

Installing mobile home in Juneau, either in a Mobile Home Park or on Private Land, requires a building permit. For Mobile Home Parks, an approval of the Park Manager is required to process a building permit application. Applications may be made with a Permit Technician on the 4th floor of the Marine View Center at 230 S. Franklin Street. The following items will be inspected:

Required Setback and Separation Distances

Mobile home parks:

- **15 feet** from the mobile home to the side and rear property lines of the entire **park**;
- **25 feet** from the mobile home to **public streets** and roads and
- **15 feet** from the mobile home to **any other mobile home** on an adjacent park lot including porches, wannigans, out-buildings, etc. (See page 2 for exceptions and examples)

Private Lot setbacks depend on the zoning of the lot. Contact a Planner at (907) 586-0770.

Maximum Coverage of a mobile home lot shall not exceed 50% of the total lot area. Only one dwelling unit is allowed per mobile home lot.

Foundation

In mobile home parks: the mobile home frame shall be supported on blocks or timbers spaced not more than 8 feet on center. Wood in contact with concrete or within 6 inches of earth shall be pressure treated or cedar. (On private lots, a permanent foundation with minimum 32 inch deep frost protection shall be provided for all support members)

Sewer Connections shall be plumbed with a 3 inch minimum drain pipe, adequately sloped and containing a full size cleanout at the upper end.

Water Supply shall be protected from freezing. Outside hose bibbs shall be anti-siphon backflow protected.

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Electric Service All work shall conform to the National Electrical Code. (See Temporary Electrical Connection drawing)

Skirting shall provide frost protection to the underside of the mobile home. All wood in contact or within 6 inches of earth shall be pressure treated or cedar.

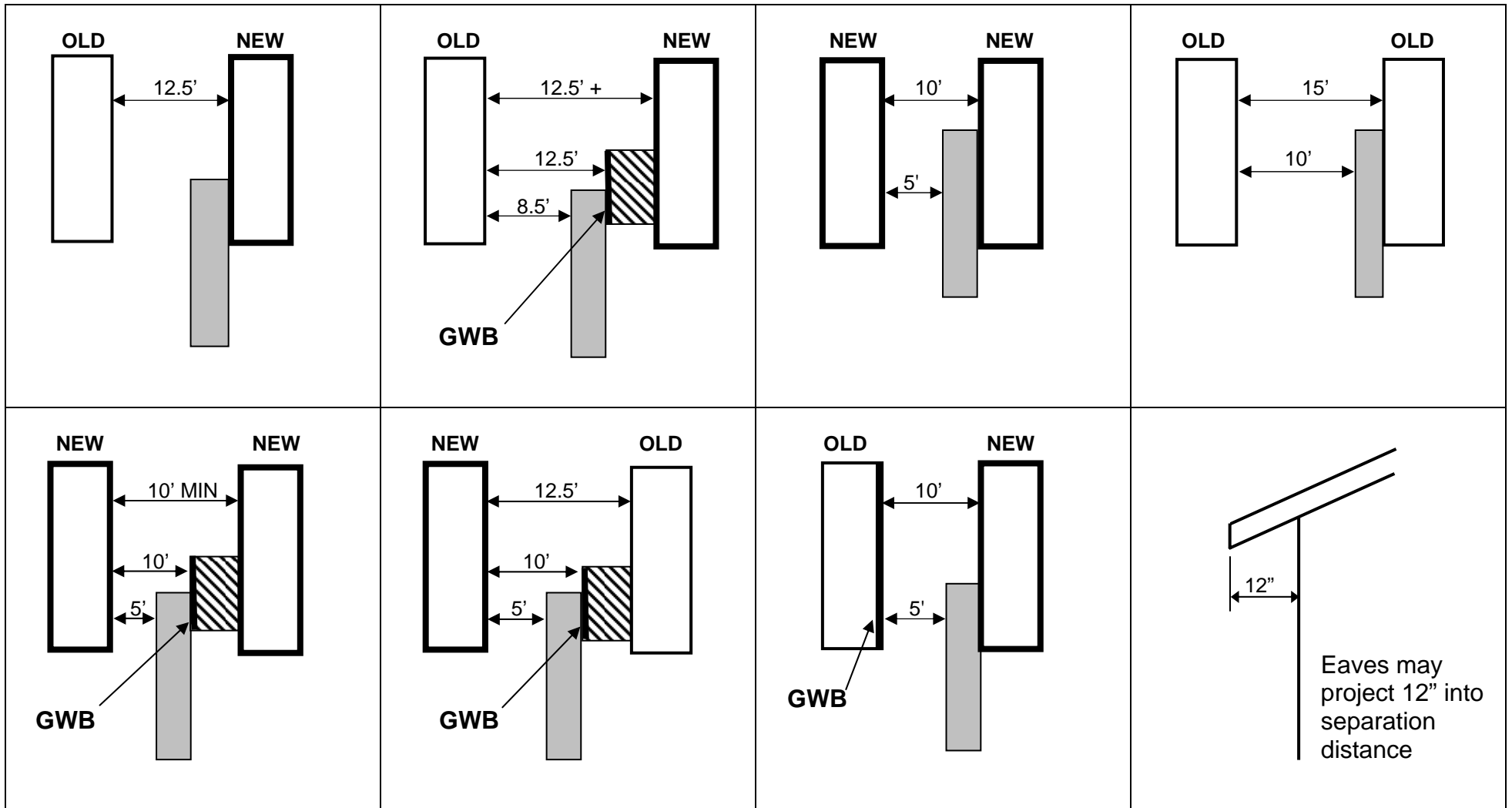
Address or space numbers shall be at least 4 inches high with a ½" stroke, of contrasting colors to the background, clearly visible on approach and shall be attached to the front of the mobile home.

