



7100 147th Street West
Apple Valley, MN 55124-9016

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www.cityofapplevalley.org

New Manufactured Home Installation

1. Allow eight to ten days for plan review and issuance of the permit.
2. An inspection of the lot is required before beginning work.
3. An inspection of supports, tie-downs, and utility connections is required before installing skirting.
4. A final inspection is required when all work is complete. The electrical inspection must be completed before the City final inspection. Water hook up is included with the building permit.
5. Other structures that are in disrepair must be removed from the lot before the lot inspection. Other structures in good condition may remain on the lot as long as proper setbacks are maintained and they are not in violation of any other ordinance.
6. Separate permits may be required for other structures that you may want to install.
7. **Minimum setbacks: Setbacks are from any adjacent structure or attachment.**

<u>Front</u> – none	<u>Side</u> - 10 feet
<u>Rear</u> - 5 feet	<u>Other</u> - 5 feet from any storage shed.
8. Supply a copy of the manufacturer's installation instructions for all homes manufactured after June 14, 1976.
9. Manager Approval is required.
10. Show the dimensions from your home to any adjacent homes or other structures and from curb to front of home or use the back of this application.

Alterations or Modifications to Existing Manufactured Homes:

1. Allow eight to ten days for plan review and issuance of the permit.
2. Plans shall include a plan view and a section view of the structure. If the structure is commercially manufactured, include a copy of the manufacturer's informational brochure.
3. Submit a signed original of the Approval Form from the park manager approving the changes.
4. On the drawing, show the proposed location of the addition or accessory structure in relation to your home. Show dimensions between the addition or structure and the adjacent homes or other existing accessory structures.
5. Setbacks in front of the home are zero. From the side or rear of the home, the setback is 5 feet from any other home or structure. For attached additions, the side setback is 10 feet from any other structure. The rear setback is 5 feet from any home or

structure. Attached additions also need to be setback 5 feet from any freestanding storage shed.

6. Attached additions include, but are not limited to, living space, stoops, decks, utility boxes, awnings, patio covers, carports, and screened porches.
7. Garages and carports shall be anchored to the ground by approved means.
8. Fences shall not exceed 6 feet in height.
9. Sheds shall be a maximum of one-hundred (100) square feet in area and shall not exceed ten feet in height.
10. Deck landings shall be built 8 inches below the threshold of the door and shall be a minimum of 36 inches by 36 inches.
11. Deck lumber shall be treated or naturally decay resistive.
12. Any alteration of a manufactured home may require removal of state seals. If seals must be removed, you may apply for replacement seals by contacting the State Building code Department, Manufactured Home Division.

This handout is written as a guide and shall not be considered a complete set of requirements.

MOBILE HOME PARK OWNER/MANAGER APPROVAL

This approval form must be signed by the park owner or manager before the city of Apple Valley can approve your permit application and issue your permit.

NAME OF PARK _____

ADDRESS OF PROPOSED WORK _____

LOT NUMBER _____

NAME OF RESIDENT _____

APPROVE CONSTRUCTION OF _____

The undersigned agrees that he/she has reviewed the proposed work for the above mentioned address, and to the best of their knowledge agrees that the proposed work is in conformance with all rules of the mobile home park.

Title _____

Signature _____

Date _____

Print Name _____

NOTE: Approval from the Park Management does not give authorization to proceed with construction. Building permits must first be obtained from the City of Apple Valley before any work can begin.