



Iredell County Development Services
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**Iredell County Mobile Home Setup Requirements
Multi-Sectional (Class A) Mobile Home on Individual Lot**

A. The minimum width of the manufactured (mobile) home shall be twenty-two (22) feet for a multi-sectional unit.

B. The minimum length of a multi-sectional manufactured (mobile) home shall be forty (40) feet. On multi-sectional units, the length shall NOT exceed four times the width, with length measured along the longest axis and width measured perpendicular to the longest axis.

C. The pitch of the roof on multi-sectional manufactured (mobile) homes shall have a minimum pitch of 3/12 (a rise of a nominal three (3) feet for each twelve (12) feet of horizontal run or portion thereof). The roof shall be finished with a type of shingle that is commonly used in standard residential construction, with a class C or better fire rating.

D. All roof structures on multi-sectional manufactured (mobile) homes shall provide eaves and raker projections of no less than six (6) inches, excluding guttering.

E. The exterior siding on multi-sectional manufactured (mobile) homes shall consist of vinyl or aluminum lap siding, wood or hardboard, comparable in composition, appearance and durability to the exterior siding commonly used in standard residential construction.

F. All multi-sectional manufactured (mobile) homes shall have a continuous brick, stone, stucco or decorative block non load-bearing skirting or underpinning. The foundation shall be constructed to the specifications of Volume VII of the NC Building Code for single-family residential construction.

G. All multi-sectional manufactured (mobile) homes shall be oriented so that the side having the front (main) entrance shall be no more than twenty (20) degrees from parallel to the front property line, except on corner lots. This does NOT pertain to manufactured homes that are at 200 feet or over from the right of way. On lots that do NOT have frontage on a right-of-way, the line next to the easement leading to the

property will be considered the front and the manufactured home shall be oriented toward the easement.

H. The wheels, axles, transporting lights, and towing apparatus shall be removed and shall NOT be included in length and width measurements.

I. All multi-sectional manufactured (mobile) homes shall have a deck or porch NOT less than thirty-six (36) square feet in area at all front and rear entrances. All porches, decks, steps, ramps, or other means of access to the porch or deck shall be constructed to comply with the requirements of Volume VII of the North Carolina Building code for single-family residential construction.

Single Sectional (Class B) Mobile Home on Individual Lot

A. The mobile home shall have the towing apparatus, wheels, axles, and transporting lights removed. If the apparatus cannot be removed it shall be screened from public view.

B. The mobile home shall be set up in accordance with the standards established by the North Carolina Department of Insurance. In addition, a continuous under pinning of a material generally accepted in the mobile home industry shall be installed under the perimeter, unpierced except for required ventilation and access.

C. A permanent front porch of at least thirty-six (36) square feet in area shall be constructed within twelve (12) inches of the floor elevation and be fully underpinned to completely conceal area beneath porch and unit. All secondary entrances and exits to the mobile home shall also have concrete steps or similar approved steps.

D. The single-sectional manufactured (mobile) home shall be oriented so that the longest measurement shall be no more than twenty (20) degrees from parallel to the front property line, except on corner lots. This does NOT pertain to manufactured homes that are at 200 feet or over from the right of way or lots with a previously approved septic system where parallel orientation would be impossible due to lot width and septic location. Mobile homes may be placed perpendicular to the road given the placement remains in keeping with the previously developed neighborhood. On lots that do NOT have frontage on a right-of-way, the line next to the easement leading to the property will be considered the front and the manufactured home shall be oriented toward the easement.

Setup Process:

Go to the online portal

https://selfservice.co.iredell.nc.us/EnerGov_prod/SelfService#/home

You will first apply for an OSWP application if you are on septic.

If you are not on septic, you will apply for Residential - Singlewide Setup, Doublewide Setup or Triplewide Setup.

You will need to have a site plan showing the distance from the property lines to the house box. Front, back and both sides.

You will need to fill out all required information. If you are not going to have footings, you will need the Soil Bearing Report, which you can get from the Central Permitting website.

If the project is over \$30,000, you will need a lien agent and a workers comp form. The workers comp form is also on the Central Permitting website, and the link to get your lien is on the site as well.

Inspections: Normally Code Enforcement makes two trips to inspect a single wide Mobile Home, and three trips for a multi-sectional home. An inspection is made when the footings (not required on singlewide) are ready, but prior to pouring concrete. Another inspection is required when blocking, tie down, plumbing, mechanical and electrical work is completed, and prior to the installation of any underpinning. Finally, an inspection is made when underpinning, porches, steps, guardrails and handrails are in place. The inspector must be able to get into the mobile home to check the electrical connection. In addition, the house numbers must be posted for the residence for the final inspection.