Sarasota County

PLANNING AND DEVELOPMENT SERVICES

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To: Valued Customers
From: Steve Bell, CBO, Building Official

IMPORTANT NOTICE
Bulletin # 2022-0002

Subject: Mobile and Manufactured Homes Guidance for Customers

The following is a summary of requirements from Sarasota County, the State of Florida, and the federal government (FEMA and HUD) for mobile/manufactured homes and is not intended to be an all-inclusive document of all statutes and regulations.

- All work on a mobile/manufactured home, regardless of whether a permit is required, must be performed by a Florida licensed contractor or the home's owner under the owner/contractor exemption.

- Mobile home setups and tie-down can only be performed by a Florida licensed mobile/manufactured home installer. Owners are prohibited by state statute from performing this work.

- Sarasota County requires a building permit for the following:
  - Set-up or tie-down of all new or used mobile/manufactured homes
  - All site-built Additions (including stairs, ramps, etc.)
  - Alterations to site-built additions
  - Storage sheds (attached and detached) and/or any site-built improvements
  - Carports or Garages
  - Roof-overs
  - A/C installations or changeouts
  - Electrical wiring replacements

- For work on the mobile/manufactured home itself (as it came out of the factory) the following requirements apply:
  - Sarasota County does not require a permit for FLHMVS Level 1 repairs performed individually (see following page for examples); however, if multiple Level 1 repairs are performed at the same time then a mobile home alteration permit is required.
  - Sarasota County does require a permit application for work on a mobile/manufactured home that meets the FLHMVS Level 2 or Level 3 guidelines (see following page for examples).
  - Plans are required to be submitted.
  - If in a Flood Zone (based on the effective FEMA maps in force as of date of permit application), either an elevation certificate or Substantial Damage (50% Rule) paperwork will be required and a Flood review will be performed.

- Elevating a mobile/manufactured home requires a mobile/manufactured home replacement permit. Reminder that setups and tie-down can only be performed by a Florida licensed mobile/manufactured home installer. Owners are prohibited by state statute from performing this work.

This is a summary of the guidelines produced by the Florida Department of Highway Safety and Motor Vehicles (FLHMVS) under 320.8232 F.S.:

FLHMVS Guidelines for Repairing a Mobile or Manufactured Home (MHS-24)
The following guidelines pertain only to the mobile home itself.
Copies are available upon request.

- **Level 1 – Ordinary Repair and Remodel**

  Examples of Level 1 work:
  - replacements of doors and windows (size for size),
  - exterior siding,
  - small floor decking area repairs (max. 4' x 4'),
  - interior doors, interior wall coverings (like-for-like), cabinets, and appliances.

  Level 1 does NOT include: Removal or alteration to any structural walls or supports. Removal or change of any means of egress. Additions to, alteration of, replacement or relocation of water supply, sewer, vents or similar piping, or electrical wiring.

- **Level 2 – Major Repair or Remodel that Substantially Impairs the Structural Integrity or Safety**

  A major repair or remodel of a mobile home requires an engineer's plan to show that it is a deviation from the original home. Considered if one or more of the following occurs:

  (1) the materials are heavier than the original materials;
  (2) the repair or remodel change the original home design;
  (3) interior walls are moved or modified (such as a change from paneling to drywall);
  (4) if the repair or remodel involves major electrical and plumbing work.

  Examples of Level 2 work:
  - resizing window or door openings,
  - replacement of floor decking larger area larger than 4' x 4',
  - replacement of damaged wiring,
  - replacement of main panel box,
  - additional electrical receptacles or switches,
  - new electrical wiring,
  - reroof with a material/product differing from original.

- **Level 3 – Changes that Disqualify the Structure as a Mobile Home**

  Changes in the home may result in it being disqualified as a Mobile Home or if it is damaged by storms to an extent that it is rendered as unfit and a danger to residents.

  Examples of Level 3:
  - storm damage
  - neglected and/or abandoned homes.

  Specifications are contained in Section 319.30(2)(a) and 319.30(3)(a) F.S.

For more information or questions please email building@scgov.net.