

# Manufactured Home Residential-Design



## Building Permit Application Check List

Check Johnson County Code of Regulations for Buildings & Construction 2012 Edition

A prefabricated or panelized structure designed to be used as a permanent dwelling, built on a chassis, built to meet the National Manufactured Home Construction and Safety Standards (HUD, June 15, 1976), and any amendments thereto, and which meets the following design and construction criteria:

### Before Making Application

1. For any regulations/restrictions or flood plain information pertaining to your property contact: Planning/Zoning 913-715-2200.
2. For a property/mailling address contact the Records & Tax Administration office, Sylvia Nordhus, 913-715-0797. No permit will be issued without an address.
3. For an Entrance Permit (driveway) contact: Johnson County Public Works, 913-715-8300.
4. For Private Sewage Disposal (Septic Systems) contact: Johnson County Environmental, 913-715-6900.
5. For Public Sewage Disposal (Sewer Systems) contact: Johnson County Wastewater, 913-715-8500.

Who can make application? The owner/occupant of the property or a licensed General Contractor.

### Required Documents

1. Sanitary Permit
2. Entrance Permit
3. Land Disturbance Certification Form or Permit. In order to comply with Federal and State Regulations, Johnson County has adopted Resolution Number 068-08. Effective January 1, 2009, this resolution requires those engaging in land disturbing activities to obtain a Johnson County Land Disturbance Permit and implement erosion and sediment control measures. For details please go to the public works web site or contact a Planner, 913-715-2200 with questions. <http://www.jocogov.org/dept/public-works/home>. A building permit will not be issued without the required forms.
3. Site Plan (2 copies) The site plan should include the following information to scale; the size and location of new construction and existing structures on the site, distances from lot lines, the established street grades and the proposed finished grades; and it shall be drawn in accordance with an accurate boundary line survey.
4. Foundation drawings, 2 sets.
5. 2 sets of construction plans that include the Johnson County Residential-Design Manufactured Home requirements listed below:
  - Floor plan identifying use of rooms;
  - The structure shall be permanently attached to a basement, crawlspace, slab or similar foundation, and the foundation or perimeter wall shall form a complete enclosure under all exterior walls;
  - The longest exterior dimension of the structure shall be less than three (3) times the narrowest exterior dimension of the structure;
  - The structure shall have at least 880 square feet of first floor living area;
  - The structure shall be at least twenty-two (22) feet wide;

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Continued

## Building Permit Application Check List

Check Johnson County Code of Regulations for Buildings & Construction 2008

The land on which the unit is located and the structure itself shall constitute real property;

The structure shall be comparable to site built housing with regard to overall design and exterior finish materials, and it shall have the following:

- a. At least seventy five percent (75%) of the roof surface shall have an actual pitch of at least
- b. two and one-half (2-1/2) inches vertical in every twelve (12) inches horizontal;
- c. A residential rather than a recreational appearance;
- d. A roof overhang of at least one (1) foot on at least the two longer sides of the structure and the roof guttering may be included in that one (1) foot overhang;
- e. A roof surface of composition, wood, tile or similar materials but not of corrugated fiber glass, corrugated aluminum or other corrugated metal roofing surface;
- f. Siding materials that are customarily used on site-built homes, but excluding smooth, ribbed or corrugated metal or plastic panels that do not replicate wood lap siding. The exterior covering material must extend to the ground, except that, when a solid concrete or masonry foundation is used, the exterior covering material need not extend below the top of the foundation;
- g. The first floor of the structure shall not be more than twenty-eight (28) inches above the existing grade of the lot adjacent to the main, front entrance to the structure; and
- h. The structure shall have a front porch with a minimum of twenty five (25) square feet.

The unit shall have been constructed after June 15, 1976;

The unit shall not have wheels, axles, hitch or towing apparatus;

The tie down construction shall be pre-engineered or certified by a professional engineer, licensed in the State of Kansas; and

All site preparation and utility connections shall comply with locally adopted building code requirements.

6. All sub-contractor forms, completed by a licensee or permittee.
7. Homeowner Installation form, if the homeowner will perform the work.
8. Completed Permit Application form.

A Plan Review will be completed for each submittal. Your fee is to be paid when the permit is issued. You will be called when your permit is ready. No permit will be issued without all required information. The permit fee for a Manufactured home is \$150.00.

All additions such as, a garage or sunroom, will require an additional permit fee and a separate plan review. Please refer to the Single Family Addition Check List for those requirements.

**All required forms are printable from the [Forms Page](#) on our Web Site**