

REQUIREMENTS FOR NEW MOBILE OR MANUFACTURED HOME PERMITS

- ✓ Obtain a soil evaluation test (also known as a perc test) for the proposed building site.
- ✓ If there are other homes on the tract, acquire a new plat surveyed off of the home site. (Check with Planning Office concerning these rules.)
- ✓ Obtain a septic tank permit from the Banks County Environmental Health Department.
- ✓ Draw in the mobile/manufactured home on the plat showing septic tank, well, easements, driveway, and existing buildings.
- ✓ Establish and clearly mark a construction driveway (preferably with wooden stakes, flags, or pink ribbon.)
- ✓ Install erosion and sediment measures before construction begins.
- ✓ Obtain a purchase agreement and dealer's statement of sale from the mobile home dealer.
- ✓ Fill out a new mobile/manufactured home permit application.

Applications submitted to the Planning Office must be accompanied by land plat, purchase agreement, and septic approval. Once the application has been approved, we will apply for your new 911 address and provide an invoice of amount due. Upon receiving the 911 address and payment, permits will be issued.

MOBILE AND MANUFACTURED HOME GUIDELINES

Any person wishing to move a new or pre-owned mobile home into Banks County must obtain a permit BEFORE moving.

Any pre-owned mobile home being moved must be inspected BEFORE moving.

Temporary power will not be provided for a mobile home. Permanent power will be released when the final inspection takes place.

Homeowners must call for a final inspection to have power released and to be issued a Certificate of Occupancy. You must call before 4:00 pm for next day inspection.

A certificate of occupancy must be issued before a person can take residence in the home.

Only one dwelling/house/manufactured home is allowed on any parcel of land.

Accessory structures will not be permitted as dwellings.

Camping in recreational vehicles is allowed for a maximum period of 90 days. RVs and/or campers are considered temporary dwellings and power poles will not be provided for such.

Homes must be setback a minimum of 70' from the center of any road right of way. Side and rear property setbacks are 30'.



NEW MANUFACTURED/ MOBILE HOME PERMIT APPLICATION

Building Inspection Office
150 Hudson Ridge, Suite 4
Homer, Georgia 30547
Office: 706.677.4272
www.bankscountyga.org

Master Permit # _____

Map/Parcel # _____

Home Owner _____ Phone # _____

Address _____ City _____ State _____ Zip _____

Email _____

Property Owner _____ Phone # _____

Address for New Home _____

MH Dealer _____ Phone # _____

Address _____

Make of Mobile Home _____ Year Model _____

Model Name _____ Length & Width _____ X _____

Serial Number _____ Estimated Cost of Home _____

Number of Bedrooms _____ Number of Bathrooms _____

Type of Heat: Gas _____ Electric _____ Furnace _____ Heat Pump _____ Fireplace? Yes No

Power Company _____

Mobile Home Installer/Mover _____ Phone # _____

Application is hereby made according to the laws and resolutions of Banks County to perform the above listed work. If a permit is issued, I agree to conform to all laws and resolutions regulating the same. By my signature below, I certify that the application and any attached data is correct.

Applicant or Agent

Date

Manufactured Home Installation Inspections

911 Address needs to be posted at road for location purposes. Permit and site plan should be posted in permit box.

1- Footings:

To be inspected before pouring concrete.

To be installed per Manufacturers Installation Instructions and be available onsite for inspections or per GA State Fire Marshal rules and regulations 120-3-7 (7) or Local AHJ codes and ordinances.

- A- Minimum 24" x 24" x 4" deep concrete footing for one section MH-GSFM R&R 120-3-7 (7)
- B- Minimum 24" x 24" x 6" deep concrete footing for multi section MH-GSFM R&R 120-3-7(7)
- C- ABS footing pads are allowed, but must be installed at 4" deep to prevent frost heave.

2-Setup:

- A- per Manufacturers Installation Instructions. If not available, GA State Fire Marshal regulations Installation Instructions 120-3-7-.18
- B- Moisture Barrier- 6 mil plastic or thicker
- C- Block Piers- See GSFM R&R 120-3-7-.18. If over 80", the pier must be engineered
- D- Tie Downs- Xi2 system is approved by Ga State Fire Marshals Office
- E- Water Line connection
- F- Sewer or Septic connection with clean out
- G- Electric Bond for 2 or more MH sections

3-Final Inspection:

- A- 911 address with 4' Numbers-Posted on MH or at Road. If located off the road and address not visible, post 911 address at road. R319
- B- Skirting as required by jurisdiction including unobstructed access doors:for crawl space, water cut off, ect...
- C- Decks-Free standing R507 (See Figure R507.3 for Post/Footing connections. R507 for beam and joist spans).
- D- Stairs R311 and R312
- E- Guards and Handrails R311 and R312
- F- Landings R311 If using 12" x 12" pavers for the landing, they must be level, stable, and same height as each riser from top of paver to the top of first tread.
- G- Gravel Driveway and parking pad (unless jurisdiction requires concrete or asphalt)
- H- Permanent Power
 - 1- Meter socket and emergency disconnect-2020 NEC 230.85 Separated or Combo. An emergency disconnect must be installed outdoors. This is a 4 wire system with grounds and neutrals separated in the panel.
 - 2- Two ground rods (visible) and continous #4 Copper ground wire 2020 NEC 250.50
 - 3- Surge Protector 2020 NEC 230.67-can be installed in disconnect or electric panel
- I- HVAC-Anti-theft refrigerant caps M1411.9
- J- Grading and Clearances R401.3 (6" rule-Grade from dwelling must fall 6" measured out 10')
- K- All disturbed soil covered with an approved ground cover-Seed and Straw, Mulch, Sod, ect... GSWCC

Driveway Requirements

1. The pipe shall be GA DOT standard 1030D (or as specified in the Banks County Development Regulations) at a minimum 20 feet long and 18 inches in diameter with 1 foot of cover over pipe.
2. Existing surface flow should remain.
3. No headwalls to be constructed on pipe.
4. The inlet and outlet end of all driveway culverts shall have safety flared end-sections that meet the standards of GA DOT 1120 or 1125.
5. No brick or other hazardous type mailbox allowed on right-of-way. All driveways should have turn around pad off right-of-way to prevent backing into the road.
6. All disturbed right-of-way shall have grass seed and straw put down to prevent erosion.
7. If driveway is used for construction entrance, it must be stabilized with 4 inches of stone as a minimum.
8. Driveways on a dirt road shall have 4 inches of gravel placed on driveway from edge of road to end of road maintenance easement or right-of-way as a minimum.
9. Permittee shall be responsible for any damage to existing county road as a result of construction.

