

HUD CODE MANUFACTURED HOMES

The City of Texarkana, Texas Inspection Department requirements for a manufactured home when approved by the City Council to be located in the city limits under a *Specific Use Permit*:

- 1) Survey of property, by a registered Texas Surveyor or Engineer, showing the proposed location of the manufactured home on the survey and drawn to scale. A minimum setback of 25 feet from the front property line and a minimum side yard of 10 feet and no closer than 10 feet from the rear property line is required.
- 2) The Zoning Ordinance requires two (2) off street parking spaces for each residence 9' x 20' or 10' x 18' in size with a minimum concrete drive width from street to property line of nine feet (9') and a maximum width of twenty-four feet (24'). Concrete to be four inches (4") thick reinforced with a single layer of #10, 6 x 6 wire mesh from the street to the property line with a minimum radius where it ties into the street of 2 ½' and a maximum radius of five feet (5'). Expansion joint required at property line. An inspection is required from the property line to the street before any concrete may be poured.
- 3) A driveway permit must be obtained at a cost of \$10.00 before calling for an inspection.
- 4) You must pick up a "Water and Sewer Availability" form from the Water Department stating that water and sewer fees have been paid before requesting a permit from the Inspection Office.
- 5) You must obtain a "Certificate of Compliance" from the Zoning Office.
- 6) Bring the form from the Water Department to the Inspection Office.
- 7) Bring the "Certificate of Compliance" form to the Inspection Office.
- 8) A building permit will be issued based on the total cost of the manufactured home.
- 9) Once a *building* permit is issued, a *plumbing* permit and an *electrical* permit will be needed and may be obtained by **licensed and bonded plumbers and electricians only.**
- 10) **No homeowner permits will be issued for electrical and plumbing work!**
- 11) After all water, sewer, gas lines and electrical work has been installed, the individual contractors will call for their inspections.
- 12) Once a City Inspector determines that all work has been completed according to the codes, the City will notify the utility companies for release and occupancy.
- 13) Manufactured homes must be tied down and skirted
- 14) When located in a flood plain, more stringent regulations are required.

OUTSIDE CITY LIMITS (Inside ETJ and within a subdivision)

Certificate of Compliance

If City Water, Water/Sewer Availability

No Homeowner Permits!

Inspections will be made on electrical and plumbing only.

OUTSIDE CITY LIMITS (Inside ETJ and NOT within a subdivision)

Certificate of Compliance

No permits, no inspections required.