

CITY OF EUSTIS
BUILDING DEPARTMENT
MOBILE/MANUFACTURED HOMES (HUD)
MODULAR HOMES/BUILDINGS (DCA)

LICENSING AND PERMITTING REQUIREMENTS

1. **Mobile/Manufactured Homes** are governed by the Departments of Highway Safety and Motor Vehicles, and Housing and Urban Development.
2. Permits for installation shall only be issued to: (a) licensed mobile home installers, or: (b) licensed mobile home dealers or owners if the dealer or owner demonstrates on the face of the application that a licensed installer will be performing the actual work, and includes the name and license number of the installer.
 - A. Reviews shall be conducted and permits issued for the following:
 - *land use and zoning setbacks
 - *foundation and tie-downs
 - *electrical, mechanical, plumbing, gas and driveway connections
 - B. Additions not manufactured as attachments shall be reviewed and permitted separately.
3. **Modular Homes/Buildings** are governed by the Department of Community Affairs.
4. Permits for installation shall only be issued to licensed General, Building or Residential Contractors, or to the owner if the owner provides the name and license number of the contractor(s) doing the installation. It is a violation of Chapter 489FS for a mobile/manufactured home setup crew to install a modular home or building, even if the owner pulls the permit.
 - A. Reviews shall be conducted and permits issued for the following:
 - *land use, zoning and setbacks, as well as any local architectural and aesthetic requirements
 - *building foundation, electrical, mechanical, plumbing, gas and driveway connections
 - B. The applicant shall submit 2 sets of DCA approved construction plans that include the Third Party Agency stamp. The plans are not required to have the original signature and raised seal. The applicant shall also submit 2 sets of original signed and sealed engineered foundation plans.

INSTALLATION AND INSPECTION REQUIREMENTS

1. Installation of **mobile/manufactured homes** shall be per the approved foundation and tie-down plans.
2. Inspections shall include installation, external connections of electrical, mechanical, plumbing, gas, driveway and site requirements.
3. Installation of **modular homes and buildings** shall be per the approved engineered DCA and foundation plans.

4. Inspections shall include foundation, building assembly/erection, electrical, mechanical, plumbing, gas, driveway and site requirements.

RELOCATION OF MOBILE/MANUFACTURED HOMES

1. Lake County is located in HUD Wind Zone 2. Any mobile/manufactured homes being relocated inside the limits of Eustis must be designed to meet the requirements of either Zone 2 or 3, and may be located in areas designated by the City's Land Use District Matrix. No Zone 1 homes may be relocated to this area.

2. The HUD Wind Zone designation can be found on the home's data plate. If the plate cannot be found, the Bureau of Manufactured Housing and Recreational Vehicle Construction shall be contacted.

MOBILE/MANUFACTURED HOMES REPAIRS AND REMODELINGS

The City of Eustis does not regulate repairs and remodeling to either the interior or exterior of mobile/manufactured homes. These are regulated by the State of Florida Division of Motor Vehicles, Bureau of Manufactured Housing and Recreational Vehicle Construction.

MOBILE/MANUFACTURED HOME ADDITIONS

1. Additions to mobile/manufactured homes must be "stand-alone", taking no structural support from the mobile/manufactured home, and may only be attached by flashing to prevent leakage. They must be designed by a Professional Engineer or Architect licensed in the State of Florida, must comply with the Florida Building Code, and must be reviewed, permitted and inspected by the Building Department.

Exception: those additions, such as carports and screen enclosures that are manufactured to be attached to the mobile/manufactured home, and are certified to do so by the manufacturer or dealer.

2. The joining together or "marrying" of two mobile/manufactured homes is prohibited unless the structures are specifically manufactured and certified by the manufacturer to be joined. Proof of this certification must be provided at time of permit application.

ALTERATION OF MODULAR HOMES/BUILDINGS

Onsite modifications or alterations to previously approved modular homes or buildings must be conducted by licensed contractors and permitted and inspected by the Building Department. Onsite alterations take the home or building out of compliance with the DCA approved plans and makes the structure subject to locally adopted codes. When a certificate of completion or occupancy for the altered structure is issued, the DCA insignia must be removed and returned to DCA.

Note: Relocation of an existing modular home or structure does not constitute an alteration.

EFFECTIVE DATE: July 7, 2010