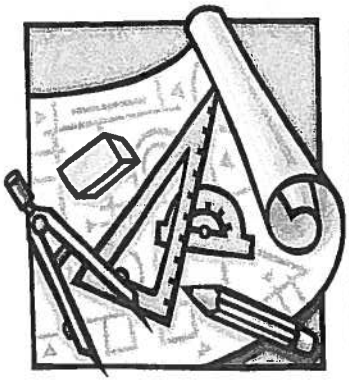


Plan Review Notes

MOBILE HOME /MANUFACTURED HOME PLAN REVIEW REQUIREMENTS

THREE (3) COMPLETE PLAN SETS ARE TO BE SUBMITTED
INCLUDING ONE (1) ORIGINAL
AND
TWO (2) COPIES

(SEE ATTACHED)

Please direct ALL inquiries to:
Karen Butterworth, Permit Supervisor
(941)486-2626, X 2049
(941)486-2448 (fax)
kbutterwor@ci.venice.fl.us

Mobile Home / Manufactured Home Plan Review Requirements

REVIEWER _____ DATE ____/____/____ PERMIT # ____-_____

CONTRACTOR _____ **BLDG ADDR** _____

FEMA or Riverine Flood Zone _____ **Minimum Required Elevation** _____

Special Notice: In Flood Hazard Zones, the floor must be set at or above the Minimum Required Elevation or the chassis of the home must set on minimum 36" high reinforced piers or double stack blocks.

If in Flood Hazard Zones, Check Elevation Method: Floor at or above min. elevation ☐ Min. 36" piers ☐

UNIT TYPE: (Circle One) **Hook-Up Types:** (Quick = R.V. Style Plugs & Hoses, Circle One)

UNIT TYPE:	
M. H.	*R. V.*

ELECTRIC SERVICE		WATER & SEWER		H.V.A.C.	
HARD WIRE	*QUICK*	*PLUMBED*	*QUICK*	*SITE INSTALL*	*FACTORY*

UNIT & ANCHORAGE SPECIFICATIONS: **Date of Manufacture** _____ **Wind Zone** _____

COMPONENT	MANUFACTURER	MODEL or ITEM #	SIZE
Mobile Home or R.V.			x WIDTH LENGTH
Galvanized Ground Anchor			x x SHAFT DIA. LENGTH DISK SIZE
Galvanized Stabilizer Plate			x x WIDTH EDGE DEPTH
Steel Strap			x METAL GAUGE STRAP WIDTH
Swivel Strap Connector			x SIZE GAUGE
Longitudinal Stabilizer			x SIZE GAUGE
Concrete Slab Anchor			x BOLT DIAMETER BOLT LENGTH

ANCHORAGE SPACING:

ANCHORS & STRAPS	FRAME TIES	WALL or OVER TOP	MATING LINE
Spacing From Ends	MAX FROM END	MAX FROM END	MAX FROM END
Spacing On Center	MAX ON CENTER	MAX ON CENTER	MAX SPACING

FOUNDATION SPECIFICATIONS:

PIER LOCATIONS	SPACING	Maximum HEIGHT	BASE SIZE
At End of Main Frame	MAX FROM END		x
Under Main Frame	MAX ON CENTER		x
Under Mating Line	MAX SPACING		x
Under Shear walls	NUMBER PROVIDED		x
Perimeter Blocking	MAX ON CENTER		x

DRAWINGS REQUIRED: (Must Be Drawn To Scale, Dimensioned and of Sufficient Quality for Digitizing)

SURVEY, SITE PLAN & ELEVATION CERTIFICATE:

1. Survey, Signed and Sealed by a Florida Registered Land Surveyor. Not Required In Mobile Home or R.V. Parks.

2. Site Plan showing proposed Units full footprint, including all appurtenant structures; i.e. decks, porches, carports, screen or glass rooms, u-rooms, etc. Also show driveway, walks and equipment slabs. For FEMA flood zones, show proposed finished floor elevation of all living areas, enclosed additions and equipment platforms. (FBC 104.2

3. For homes set in FEMA flood zone areas provide an Elevation Certificate signed and sealed by a Florida Registered Land Surveyor before final inspection.

