



OSCEOLA COUNTY BUILDING DEPARTMENT

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Reed City, Michigan 49677

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Setting of Mobile Homes

Single and Doublewides

HOMES MAY NOT BE OCCUPIED UNTIL AN OCCUPANCY CERTIFICATE IS ISSUED

FOOTINGS: IF THIS IS A NEW MOBILE PLEASE FOLLOW THE MANUFACTURES SETUP. A COPY OF THE SETUP PLANS NEEDS TO BE PROVIDED WITH YOUR BUILDING PERMIT APPLICATION. IF A SETUP PLANS ARE NOT AVAILABLE FOLLOW THESE INSTRUCTIONS.

- A. Piers: Can be round or square 16"x16"x42" (Placement can be no more than 8' on center)
- B. Slabs must be pre-approved by the building inspector. Various requirements need to be met depending upon skirting, piers.

Minimum of 3 tie-downs per side. Mobile homes over 60' recommend 4 tie-downs per side. Doublewides must have 3 tie-downs per side plus 1 on each end of the marriage line.

Smoke Detectors: For used mobile homes battery operated (electronically interconnected) smoke detectors need to be in all bedrooms as well as outside the bedroom areas. These must be in place prior to occupancy. Homes placed on basement foundations must have a smoke detector wired in series with the main floor.

Carbon Monoxide Detectors: Carbon monoxide detectors need to be installed outside the bedroom areas.

ALL mobile homes must have an **A-B-C RATED FIRE EXTINGUISHER**. This needs to be visible at the final inspection.

Graspable Handrails: minimum of 34" and maximum of 38" required on 1 side of stairways. Must be continuous the full length of stairs with 4 or more steps. Ends shall be returned or shall terminate in newel posts or safety terminals. The handgrip portion of handrails shall have a circular cross section of 1 1/4" minimum to 2 5/8" maximum. **R311.7.7.**

Min. 36" landing is required at all exits.

Tread and risers: maximum riser height 8 1/4" inches, minimum tread depth 9". Stairways with a total rise of more than 30" may have open risers provided the opening is **LESS** than 4" **R311.7.4.3.**

Address Needs to be posted:

Address must be plainly legible and visible from the road fronting the property. Numbers shall contrast with their background. Minimum of 4" high. **R319.1**

All applications must be complete in order to obtain a building permit. Application, Fee, Setup plans, Driveway permit or waiver, Septic permit, Soil Erosion permit if required, and Zoning permit for those zoned townships. Owners of the property or a contractor may obtain the required permits.

Additional permits are needed for Electrical, Plumbing, Mechanical, and Soil Erosion if required for the placement of the mobile home. Applications are available at the Osceola County Building Department.

Permit applications are downloadable at the county website. www.osceola-county.org/

These inspections will need to be scheduled at least 24 hours in advance please call 231-832-6117 to schedule.

- **Footing**-Prior to any cement work.
- **Tie Downs**-Prior to the skirting placement. Skirting does need to be installed for occupancy.
- **Final for certificate of Occupancy.** Prior to occupying and after all the trades have had their final inspections. All fees due prior to the occupancy being mailed.