

Mobile home, class “B”. A single-sectional manufactured housing unit, constructed after July 1, 1976, that meets the standards of the US Department of Housing and Urban Development manufactured home construction standard at the time of construction, and satisfies the additional criteria for class B mobile homes contained in Article IX.

We must also have approval from the Environmental Health Division of the Iredell County Health Department for all septic systems, or approval to connect to a licensed sewage treatment facility (if applicable) before we can issue a building permit.

Once you have the appropriate zoning and sewer approval then you are ready to obtain your building permits. We will need the owners and general contractors names, addresses, license number, etc. The location of the project, the heated and unheated square footage, the number of stories, baths, bedrooms, etc. and the type of construction and the estimated cost of the project.

Permit fees for Mobile Homes are based on the number of sections. The electrical, plumbing, & mechanical work is included in this fee. On all permits we need the signature of the responsible contractor for their appropriate trades.

For permit fee estimates, visit the department fee schedules at:
www.co.iredell.nc.us
 or
 contact our offices.

Normally we make 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 single wide) 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.

Selectron Inspection Codes

Building	Plumbing
102 Footing	302 Slab
103 Slab	303 Rough
104 Foundation	304 Sewer
105 Framing	305 Water Supply
106 Insulation	306 Gas Piping Rough
107 Final	307 Gas Piping Final
108 Certificate of Occupancy	308 Final
109 Sign Footing	
110 Sign Final	
111 Swimming Pool Found.	
112 Swimming Pool Final	

Electrical	Mechanical
202 Saw Service	402 Slab
203 Slab	403 Rough
204 Underground	404 Refrigeration
205 Rough	405 Ventilation
206 Service Change	406 Fireplace
207 Final	407 Final
208 Temporary Power	

- ◆ For the first inspection on a multi-sectional home schedule: 102 Footing
- ◆ For the next (1st for Single Wide) inspection on a mobile home, schedule: 104 foundation, 207 electrical final, 308 final plumbing, 304 sewer, 305 water supply and 403 rough mechanical if applicable.
- ◆ For the final trip you need to schedule: 107 final building and 108 certificate of occupancy.

It is the contractor or owners responsibility to request the required inspections when ready.

**Permits are issued
 Monday-Friday
 8:00 am—4:30 pm**

Directions

From I-40 take exit 150 (Hwy115).

Go South on Hwy 115 (N. Center St.) toward downtown Statesville.

Go approximately one (1) mile and turn right at the Iredell County Building Standards Center.

Iredell County

MOBILE HOME SET-UP REQUIREMENTS



Iredell County Inspections Department
 PO Box 788
 349 N. Center Street
 Statesville, NC 28687

Inspections Phone: 704-878-3113
 Planning Phone: 704-832-1842
 Inspections Fax: 704-878-3171

www.mspection.com/counties/iredell

Sub Contractors License Required

A contractor's license is required for all electrical, plumbing, & mechanical work, other than routine maintenance as defined by the appropriate licensing laws.

Exemptions

A homeowner can serve as their own electrical, plumbing, and/or mechanical contractor if they own the property and the mobile home is their principle residence.

A licensed set up contractor or their full time employee can install the plumbing underneath a mobile home, however they cannot perform the plumbing once the lines exit the underneath of the mobile home. This part of the installation requires a licensed plumber. All plumbing installed on site must be installed according to the NC State Plumbing Code.

Planning & Zoning Approval

Zoning approval from the proper authorities must be obtained before a building permit can be issued.

Mooresville Planning & Zoning

413 North Main Street
Mooresville, NC 28115
704-662-7040

Statesville Planning & Zoning

301 South Center Street
Statesville, NC 28687
704-878-3575

Troutman Planning & Zoning

400 North Eastway Drive
Troutman, NC 28166
704-528-7600

Iredell County Zoning Requirements

SR 6. 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 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.

SR 7. 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 perimeter, unpierced except for required ventilation and access.
- c* A permanent front porch of at least 32 square feet in area shall be constructed within 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. **PLEASE NOTE: Where there are side or other entrances to the home where the exterior door opens outward from the home, the NC Manufactured Housing Code requires that a porch must be provided on the exterior. The porch in this situation does not have to be 32 sq. ft. but must be large enough to fully accommodate the door. (i.e. a 36" exterior door would require at least a 36" x 36" porch).**
- 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, 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.

Section 18.6.A

Mobile home, class "A" A multi-sectional manufactured housing unit, constructed after July 1, 1976, meets the standards of the US Department of Housing and Urban Development manufactured home construction standard at the time of construction, and meets the county's appearance criteria as set forth in Article IX, SR6.