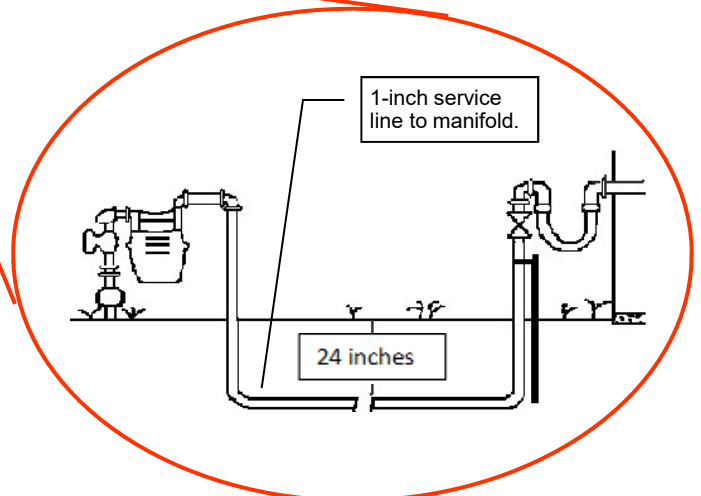
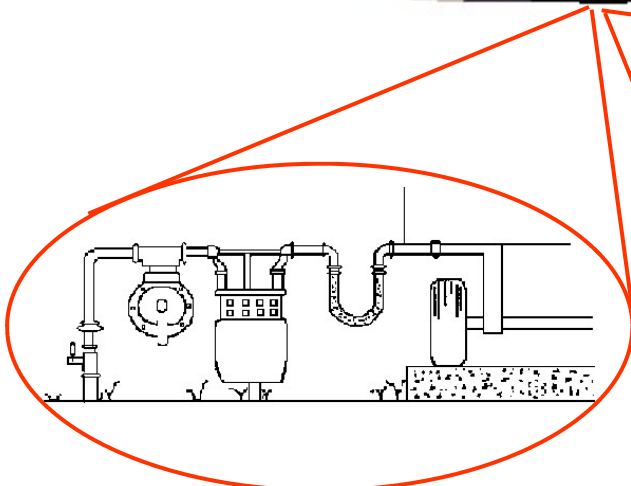


## Mobile Home Guide

- ✓ Prior to locating or relocating any mobile home within the City of Stillwater or on property served with utilities by the City of Stillwater, a permit shall be secured and a fee paid.
- ✓ The accompanying illustrations are intended to exemplify a typical installation.
- ✓ The permit holder shall notify the Building Division, at 405-742-8399 to request an inspection, upon completion of the following items:
  - (a) Plumbing and gas hookups, according to the plumbing and gas licensing ordinance and codes.
  - (b) Electrical hookup, according to the electrical licensing ordinance and code.
  - (c) Tie downs in accordance with Section II.30(B)(10) of the mobile home regulations.
  - (d) Skirting, in accordance with Section II.30(B)(9) of the mobile home regulations.
  - (e) Mechanical hookup, according to mechanical code
- ✓ Utility services will not be authorized until installation and inspections are complete and approved. If a violation is found, a correction notice explaining the deficiencies will be left at the home. Upon completion of the correction the permit holder shall notify the Building Division, at 405-742-8399 to request an inspection.
- ✓ The issuance of a permit and the subsequent utility approval shall not be construed as an approval of a violation of the provisions of the codes or of other ordinances of the City of Stillwater.

