

STEPS TO FOLLOW

1. Zoning approval
2. Septic or sewer approval
3. Grading permit
4. Building permit

Once you have secured a zoning permit from the proper authority (Iredell County, Mooresville, Statesville, or Troutman), you must obtain approval to connect to a licensed sewage treatment facility or a **septic permit** from the

**Iredell County Health Department,
Environmental Health Division**

Statesville office: 704.878.5305

Mooresville office: 704.664.5281
(ext.3718)

A **grading permit** for \$61.80 can be obtained from the Building Standards Center at the same time you apply for the zoning permit or the building permit.

To obtain a **building permit**, you will need the owners' and contractors' names, addresses, license number, location of the project, square footage, number of bedrooms and bathrooms, and the estimated cost of the project.

Building Permit fees

Singlewide: \$350

Doublewide: \$450

Triplewide: \$500

**Permits Issued
Monday-Friday
8:00 am - 4:30 pm**

INSPECTIONS

Normally Code Enforcement makes two trips to inspect a singlewide and three trips for a multi-sectional mobile home. An inspection is made when the footings (not required on a 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 underpinning. Finally an inspection is made when the underpinning, porches, steps, and guardrails are in place. The inspector must be able to get into the 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	MECHANICAL
111 Swimming Pool Found.	402 Slab
112 Swimming Pool Final	403 Rough
	404 Refrigeration
ELECTRICAL	405 Ventilation
202 Saw Service	406 Fireplace
203 Slab	407 Final
204 Underground	306 Gas Piping rough
205 Rough	307 Gas Piping Final
206 Service Change	
207 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.

Mobile Home Set-up Requirements



Iredell County Department of Planning, Development, & Transportation Services

PO Box 788

349 N. Center St.

Statesville, NC 28687

Phone: 704-878-3118

Code Enforcement Fax: 704-878-3171

Planning Fax: 704-928-2025

Website: www.co.iredell.nc.us

**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.

ZONING APPROVAL:

Zoning approval from the proper authority must be obtained before a building permit can be issued:

Mooreville Planning & Zoning
413 North Main St.
Mooreville NC 28115
704-662-3188

Statesville Planning & Zoning
301 South Center St.
Statesville NC 28687
704-878-3575

Troutman Planning & Zoning
400 North Eastway Dr.
Troutman NC 28166
704-528-7600

SINGLEWIDES:

See "R10" in Section 3 of the Iredell County Land Development Code:

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.

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.

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.

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. 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.

Iredell County Planning, Development, & Transportation Services has zoning jurisdiction in the unincorporated county.



DOUBLEWIDES:

See "R9" in Section 3 of the Iredell County Land Development Code:

Minimum width: twenty-two (22) feet .

Minimum length: forty (40) feet. On multi-sectional units the length shall NOT exceed four times the width.

Exterior siding: vinyl or aluminum lap siding, wood or hardboard, comparable in composition, appearance and durability to the exterior siding commonly used in standard residential construction.

Underpinning: continuous brick, stone, stucco or decorative block non load-bearing skirting.

Deck or porch: not less than thirty-six (36) square feet in area at all front and rear entrances.

Homes shall provide eaves and raker projections of no less than six (6) inches.

Positioned no more than twenty (20) degrees from parallel to the front property line, except on corner lots.

The wheels, axles, transporting lights, and towing apparatus shall be removed.

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.

DIRECTIONS

From I-40 west, take Exit 150. Turn left at the bottom of the ramp onto Highway 115 towards downtown Statesville. Slow down after you see Statesville High School on the left. Our building is approximately one mile from the interstate exit. The sign says "Building Standards Center".