SOILS REPORT & ANCHOR TYPES:

1. Provide a *Soil Report based on A.S.T.M. D1586* Signed and Sealed by a Florida Registered Engineer, OR provide a Soil *Probe Torque Test Report* attested to before a notary. Soil is to be tested near the front and near the rear of the unit, at the depth of the anchor helical plates. Also, provide *Pocket Penetrometer* soil bearing test. (Florida Administrative Rule 15C-1.0108)

2. Where the soil test report indicates *type 4(a) soil*, minimum *4' long anchors* shall be used. Where the soil test report indicates *Type 4(b) soil, 5' long anchors* shall be used. Also check manufactures requirements. (FA Rule 15C-1.0108)

3. Where *concrete slab anchors* are used, provide specifications as to PSI, reinforcement, size and thickness of the slab, and diameter, length and description of the anchoring bolt. (FA Rule 15C-1.0108)

FOUNDATION & ANCHORAGE PLAN:

1. *New Units* shall be set to the *manufacturer's specifications* and the requirements of Florida Administrative Rule, 15C-1. *Used Units* shall be set to the *minimum prescriptive requirements* of Florida Administrative Rule, 15C-1.

2. All anchorage components, bases and piers shall be listed on the front of this form. All components (other than masonry) shall be found on the current approved anchor products listing from the State of Florida, Dept. of Highway Safety & Motor Vehicles, Bureau of Mobile Home & Recreational Vehicle Construction. (FA Rule 15C-1)

3. Show all pier, vertical tie and frame tie locations and spacings. Where more than one type of anchor or pier is used, label where each type is located. (FBC 104.2 & FA Rule 15C-1)

4. Show and size all footings and slabs, noting concrete P.S.I., vapor barrier, reinforcement, etc. (FBC 104.2)

FLOOR PLAN:

1. Provide a dimensioned floor plan of the Mobile Home or R.V. unit. (FBC104.2)

2. Provide dimensioned plans for all appurtenant structures, noting materials and sizes of all structural elements. Include an Aluminum Requirements Form for each attached aluminum carport, screen, glass or u-room, etc. Wood framed attached structures shall be compliant with SSTD 10-99 or specific engineering. (FBC 104.2 & SSTD 10-99)

ELEVATIONS & WALL SECTIONS:

1. Show all sides of appurtenant structures. (FBC 104.2)

2. Provide detailed cross sections for each type of footing, stemwall, pad and pier. Show reinforcement. (FBC 104.2)

3. For appurtenant structures, note floor and wall sheathing, nail sizes and spacings, header and beam sizes, stud and joist sizes and spacings. Also note minimum lumber species and grade, anchor bolts and connections, insulation and interior finishes, roof covering, etc... (FBC 104.2 & SSTD 10-99)

ELECTRICAL & PLUMBING: (May Be Shown On Floor Plan)

1. For appurtenant structures show all receptacles, GFI's, light fixtures, switches, ceiling fans, smoke detectors, exhaust fans, appliances, etc... Also show any added plumbing fixtures or hook-ups. (FBC 104.2)

MISCELLANEOUS DETAILS:

1. Provide complete stair and landing, handrail and guardrail details. Show materials, connections, stair stringer size, tread rise and run, handrail section, handrail and guardrail height, picket spacing, post size and anchorage. Note width of stair and landings at required exits. (FBC 1007, 1026 & Table 1004)

ENERGY CODE:

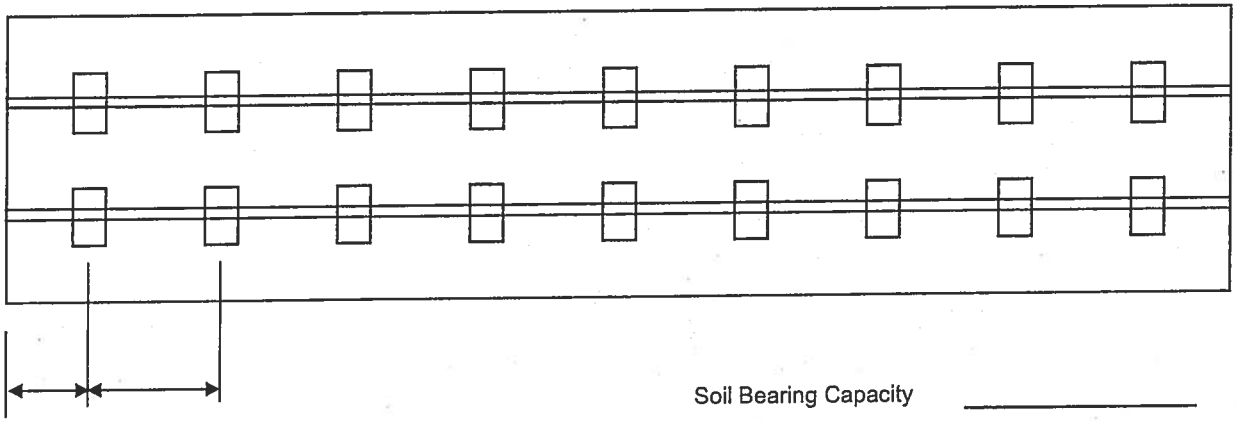
1. For A/C'd additions, attach one copy of the completed energy form to each complete set of plans. (FBC Chapter 13)