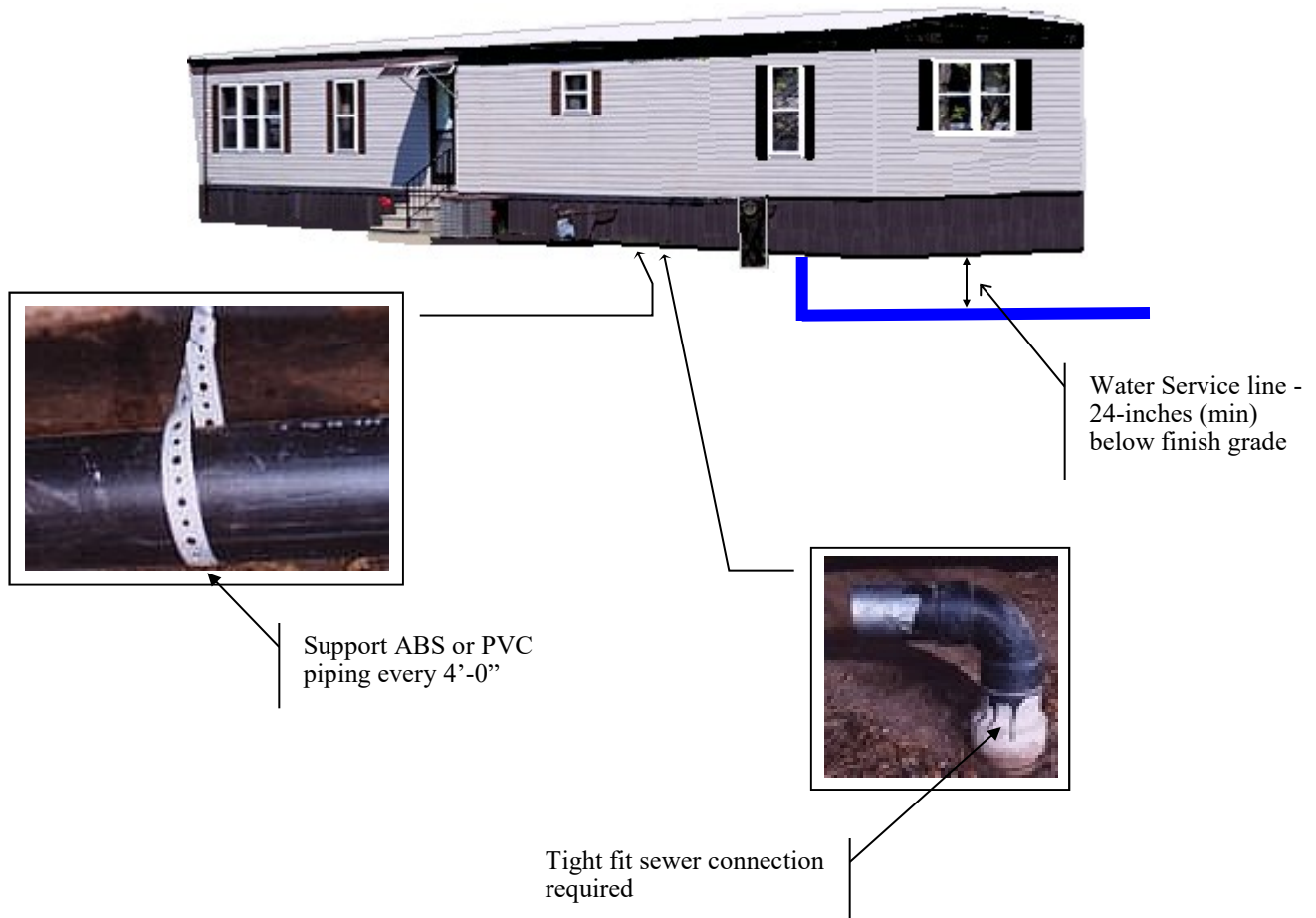
### Gas Service

All gas piping shall be installed and maintained according to the International Fuel Gas Code as adopted. Only an owner occupant or licensed gas fitter may do perform this work.



## **Plumbing**

All plumbing connections shall be installed and maintained according to the International Plumbing Code as adopted. Only an owner occupant or licensed gas fitter may do perform this work.



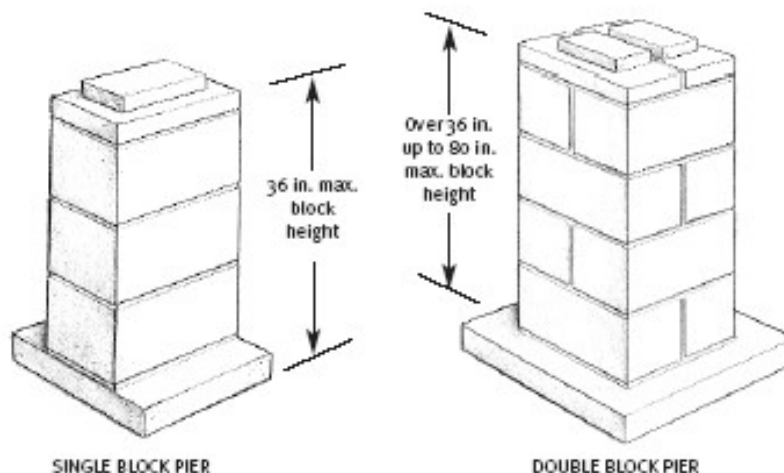
## Setup

All mobile homes are required to be securely blocked and anchored prior to connection of utilities.

