

Building Requirements for Mobile Homes Township of Onondaga

Only one home per parcel of land is allowed

1. Plot Plan showing all lot lines and set back measurements.
2. Copy of last survey of the parcel.
3. Health Department approvals in writing (517-887-4312)
4. Driveway permit from Road Commission (517-676-9722)
5. Drain Commission permit or a "no" letter from that Department (517-676-8395).
6. The Tax ID number.
7. A copy of the mobile home title or other official documents showing the manufacturer, model, serial number, date of manufacture, dimensions and ownership of the proposed mobile home.
8. Building permit fee.

When 1-7 are collected, call the Township Hall at 628-2654 and set up a time to meet with a township representative at the Township Hall, meetings are only held on Mondays between 9:00 and 5:00.

(Failure to meet these codes could result in loss of permit and possible fines).

After building permit is issued the following is required by code for installation of mobile home.

1. All mobile homes are to be set on piers not more than 8 feet apart and 16 inches diameter and 42 inches deep from final grade.
2. All mobile homes will have a continuous concrete grade floor the size of the mobile home OR an apron, it shall not be less than 8 inches above, nor less than 24 inches below grade. The apron shall be constructed of approved non-decay able, water resistant and rat proofing material.
3. Tie downs are required, 3 on each side with a total of no less than 6.
4. Skirting around mobile home.
5. Mobile home has to be 864 sq. ft. of floor space.
6. Such mobile home shall meet fire safety standards in effect as of the HUD rules of 1994.
7. All mobile home older than 1994 need to be inspected and CANNOT be brought into the Township until they meet the HUD standards for 1994.
8. It is the responsibility of the trailer owner to see that the mobile home meets 1994 HUD standards before applying for a building permit. (HUD standards are in booklet Part 3280 24 CPR CH.XX)

The Township or the Building Inspector will not inspect the mobile home prior to a permit being issued.

Phone number for Department of Consumers and Industry Services is (517) 334-6203.

Inspections:

1. After piers are dug but before concrete is poured.
2. After rat wall is built but before covered up.
3. Before moving into mobile home **(Do not move in without final inspection. Fines are \$500.)**