Mobile Home / Manufactured Home Plan Review Requirements

BLOCKING PLAN

Manufacturer _____

Length x Width _____



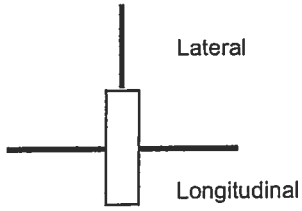
_____ Spaces at _____ oc Typical

Soil Bearing Capacity _____

Probe test / anchor length _____ / _____

I-beam Pier Pad size _____

Perimeter Pier Pad size _____



Show locations of Longitudinal and Lateral Systems. Use dark lines to show these locations

Other information needed _____

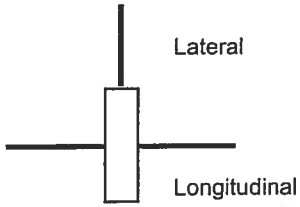
_____

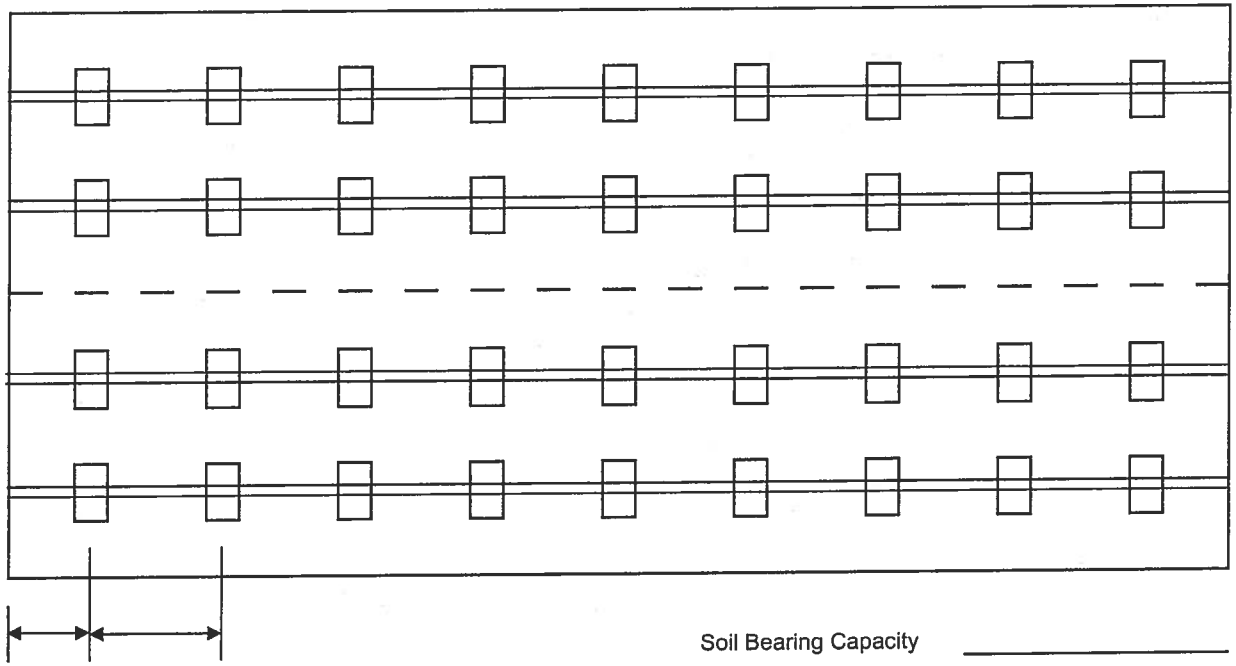
_____

S

BLOCKING PLAN

Manufacturer
Length x Width _____
_____





Show locations of Longitudinal and Lateral Systems. Use dark lines to show these locations

MARRIAGE WALL
Draw in pier size and locations, Show anchors.