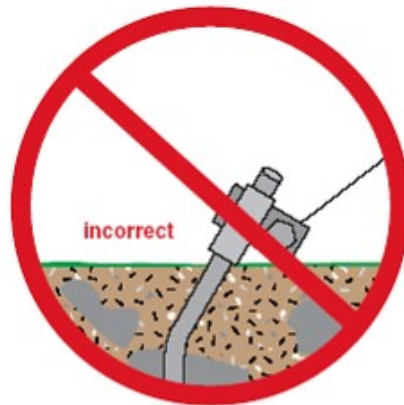


### **Stillwater City Code states;**

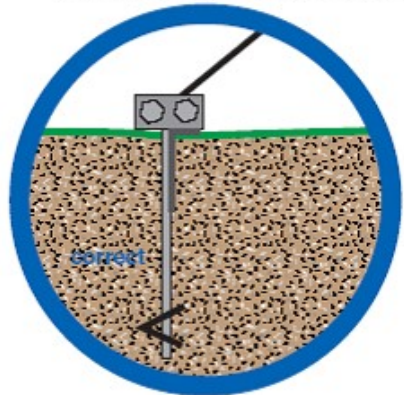
- (a) A mobile home of fifty (50) feet or less in length shall be provided two (2) over-the-home ties, each to be as close to each end of said home as possible with the straps at the stud and rafter points.
- (b) A mobile home of greater than fifty (50) feet but less than or equal to seventy (70) feet in length shall be provided with two (2) over-the-home ties, each to be as close to each end of said home as possible, and two (2) frame ties at the center of said home.
- (c) A mobile home greater than seventy (70) feet in length shall be provided with two (2) over-the-home ties, each as close to the end of said home as possible, and four (4) frame ties spaced along the center of said home.
- (d) Double wide mobile homes need not be provided with over-the-home ties. Frame ties shall be provided with at least four (4) required for double wide mobile homes less than fifty (50) feet in length; at least six (6) required for double wide mobile homes greater than fifty (50) feet but less than or equal to seventy (70) feet in length; and at least eight (8) required for mobile homes greater than seventy (70) feet in length.
- (e) Tie down anchors shall be securely installed in soil providing a stable foundation to withstand a minimum pull of three thousand seven hundred fifty (3,750) pounds for each ten (10) feet of a mobile home.
- (f) All ties and connectors shall be of a type approved by the United States Department of Housing and Urban Development (H.U.D.) for mobile home anchoring.
- (g) All piers shall be of standard concrete block construction, 8 × 16 inches, spaced at no more than ten-foot intervals and no further than five (5) feet from the ends of a mobile home. Piers shall rest on solid concrete blocks or pads of concrete measuring no less than 8 × 16 × 4 inches forming a base sixteen (16) inches square. For leveling purposes, wood blocking no less than the nominal dimensions of 8 × 16 inches with a maximum thickness of four (4) inches can be used.



## General Anchoring Information:



**WARNING:** Rock anchors can fail under high wind loads if they are not installed into solid rock. Rock surface must be within 1" of the rock anchor tension head in order to prevent failure. Rock anchor drive rods must be installed into predrilled holes not to exceed 3/4" diameter.



**WARNING:** Ground anchors can fail under high wind loads if they are not installed to their full depth, resulting in severe damage to the home.



**NOTICE:** Frame tie connections must come off the "top" of the frame in order to prevent frame damage.

## **Skirting**

It shall be the responsibility of the owner or occupant of any mobile home, within a period of no longer than thirty (30) days to cause such mobile home to be totally skirted of metal or other none degradable solid material. The skirting shall be secured to the mobile home and to the ground in a manner that will prevent the intrusion of animals and will reduce the hazards of strong winds under said home.



