

# Manufactured Homes Lamar County Placement Guidelines

- The minimum lot size is 2 acres with a minimum of 30 feet of public road frontage. One (1) acre is allowed with water and/or sewer. You will need to obtain a letter from the Lamar County Water & Sewer Authority stating that the proposed building lot is hooked up to the county water supply, and submit to Zoning with your building permit application.
- The Manufactured Home must meet the following set-back requirements:
  - 85 or 100 feet from the centerline of the right-of-way depending on the street classification, and 35 feet from the front property line.
  - 150 feet minimum lot width at building line
  - 20 feet from the side property lines
  - 40 feet from the rear property lines
- The Manufactured Home must be a multi-section home and contain at least 1,400 sq. ft. of heated space to be placed in an A-R District. Other zoning districts are as follows: R-1 (2,000 sq. ft.), R-2 (1,600 sq. ft.), R-3 (1,200 sq. ft.), and the R-4 zone requires a minimum of a single-section home that contains at least 800 sq. ft. of heated space. Minimum roof pitch is 3:12.
- All pre-owned / pre-lived in (used) manufactured homes must be inspected for health, safety, and aesthetic standards by a Lamar County building inspector before these homes may be brought into or relocated within Lamar County. The applicant for the used manufactured home must pay an inspection fee based on the time and distance traveled by the Lamar County building inspector to perform the required inspection.
- The home shall be placed on a permanent concrete foundation with permanent masonry under-pinning.
- Inspections are required for **ALL** Manufactured Homes placed in Lamar County.
- Comply with Lamar County Health Department regulations for water and sewage. Well and septic system must be installed before electrical power is connected.
- A driveway pipe of at least 20' long and 15" in diameter must be installed and approved by the Lamar County Road Superintendent.
- Before issuing permits, you will need health approval (770-358-1483). You will also need a recorded / marked plat of the land, recorded deed, floor plans, a copy of the purchase agreement, and copies of licenses for a certified installer and sub-contractors to submit with your application to Zoning.
- We will issue all applicable permits; building, electrical, plumbing and HVAC, at the same time.

## MANUFACTURED HOME REQUIRED INSPECTIONS

### 1. FOOTING INSPECTION (PRE-POUR)

Site cleared and graded. Erosion and Sedimentation Controls in place. Footings dug and ready for concrete must be at least 12" below ground level. Perimeter footing does not have to be dug until later, but may be dug at this time. Pier footings should be 24" x 24" x 6" thick. Perimeter footing should be 12" wide by 6" thick. Termite pre-treatment must be completed prior to this inspection.

### 2. SET-UP / UNDER-HOUSE INSPECTION:

**ALL connections and installations UNDER HOME should be complete and installed according to codes.** Perimeter footing (pre-pour) may be inspected at this time. Electrical installed with panels uncovered for inspection. The tongue, axles, and transporting lights must be removed. **SET-UP / UNDER-HOUSE INSPECTION MUST BE DONE BEFORE PERIMETER WALL IS INSTALLED.**

### 3. FINAL INSPECTION:

Masonry underpinning and decks complete according to codes; yards mulched or sodded. Construction debris removed. **YARD MUST SLOPE AWAY FROM HOME WITH A MINIMUM 6 INCH DROP OVER 10 FEET OUT FROM HOME.**

4. Certificate of occupancy will be issued within two (2) working days, following the final inspection. Certificate of Occupancy will be mailed unless otherwise requested. Electrical power may be connected to the home as soon as the final inspection is completed.

## GENERAL RULES FOR INSPECTIONS

- \* 24 HOUR NOTICE REQUIRED.
- \* PERMIT NUMBER REQUIRED AT TIME OF SCHEDULING INSPECTION.
- \* RE-INSPECTION FEES WILL BE PAYABLE PRIOR TO SCHEDULING RE-INSPECTION. FEES SHOULD BE PAID AT THE LAMAR COUNTY BUILDING AND ZONING DEPARTMENT LOCATED IN THE LAMAR COUNTY ADMINISTRATION BUILDING AT 408 THOMASTON ST., STE. B IN BARNESVILLE. OUR PHONE NUMBER IS 770-358-5364.
- \* IN CASE OF APPEAL, ALL WORK WILL STOP, PER CODE, UNTIL COMPLETION OF HEARINGS.
- \*\*\*NOTE: ANY PROPERTY FOUND TO BE IN VIOLATION OF LAMAR COUNTY ORDINANCES WILL HAVE PERMIT REFUSED OR REVOKED.

