Manufactured and Mobile Homes

When in applying for permits to connect utilities and install tie downs for a manufactured (mobile) home, bring the following data to the Rome/Floyd County Building Department, 607 Broad Street. (706-236-4481).

Septic Tank Certificate

If your manufactured home will be connected to a septic tank system, you must first apply to the Floyd County Health Department for a current certificate. If your home will be connected to Floyd County Sewer, then you must apply to the Floyd County Water Department. The Floyd County Health Department is located at 16 E. 12th Street, telephone (706) 295-6316. The Floyd County Water Department is located at 217 Calhoun Avenue, telephone (706) 291-5130.

Decal and Receipt

To place a manufactured (mobile) home on a lot in Floyd County, you are required to have a current Floyd County decal sticker along with the receipt. The decal may be obtained at the Historic Court House located at Fifth Avenue, Room 16, and telephone (706) 291-5148.

Street Address and Driveway Permit

You will need a current street address and driveway permit. Floyd County resident, contact the Floyd County Engineering Department located at 12 E. 4th Avenue, suite 204, telephone (706) 236-2474. City of Rome resident contact the City Public Works Department, Engineering Division, telephone (706) 236-4466. Driveway permits are required for county residents only.

Plot plan

You will be required to submit a plot plan showing location of home.

ZONING VERIFICATION

You will be required to obtain a copy of zoning verification for your property. This form states the required setbacks for properties located in Rome & Floyd County. The Zoning Department is located at 607 Broad Street, telephone (706) 236-4675 or 236-5025.

APPLYING FOR APPLICATION

The application is made only when the above items have been obtained and brought into our office. The Building Inspection Department will complete the application in order to issue the mobile home permit. The application will be filled out by the Rome/Floyd County Building Department located at 607 Broad Street. (706) 236-4481.

PERMITS

A permit is a written authorization issued by the Rome/Floyd County Building Department to inspect work performed in connecting utilities and installing tie downs to the manufactured homes. You will be asked to purchase the following permits:

Tie Down Permit: Each manufactured mobile home shall be secured to ground anchors or other devices securing the stability of the manufactured mobile home based on requirements of the Building Code.

Fee: $107.00 on an individual lot
$90.00 on a lot in a mobile home park

Electrical Permit: Electrical permits are issued according to the size of the electrical panel in the manufactured home.

****If you hire a certified electrician to do the work then he/she is required to purchase the electrical permit***

Fee: $80.00 100 amp service
$90.00 150 amp service
$100.00 200 amp service
$175.00 250 amp service

Plumbing Permit: A plumbing permit is issued to check the connection from the mobile home to the septic tank or pubic sewer.

Fee: $65.00

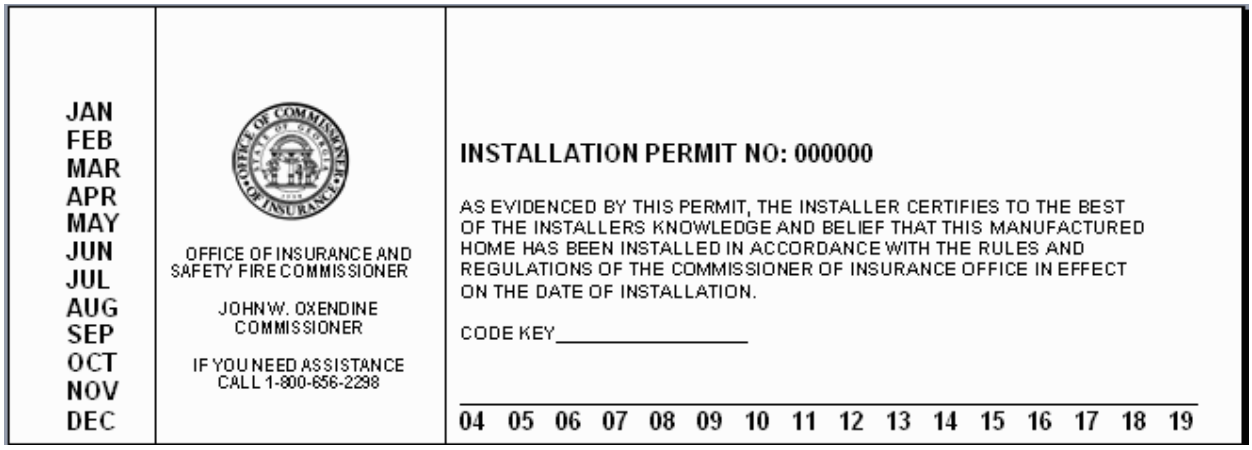
Natural Gas: To inspect a natural gas connection, the gas line must be holding 15 to 20 pounds of air pressure on the gauge at the time of the inspection.

Fee: $50.00

Mobile/Manufacture Home Inspection Guidelines

To schedule an inspection call 706-236-4481 by 4:30pm of the day before the inspection is needed. When scheduling inspections please provide our office with a contact person, address and phone number. You are responsible for providing our office with any information needed to locate or access the property. If we cannot access or locate the property/structure at the time of inspection a $65.00 re-inspection fee will be applied.

All manufacture home shall meet the manufacturer's installation instructions. If the manufacturer's installation instructions are not available, the home shall meet the rules and regulations for manufacture homes set forth by the Office of Commissioner of Insurance and Safety Fire Division. For regulations go to: www.gainsurance.org. All Mobile/ Manufactured Homes shall have an installation permit sticker from the Office of Commissioner of Insurance Safety and Fire Commissioner. The sticker must be located on the outside of the electrical panel.



Items Required for Inspection

1. Property lines must be marked for setback requirements.
2. Four inch (4") Address numbers posted at road or on home visible from street.
3. Driveway drainage pipe and drive installed per Floyd County Driveway regulation.
4. All disturbed soil must be stabilized by means of silt fence, seed, straw, or mulch.
5. Footings and piers inspected prior to pouring.
6. All components of the anchoring and support system such as pier, footings, ties, anchoring equipment, ground anchors, or any other materials or methods of construction which support and secure the home to the ground must be in place.
7. All utilities connections such as plumbing, electrical, heating and air conditioning and gas must be complete and meet the Rules and Regulations for Manufactured Homes and or current State Construction Codes.
8. For final inspection all mobile and manufactured homes must have approved skirting, all decks, steps, guiderails, landing, etc must be completed. All exposed area of soil must be stabilized by seed and straw. This inspection must be preformed within 45 day of permanent power approval.