



Building Division
201 SE 3rd STREET (Second Floor)
OCALA, FL 34471
Phone: (352) 629-8421

Mobile Home Permits, Repairs, Exemptions

Important Note: This process includes existing mobile home walls, floors, structural damage, roof damage, and anything within the inside of the mobile home. The following are the minimum requirements per the 2017 Florida Building Code, effective December 31, 2017.

2017 Florida Building Code, 101.4.9 Manufactured buildings. For additional administrative and special code requirements, see Section 458, Florida Building Code, Building, and Rule 61-41 F.A.C. 458.3 Inspections. Inspection of installation of manufactured buildings and construction activities conducted at the site of the installation shall be conducted pursuant to Chapter 1 hereof. Inspections during the manufacturing process shall be conducted by those agencies as follows: 458.3.1 Inspections shall be conducted at the manufacturing facility by an appropriately licensed representative of an agency selected by the manufacturer. The inspections shall ensure that the buildings are being manufactured in compliance with the applicable codes and the approved plans. Once an agency has inspected a manufactured building, the manufacturer shall not seek to have the building inspected by another agency, nor shall any agency inspect a building that has already been inspected by another agency unless the subsequent inspection is at the direction of the department or unless the building or modification thereto is being inspected for recertification by the department. [A] 104.11 Alternative materials, design and methods of construction and equipment. [A] 104.11.1 Research reports. Supporting data, where necessary to assist in the approval of materials or assemblies not specifically provided for in this code, shall consist of valid research reports from approved sources. Two approved sources are available, recertification by U.S. Department of Housing and Urban Development (HUD) approved department, or by approved professional engineer.

To meet these minimum Florida Building Code requirements, the following are required for mobile home repair permits:

Items that **are exempt** from permitting per the Florida Building Code:

- Windows and doors like for like being changed out on mobile homes no permit required.
- Wall siding or gutters on mobile homes no permit required.

Items that **are not exempt** from permitting per the Florida Building Code:

- If modifications occur to the window or door openings they shall be recertified by (HUD) approved agency, or by approved professional engineer. If modifications or repairs occur to the interior or exterior, walls, roof, or structure of the mobile home, they shall be recertified by (HUD) approved agency, or by approved professional engineer. Permit application with engineered plans, a \$75.00 base permit fee, and a state surcharge fee, a professional engineer-special inspector is required to perform all inspections associated with this permit and work scope. The Building Division does not perform inspections on a mobile home or manufactured structure that was factory built.
- Roof overs designed by professional engineer and constructed on site meeting our current wind loading of 140 MPH, are to be permitted and inspected.
- Plumbing hookup - up to the mobile home. (Nothing inside). Mechanical hookup - up to the mobile home. (Nothing inside). Electrical hookup - up to the mobile home. (Nothing inside)
- Foundations or blocking underneath the mobile home set on site are to be permitted and inspected.
- Additions subject to exterior wind loading around the outside of the mobile home shall be permitted and inspected, examples: carports, screen rooms, sheds, or outside additions.