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Mobile home repair/rebuilding FAQ's

Q: Can I repair the roof covering on my mobile/manufactured home, without a permit, if the repair is 1 square or less?

A: The roof-covering repair without a permit only applies to a conventional roof structure with conventional roofing (i.e. plywood roof deck with asphalt shingles, tile or metal panels). Most mobile homes have an engineered roof structure (roof deck and roof covering are one) and will require engineered plans. Asphalt shingle roof-covering replacement will not require engineered plans but will require a permit. In addition, a Florida Product approval, showing that the product is acceptable for use in the specified wind speed area, will be required.

Q: What if my carport and/or sunroom were damaged and need to be repaired or rebuilt?

A: Engineered plans will be required for these structures and will need to meet current building code requirements, unless they have the original plans and intend to repair to original condition with like materials. If they do not have the original plans/engineering from when the mobile home was built, new engineering will be necessary.

Q: Is a permit required to repair/rebuild any portion of my mobile/manufactured home?

A: Rebuilding of any part of the mobile home (electrical, plumbing), will require a permit and engineering plans as per MHS-24 (Mobile/manufactured home repair and remodeling guidelines). Keep in mind, these structures are not like a typical home. They cannot be remodeled by following the Florida Building Code because they are not built per that code, but rather built per engineer details. How things are wired and plumbed: how you drill and notch studs etc, is all different than in a typical home. These structures were built and inspected in a factory by HUD inspectors and given registration tags. When a building inspector inspects alterations of these structures (including simple things like boring holes for wiring and plumbing) a completely different standard applies than the FBC. The only way one can know what to do and what to inspect for with "Major" repair work is to go by engineered drawings. It is for this reason the DHSMV Standard MHS-24 requires engineering if you repair and replace wiring and plumbing, for example.

The following scope of work requires a permit with associated documentation on the materials being used:

1. New siding – need siding material details
2. New windows – need product approvals
3. Interior remodeling
 - a. Kitchen cabinets (must keep same layout as original) –need original layout of home
 - b. Interior wall coverings – need material details
 - c. Interior floor repairs –need details from engineer if exceeds 4'x4' area
4. Roof overs/reframing-rebuilding a roof structure -needs engineering
5. New sunrooms/rebuilding sunrooms -needs engineering
6. New carports/rebuilding carports -needs engineering
7. New sheds/utility rooms or rebuilding of such -needs engineering
8. Electrical panel replacement, wiring replacement -needs engineering plans
9. Plumbing piping or drains -needs engineering plans