_____ spaces at _____ oc
Typical

Soil Bearing Capacity _____

Probe test / anchor length _____ / _____

I-beam Pier Pad size _____

Marriage Wall Pier Pad Sizes

1	_____	5	_____
2	_____	6	_____
3	_____	7	_____
4	_____	8	_____

Perimeter Pier Pad Sizes _____

Other information needed _____

_____

_____

_____

PERMIT WORKSHEET

Mobile Home / Manufactured Home Plan Review Requirements

PERMIT NUMBER _____

Installer _____ License # _____

Manufacturer _____ Length x width _____ x _____

FEMA or Riverine Zone _____ Minimimum Required Elevation _____

Floor at or above Min. Required Elevevatior ☐ OR Minimum 36" Piers ☐

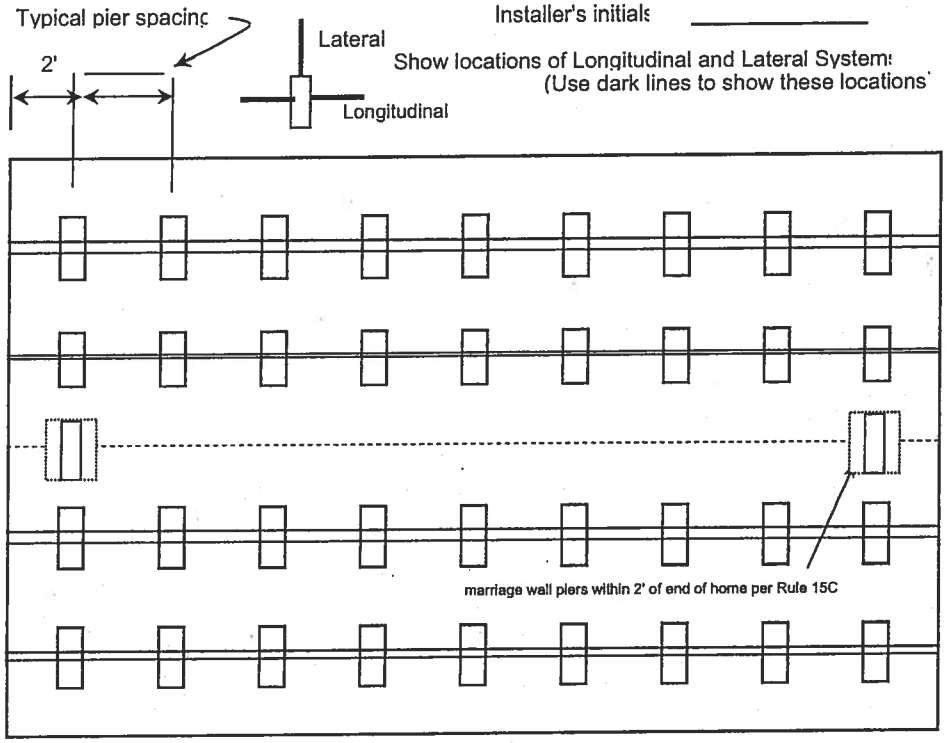
Address of home _____

Note: Complete diagram below or submit separate diagram.

I understand Lateral Arm Systems cannot be used on any home (new or used where the sidewall tie spacing exceeds 5 ft 4 in

Installer's initials _____

Show locations of Longitudinal and Lateral Systems (Use dark lines to show these locations



New Home ☐ Used Home ☐

Home installed to the Manufacturer's Installation Manua ☐

Home is installed in accordance with Rule 15-C ☐

Single wide ☐ Wind Zone III ☐

Double wide ☐ Installation Decal # _____

Triple/Quad ☐ Serial # _____

PIER SPACING TABLE FOR USED HOMES

Load bearing capacity	Footer size (sq in)	16" x 16" (256)	18 1/2" x 18 1/2" (342)	20" x 20" (400)	22" x 22" (484)*	24" X 24" (576)*	26" x 26" (676)
1000 psf		3'	4'	5'	6'	7'	8'
1500 psf		4' 6"	6'	7'	8'	8'	8'
2000 psf		6'	8'	8'	8'	8'	8'
2500 psf		7' 6"	8'	8'	8'	8'	8'
3000 psf		8'	8'	8'	8'	8'	8'
3500 psf		8'	8'	8'	8'	8'	8'

* interpolated from Rule 15C-1 pier spacing table.

PIER PAD SIZES

I-beam pier pad size _____ x _____

Perimeter pier pad size _____ x _____

Other pier pad sizes (required by the mfg.) _____ x _____

Draw the approximate locations of marriage wall openings 4 foot or greater. Use this symbol to show the piers.

List all marriage wall openings greater than 4 foot and their pier pad sizes below.

