

Residential Design Manufactured Homes



City of Salina, Building Services Division
City County Bldg., 300 W. Ash St., Room 201
Salina, KS 67401
Phone: 785-309-5715, Fax: 785-309-5713
e-mail: building.services@salina.org

A Residential Design Manufactured Home is a dwelling that is built in a shop or factory and then transported to the site where it is to be set on a permanent foundation and occupied. A RDMH (residential design manufactured home) is also defined in Section 42-64 of the Salina Municipal Code as a factory built unit that looks like a site built house. **Unless prohibited by deed restrictions, a RDMH may be located in any residential zoning district, just like site built dwellings.** After being set on a permanent foundation, the homes are designed to be supported on interior footings or piers (HUD home) or on the exterior perimeter foundation walls (an IRC home). Each home bears a stamp or seal which verified that it was built off-site under either the HUD or IRC codes.

DOCUMENTS REQUIRED WITH THE BUILDING PERMIT APPLICATION:

1. Survey
2. Site plan
3. Foundation plan showing the details of the attachment and the location and size of all load bearing footings. Typically the pier layout is provided by the maker of the MH.
4. Floor plan of manufactured home and construction drawings for covered porches and/or garages.
5. Pictures/elevations of manufactured home
6. List of subcontractors who will be doing work on the site
7. Valuation of foundation only (labor and materials) The permit fee is based on the valuation of the foundation work.
8. Provide make, model, year and HUD sticker number for manufactured home

REQUIRED INSPECTIONS

1. Footing
2. Foundation walls
3. Set-up (attachment)
4. Sewer service and water service
5. Electric service and gas service
6. Final inspection
7. Certificate of Occupancy Issuance (allows you to occupy the dwelling)

NOTE: If more than 50% of existing homes in an established neighborhood have a covered front porch and/or a garage, then the manufactured home must have a covered porch and/or garage.



The following are the City of Salina Zoning Regulations pertaining to the design requirements for manufactured homes:

Section 42-64. Residential-Design Manufactured Homes

On and after January 1, 1992, residential design manufactured homes, as defined in this chapter, shall be permitted in any residential district when in compliance with the following architectural and aesthetic standards:

- (1) The home shall have a minimum of 880 square feet of main floor living area, excluding any attached garage or porch. The longest exterior dimension of the body shall be not more than two and one-half (2 1/2) times the shortest exterior dimension.
- (2) The roof shall be double-pitched and have a minimum vertical rise of three (3) inches for each twelve (12) inches of horizontal run. The roof shall be covered with material that is residential in appearance, including but not limited to, wood, asphalt, composition or fiberglass shingles, but excluding corrugated aluminum, fiberglass, or metal roofing material. The roof shall have a minimum eave projection or overhang of ten (10) inches on at least two (2) sides, which may include a four- (4) inch gutter.
- (3) The exterior siding shall be made of non-reflective material customarily used on site-built dwellings such as wood, composition or simulated wood, clapboards, conventional vinyl or metal lap siding, brick, stucco, or similar materials, but excluding smooth, ribbed or corrugated metal or plastic panels. Siding material shall extend below the top to the exterior foundation or curtain wall and the joint shall be flashed in accordance with city building codes.
- (4) The home shall be installed in accordance with the recommended installation procedures of the manufacturer and the city building codes. The running gear, tongue, axles, and wheels shall be removed from the unit at the time of installation. A continuous, permanent masonry foundation or permanent masonry piers with masonry curtain wall, unpierced except for required ventilation and access, shall be installed under the perimeter of the home.
- (5) The home shall have a garage and covered porch at the main entrance, if fifty (50) percent or more of the existing homes on the same and/or adjacent block face have garages and/or covered porches. Where required or installed, the roofing and siding material must be of a type approved for the home itself.