Steps shall be provided at all exit doors. All risers shall be equal in height and shall not exceed 7 ¾ inches in height. Grippable handrails shall be provided on at least one side of steps with four or more risers. Guardrails shall be provided where any walking surface is over 30 inches high. When doors swing out, a minimum 3 foot by 3 foot platform shall be provided no more than 1 1/2 inches below the threshold. When doors swing in, a step or platform shall be provided no more than 7 ¾ inches below the floor level. (screen/storm doors may swing over a step) Wood in contact with concrete or within 6 inches of earth shall be pressure treated or cedar.

Oil Tanks shall be vented. They shall have separate vent and fill openings. Tanks shall be located a minimum of 5 feet from the nearest side of any public way, adjacent lot or from any important building on the same property. Piping shall be protected from damage. (See Fuel Oil Tank Handout)

Propane Tanks of less than 125 gallons capacity may be adjacent to a mobile home provided there is no opening into or below the mobile home or within 3 feet horizontally of the tank. Larger tanks shall be spaced 10 feet away from structures. Underground piping shall be wrapped or otherwise approved per the International Fire Code.

MANUFACTURED HOMES IN MOBILE HOME PARKS - Separation Distances



Uncovered Accessible Ramp (may project 5' into separation distance)



Addition With or Without Openings

GWB = Gypsum Wall Board Interior Finish

NEW = New Type Manufactured Home With Gypsum Wall Board Interior Finish

Not to Scale

CBJ 49.65.310(b)(1)(D)(iii) Separation of Mobile Homes No wall, post, or column supporting a roof of any mobile home, accessory building, or addition to any mobile home shall be placed less than 15 feet away from any other mobile home, accessory buildings or addition. A mobile home, or its addition or accessory building having an interior finish of gypsum board or equivalent fire resistive materials, may be placed no less than ten feet from one likewise finished, and no less than 12 1/2 feet from one not so finished. An accessory building to a mobile home may be placed less than ten feet away from that mobile home or its addition. Eaves and other projections may extend no more than 12 inches into the separation distance. Uncovered ramps and associated landings needed for access by people with disabilities may project five feet into the separation distance.