Opening	Pier pad size
_____	_____ x _____
_____	_____ x _____
_____	_____ x _____

POPULAR PAD SIZES

Pad Size	Sq In
16 x 16	256
16 x 18	288
18.5 x 18.5	342
16 x 22.5	360
17 x 22	374
13 1/4 x 26 1/4	348
17 1/2 x 22 1/2	394
20 x 20	400
17 3/16 x 25 3/16	441
24 x 24	576
26 x 26	676

ANCHORS

4 ft ☐ 5 ft ☐

FRAME TIES

within 2' of end of home spaced at 5'4" oc ☐

Other Ties

	Number		Number
Marriage wall	_____	Sidewall	_____
Shearwall	_____	Longitudinal	_____

TIEDOWN COMPONENTS

Longitudinal Stabilizing Device (LSD)

Manufacturer _____ Model # _____

Longitudinal Stabilizing Device w/ Lateral Arms

Manufacturer _____ Model # _____

PERMIT WORKSHEET

PERMIT NUMBER _____

POCKET PENETROMETER TEST

The pocket penetrometer tests are rounded down to psf
or check here to declare 1000 lb. soil without testing.

X____ X____ X____

POCKET PENETROMETER TESTING METHOD

1. Test the perimeter of the home at 6 locations.
2. Take the reading at the depth of the footer.
3. Using 500 lb. increments, take the lowest reading and round down to that increment.

X____ X____ X____

TORQUE PROBE TEST

The results of the torque probe test is inch pounds or check here if you are declaring 5' anchors without testing . A test showing 275 inch pounds or less will require 5 foot anchors.

Note: A state approved lateral arm system is being used and 4 ft. anchors are allowed at the sidewall locations. I understand 5 ft anchors are required at all centerline tie points where the torque test reading is 275 or less and where the mobile home manufacturer may requires anchors with 4000 lb holding capacity.

_____ Installer's initials

ALL TESTS MUST BE PERFORMED BY A LICENSED INSTALLER

Installer Name _____

Date Tested _____

Electrical

Connect electrical conductors between multi-wide units, but not to the main power source. This includes the bonding wire between mult-wide units. Pg.

Plumbing

Connect all sewer drains to an existing sewer tap or septic tank. Pg.

Connect all potable water supply piping to an existing water meter, water tap, or other independent water supply systems. Pg.

Site Preparation

Debris and organic material removed .
Water drainage: Natural Swale Pad Other .

Fastening multi wide units

Floor:	Type Fastener:	Length:	Spacing:
Walls:	Type Fastener:	Length:	Spacing:
Roof:	Type Fastener:	Length:	Spacing:

For used homes a min. 30 gauge, 8" wide, galvanized metal strip will be centered over the peak of the roof and fastened with galv. roofing nails at 2" on center on both sides of the centerline.

Gasket (weatherproofing requirement)

I understand a properly installed gasket is a requirement of all new and used homes and that condensation, mold, meldew and buckled marriage walls are a result of a poorly installed or no gasket being installed. I understand a strip of tape will not serve as a gasket.

Installer's initials

Type gasket
Pg.

Installed:
Between Floors Yes
Between Walls Yes
Bottom of ridgebeam Yes

Weatherproofing

The bottomboard will be repaired and/or taped. Yes . Pg.
Siding on units is installed to manufacturer's specifications. Yes
Fireplace chimney installed so as not to allow intrusion of rain water. Yes

Miscellaneous

Skirting to be installed. Yes No
Dryer vent installed outside of skirting. Yes N/A
Range downflow vent installed outside of skirting. Yes N/A
Drain lines supported at 4 foot intervals. Yes
Electrical crossovers protected. Yes
Other : _____

Installer verifies all information given with this permit worksheet is accurate and true based on the manufacturer's installation instructions and or Rule 15C-1 & 2

Installer Signature _____ **Date** _____

Permit #_____

CITY OF VENICE
Mobile Home Plan Review Checklist

Contractor:	Contact:	Ph#
Owner:	Bldg. Address:	
Comments:		

ANCHORAGE SPECIFICATIONS

Component	Manufacturer	Model	Size
Mobile Home Unit			Width x Length
Ground Anchor			Shaft x Length X Depth
Stabilizer Plate			Width X Edge X Depth
Steel Strap			Gauge X Strap Width
Strap Buckle			For Gauge X Strap Width
Frame Tie			Gauge X Strap Width

ANCHORAGE SPACING

Anchors & Straps	Frame Ties	Wall/Over Top	Mating Line
Spacing From Ends	Max From End	Max From End	
Spacing On Center	Max On Center	Max On Center	

FOUNDATION SPECIFICATIONS

Pier Locations	Spacing	Max Height	Base Size
At End Main Frame			X
Under Main Frame	Max On Center		X
Under Wall Openings	And Larger		X
Under Mating Line			X