

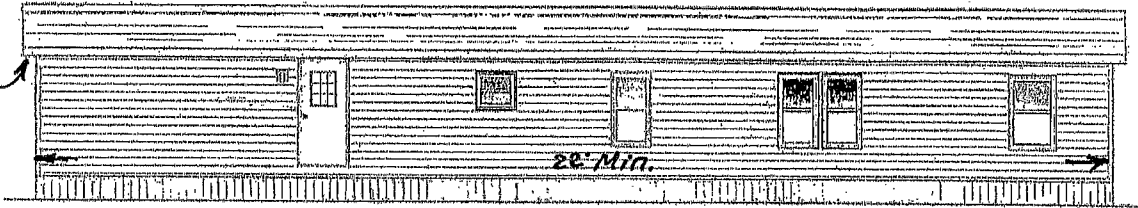
Manufactured Home, Permanently Sited

(Considered a Dwelling)



- **Permanent, continuous perimeter foundation.**
- **Footings below frost line or protected from frost heave.**
- **Tongue, wheels, axles & hitches are removed.**
- **Minimum 3:12 roof pitch.**
- **Min. width = 22', Min. length = 22', Min. Area = 1,400 square feet.**
- **Manufactured after January 1, 1995.**
- **Not located in a manufactured home park.**

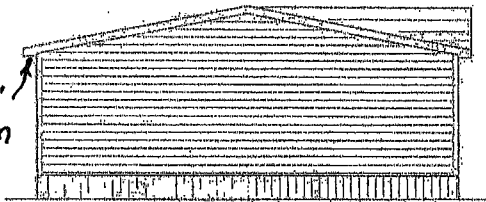
6" Min.



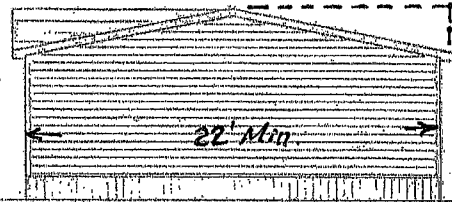
22' Min.

REAR ELEVATION

6" Min.



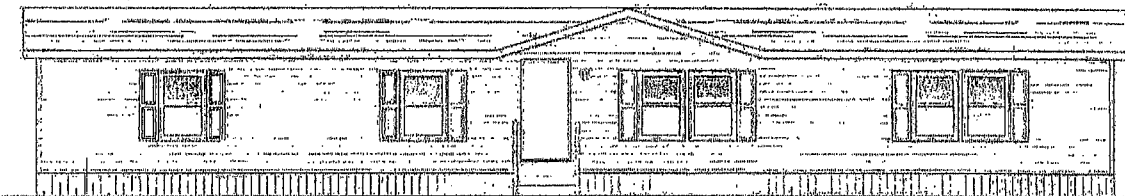
LEFT ELEVATION



22' Min.

RIGHT ELEVATION

3:12 Min. Pitch



FRONT ELEVATION

Connected to Appropriate Facilities

Permanent Foundation

- Continuous Perimeter
- Footings below Frost Line
- Tongue, Wheels, Axles, Hitches Removed

Built after Jan. 1, 1995

1,400 SF. Living Area (Min.)

(Not Located in Manuf. Home Park)

4781 Ohio Manufactured Homes Program

Chapter 4781-6 Installation Standards

OAC 4781-6-03.3 Foundations.

(N) Permanent foundations.

Permanent foundation shall:

- (1) Have a continuous perimeter wall that complies with requirements of HUD's September 1996 permanent foundation guide for manufactured homes;
- (2) Have footings that are either below the frost line or protected from frost heave;
- (3) Tongue wheels, axles, and hitches shall be removed from under the manufactured home; and
- (4) Conform to Chapter 4781-6 of the Administrative Code.

Effective: 12/01/2012

R.C. 119.032 review dates: 12/01/2017

Promulgated Under: 119.03

Statutory Authority: 4781.04

Rule Amplifies: 4781.04

Prior Effective Dates: 9/15/2006, 1/1/2010, 6/2/2011

Sectional Homes (HUD) approved

- ___ acquire access approval for the driveway (county rd- Engineers office-456-4600)
(state hwy- ODOT Lebanon 513-933-6576)
- ___ acquire site approval, plumbing, well & septic permits (PrebCo Health 937-472-0087 x0)
- ___ apply for zoning approval (Land Use Mgmt Office) Cindy Hitchcock 937-456-8170
Submit:
 - Site plan with Topography exist/proposed elevations and 1st floor elevation, proposed location of home with setbacks (see example) these are typically drawn by a surveyor
 - 1 set drawings
 - completed zoning permit application
- ___ apply for installation permits from Ohio Mfg Homes Program list of approved inspectors
[Manufactured Homes Program \(MHP\) | Ohio Department of Commerce](#)
Binder's, Inc. Inspection Agency Cincinnatus Inspection Agency
Connolly's Certified Inspections Mahon Services
- ___ before issue of zoning certificate, this office must receive proof of Health Dept. approvals and permit, the installation permit, and payment in the amount of \$100 (*exception: fee will be doubled if construction is started without prior approval*)
- ___ when home is installed and all inspections completed, provide to this office a copy of approved final inspections and we will issue a Certificate of Occupancy

Industrial Homes (State Approved)

- ___ acquire access approval for the driveway (county rd- PC Engineers office-456-4600)
(state hwy- ODOT Lebanon 513-933-6576)
 - ___ apply for address assignment (if needed) PC Office of Land Use Mgmt (Cindy or Brad)
 - ___ acquire site approval, plumbing, well & septic permits (PrebCo Health 937-472-0087 x0)
 - ___ apply for zoning approval (Office of Land Use Mgmt) Cindy Hitchcock 937-456-8171
Submit:
 - Site plan with Topography for exist/proposed elevations, showing 1st floor elevation, and proposed location of home with setbacks (see example) These are typically drawn by a surveyor.
 - **1** set drawings
 - completed zoning permit application
- (note: zoning and building permits may be applied for at the same time, however the deposit for the building permit is non-refundable, even if zoning is denied for any reason, so it is best to acquire zoning approval first)
- ___ apply for building permit for foundation/install of home (Preble Co Land Use Mgmt)
Provide **2** sets of drawings, and deposit fee \$126.25 (cash/check)