

Residential Design Manufactured Homes

A Residential Design Manufactured Home is a single family 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 Liberal's Zoning Ordinance Article 3 - 61 MANUFACTURED DESIGN HOME - MOBILE HOMES: A factory built structure or structure more than eight (8) feet in width and more than thirty-six (36) feet in length, equipped with the necessary service connections for required utilities, having the plumbing, heating, air conditioning and electrical systems contained therein and made so as to be readily movable as a unit or units on its or their own running gear and designed to be used as a dwelling unit or units without a permanent foundation. The phrase "without a permanent foundation" indicates that the support system is constructed with the intent that the mobile home placed thereon may be moved from time to time at the convenience of the owner. Any unit built prior to federal regulations that became effective July 15, 1976, will not be allowed. Mobile homes manufactured after that date must display a HUD Seal or data plate to verify their proper construction..

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, and year and the HUD sticker number for manufactured home.

REQUIRED INSPECTIONS

1. Footing
2. Foundation walls
3. Set-up
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)

City of Liberal, Building Services and Code Enforcement Division

City of Liberal, 324 N. Kansas Avenue

Liberal, KS 67901

Phone: (620) 626-2261

Fax: (620) 626-0572

