

**“Manufactured and Mobile Homes”
If You Want To Place a Manufactured or Mobile Home**

The City of Harrisonville contains several parks that are specifically designated for the placement of manufactured homes. These parks offer central utilities and existing pad sites. Please check with the park that you wish to place your home in for specific information concerning their requirements for placement of a home in addition to requirements for a building permit from the city. This information sheet has been prepared to assist you in determining the information necessary to obtain a building permit.

Please submit the following information:

- The name and address of the manufactured or mobile home park.
- The specific address of your pad site.
- The manufacturer and model number of your home.
- The manufacturer’s installation manual for your home. (Missouri state law requires a complete manual specific to your home to be provided by the dealer at the time of sale.)
- Licensed installer information.
- Fill out the building permit application.
- You will be required to call for a foundation/pad inspection before the home is placed, electric service inspection, water connection inspection, sewer inspection, gas pressure test inspection, and tie down inspection. A final inspection will also be required after the skirting is secure, the deck or steps are complete, final grade is done, and the address is posted on the home.

Manufactured and mobile homes are required to be “set up” by a State of Missouri Licensed Installer. In the event that pads have to be modified for the placement of your home, the pads shall be sized according to the manufacturer recommendations and extend below grade to the local frost depth of thirty-six 36” inches minimum. Tie down specifications are provided in the manufacturer installation instructions and shall be adhered to.

Decks, stairs, or steps shall be provided to existing grade. Decks shall be constructed independently of the manufactured home. Decks, stairs, or steps to grade shall meet the requirements as defined by the 2012 International Residential Code. A landing shall be provided at the top of stairways that provide access into and out of the home. The landing shall be a minimum of 36” inches x 36” inches. Handrails and guardrails are necessary if the top of the landing is 30” inches or more above the grade.

The Codes Administration Department shall approve all additions to manufactured and mobile homes. Generally, additions shall be structurally independent from the home (place no additional loading on the home) and shall not interfere with any required egress from the home.

Additional information concerning manufactured homes may be obtained in the following documents:

- The 2012 International Residential Code.
- The Housing and Urban Development Website at www.hud.gov.
- State of Missouri Department of Economic Development, Division 240-Public Service Commission.

Construction permit applications may be obtained in the Codes Administration Department at 300 East Pearl Street, Monday through Friday from 8:00 AM to 4:30 PM, or online at www.ci.harrisonville.mo.us. Our telephone number is 380-8958 if you have any questions or would like to request an inspection.