be placed on a minimum 40 acres. Applications for manufactured homes must be accompanied by a sewage treatment system design sized for the appropriate number of bedrooms. Should the manufactured home be place on a basement, a floor plan and cross section of the basement construction shall also be submitted. Each manufactured home shall have HUD label.

Required Building Permit Information

1. Completed permit application.
2. Site plan (sample site plan included)
3. Installation Manual from the Manufacturer.
4. Sewer system design.
5. Driveway permit.
6. Legal description of the property and proof of ownership.
7. Two (2) sets of plans for all foundation work including, but not limited to: a foundation plan, a floor plan of the lower level, a cross section of the lower level, the heat source (furnace or boiler) for the lower level, and the cross section through the stairs.
8. Frost footings are required for all manufactured homes; footing plans from manufacturer must show location, depth of footings, and diameter or weight on footing.
9. The applicant must provide a state manufactured home installer’s certification number.

ANY ADDITIONS TO MANUFACTURED HOMES MUST HAVE APPROVAL FROM THE MANUFACTURER.

Required Inspections

1. **Footings:** To be made after the footing has been excavated and formed and required Reinforcement is in place, **but before any concrete is placed.** When installing pier footings most soil conditions require the use of cardboard or other form materials to keep top portions equal to or smaller than the bottom.
2. **Setup:** To be made after the installation of the support system and all utility service Connections are in place, but before any covering material or skirting are in place. Evaluation of an approved anchoring system, when installed, is part of the setup inspection.

Basement and Foundation Requirements

1. The lowest floor elevation including the basement floor must be a minimum of three feet above the known water table or any wetlands.
2. Footings shall extend at least two inches on each side of the foundation wall.
3. Foundation wall reinforcing is required with 5 to 8 feet of backfill.
 - a. Up to 7 feet of backfill, the maximum spacing is 6 feet on center, #4 bars in sandy soils, and #5 in clay soils.
 - b. Over 7 to 8 feet of backfill, the maximum spacing is 6 feet on center, #5 bars in sandy soils and #6 in clay soils.
 - c. Top course cells must be filled solid with grout, ½ inch anchor bolts must be aligned with vertical reinforcing and also in proper location with treated sill plates.
 - d. Over 8 feet of backfill requires engineering by a structural engineer.
 - e. Exterior of foundation wall to be waterproofed with an approved product, cells of bottom course to be drained into interior drain tile and sump basket (Radon removal system).
4. Metal angle clips must be used to fasten floor joists or trusses to sill plate at anchor bolt locations.
5. An egress window or door must be provided.
6. Minimum ceiling height must be 7 feet from finished floor.
7. Smoke detectors must be hard wired with battery backup located in each sleeping room and one on each floor.
8. Maximum rise for stairs is 7 ¾ inches and minimum run for treads is 10 inches. Minimum landing at bottom of stairs is 36 X 36 inches. Minimum headroom is 6 feet 8 inches. A handrail is required between 34 to 38 inches high with ends returned to the wall or terminate at posts.
9. Minimum size of sewer line leaving the basement is 4 inches.

INTERNATIONAL RESIDENTIAL CODE

10. For Manufactured Homes that are set on Frost piers:
 - a. *Polyethylene*: Six-mill polyethylene to be placed over the ground below the house. The house shall be graded so that the water does not pond below the House, minimum recommended slope 5%.
 - b. *Frost piers* to a depth of 42 inches. Size, location, and thickness depends on Manufacturer's instructions.
 - c. *Anchors and supports*: Homes without perimeter foundations are required to have anchor and support systems and labels in place.
 - d. *Plumbing*: Approved heat tape on the water lines. All plumbing connections shall be of the approved type.
 - e. *Sewer*: Minimum size of the building sewer shall be 4 inch.

Additional requirements

11. Gas lines shall be installed, tested, and certified by qualified person.
12. Landings and steps are required at exterior doors: guards are required for landing, steps, decks over 30 inches high. Handrails are required when stairs have more than 3 risers.
13. Electrical: Electrical contractor or other qualified person must contact Gene Boyle @ 763-633-9148 for an electrical final inspection.
14. Address numbers are required on all homes and shall be visible from the street.
15. Building Final Inspection to be made upon completion of all the above.

24 hour notice is required for all inspections