May 2015

City of Austin Development Services Dept.
6310 Wilhelmina Delco Drive
Austin, TX 78752
DevelopmentATX.com
Building.Inspections@austintexas.gov

Manufactured Homes

For Private Property

Residential Application and Zoning Review

Permits Required

Building Permit
Electrical Permit
Plumbing Permit
Mechanical Permit
Driveway and Sidewalk Permit
(Survey Required with Surveyors Seal)

Inspections Required

Building
101 Layout Inspection
Electrical
Inspection
Plumbing
Inspection
Mechanical
Inspection
One Time Inspections
(Private Property only)

For Mobile Home Parks

Site Plan Approval

Permits Required

Building Permit
Electrical Permit
Plumbing Permit
Mechanical Permit

Additional permits may be required: Sewer Tap, Water Tap, and OSSF (304 Temporary Electric, 305 Final Electric)

For Private Lots

Ty-Down and Foundation requires a sealed letter from a registered Design Professional or a submittal of the TDHCA Form-T, Notice of installation by a qualified inspector.

Homes located in Mobile Home Communities (property not privately owned by the occupant of the manufactured home) will require all of the same permits which are obtained directly from the Permit Center. The Building permit will be for the sole purpose of verifying fire separation requirements for the home. Decks, porches and stair system and accessory structures will be inspected for compliance with the applicable codes.

For Private Property

Relocate permits are not required. This is regulated by the State.

This inspection is to verify:
(a) the layout is as per the permit
(b) to answer any questions the customer may have. The City approved plot plan must be on site and permit posted.

MANUFACTURED HOME. Manufactured home means a structure, transportable in one or more sections, which in the traveling mode is 8 body feet (2438 body mm) or more in width or 40 body feet (12 192 body mm) or more in length, or, when erected on site, is 320 square feet (30 m2) or more, and which 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 contained therein; except that such term shall include any structure that meets all the requirements of this paragraph except the size requirements and with respect to which the manufacturer voluntarily files a certification required by the secretary (HUD) and complies with the standards established under this title. For mobile homes built prior to June 15, 1976, a label certifying compliance to the Standard for Mobile Homes, NFPA 501, in effect at the time of manufacture is required.

25-2-1207 LOCATION OF MOBILE HOMES OTHER THAN IN MOBILE HOME PARK.
(A) Except as otherwise provided in this section, a person may not place, maintain, or occupy a mobile home in the city other than in a mobile home park that is licensed under this division, or in a mobile home subdivision.

(B) This section does not apply to a mobile home that is:
(1) located on a construction site and is used as a field office during construction;
(2) a mobile home sales lot; or
(3) a mobile home that is under construction or stored at a mobile home manufacturing plant. Source: Section 13-2-934; Ord.990225-70; Ord.031211-11.