

TOWN OF EAGAR

MANUFACTURED HOME SET UP

DEFINITIONS

A “**manufactured home**” is considered to be a home manufactured after June 15, 1976. This type of home is identified with a **RED** label affixed to the end opposite the tongue of each section of the home. This type of home is distinct in that it generally has a permanent metal frame that supports the structure and the same metal frame is supported to the ground by various arrangements of piers. Although other support points other than the metal frame may be incorporated, they will not support the majority of the structure.

A “**factory built home**” or a “**modular home**” is generally identified with a blue label affixed to the end of the home. This type of home is distinct in that it generally does NOT have a metal frame that supports the structure after installation. This type of home generally will be installed on an independent foundation of a conventional construction type. This foundation will be the main support of the structure.

INFORMATION NEEDED BY THE BUILDING INSPECTOR

- **PLOT PLAN**

A drawing showing the location of your manufactured home on the property with the dimensions from the property lines and showing any out buildings on your property with dimensions from the property lines, also. Show water, electric, gas and sewer or septic.

- **VALUATION and SIZE**

The valuation and size (dimensions and square footage) of your manufactured home is needed for statistical purposes. Also include the total number of rooms in the home along with the number of bedrooms and bathrooms. List the type of roof covering and what is used for exterior wall finish. (This information is used for statistical purposes.)

- **SEPTIC PERMIT**

A permit from Apache County for septic tank installation shall be required if you are not on the Town of Eagar’s sewer system.

UTILITY HOOK-UPS

The utility hook-ups are the responsibility of the homeowner. Application for water and sewer hook-ups can be obtained from Eagar Town Hall at the Water Dept. between 8:00AM and 4:30PM, Monday thru Friday. Propane hookup may be arranged with one of the local propane companies. Information concerning electrical hook-up may be obtained from Navopache Electric Cooperative.

ADDITIONS TO YOUR HOME

The attachment of accessory structures such as wood awnings, carports, garages, porches or wood decks to the wall of a mobile/manufactured home can cause serious damage to the home if not properly supported. Any of the above structures when attached must be self-standing or a stem wall type construction must be placed under the manufactured home wall along the attached structure area. The only exception is a method designed and approved by the manufacturer of the home. All additions to the home, not part of the original sales contract will require a building permit.

IT IS THE RESPONSIBILITY OF THE APPLICANT TO SEE THAT ALL REQUIRED INSPECTIONS ARE COMPLETED, INCLUDING THE FINAL INSPECTION

All installations must comply with Office of Manufactured Housing codes, manufactures specifications and applicable building codes.

TOWN OF EAGAR

**APPLICATION FOR MANUFACTURED HOME SET UP
THE TOWN OF EAGAR WILL ISSUE OR DENY THIS PERMIT WITHIN 7 BUSINESS DAYS**

OWNER'S NAME: _____

MAILING ADDRESS: _____
PO BOX/STREET CITY STATE ZIP

PHONE # H-_____ W-_____

INSTALLER'S NAME: _____

HOME SHALL BE INSTALLED BY LICENCED CONTRACTOR ONLY.

MAILING ADDRESS: _____
POBOX/STREET CITY STATE ZIP

PHONE #: _____ AZ CONTR. LIC. #: _____ CLASS _____

LIST ALL SUB-CONTRACTORS:

GRADING _____	CONCRETE _____
MASONRY _____	CARPENTRY _____
PLUMBING _____	MECHANICAL _____
ELECTRICAL _____	ROOFING _____
DRYWALL _____	PAINTING _____

Size of Home: _____ X _____
Total Square Feet: _____
Year: _____
Valuation: \$ _____

Number of Bedrooms: _____
Number of Bathrooms: _____
Total Number of Rooms: _____
Finish Roof Material: _____
Finish Siding Material: _____

WILL THERE BE ANY OTHER STUCTURES (attached or detached) PLACED ON THIS PROPERTY? YES NO
A SEPARATE PERMIT WILL BE NEEDED FOR ANY CONSTRUCTION DONE IN ADDITION TO
THE MANUFACTURED HOME. (I.E. - room addition, porch, storage room, garage, shop, etc.)

PROPOSED USE:

__DWELLING __BUSINESS __STORAGE __OTHER _____

JOB SITE LOCATION: (*GIVE AT LEAST ONE OF THREE)

*STREET ADDRESS: _____

*LEGAL DESCRIPTION: _____

*PARCEL ID # (I.E.- 104-XX-XXX) _____

UTILITIES SUPPLIED BY: (I.E.- TOWN, SEPTIC, WELL, POWERPLANT, PROPANE, L.N.G., ETC.)

WATER _____ SEWER _____ ELEC. _____ GAS _____

NOTE: THE METER LOOP WILL NOT BE GREEN TAGGED UNTIL AFTER THE FINAL INSPECTION IS COMPLETED.

The Pioneer Irrigation Company Inc. discloses to the permit applicant that an existing irrigation ditch may cross near or on the property identified on this application that could potentially flow down stream or sub-irrigate onto said property. The Pioneer Irrigation Company Inc. recommends that the applicant take into consideration the potential water flow prior to making improvements to the property. The applicant understands that there may be an unrecorded prescriptive easement on their property. Applicant should contact the Pioneer Irrigation Company Inc., at 333-5604 to see if these ditches will affect the improvement of the property.

DATE SIGNATURE

RETURN THIS APPLICATION ALONG WITH REQUIRED DRAWINGS TO THE BUILDING DEPARTMENT
AN INCOMPLETE APPLICATION MAY DELAY PROCESSING

Landing Requirements

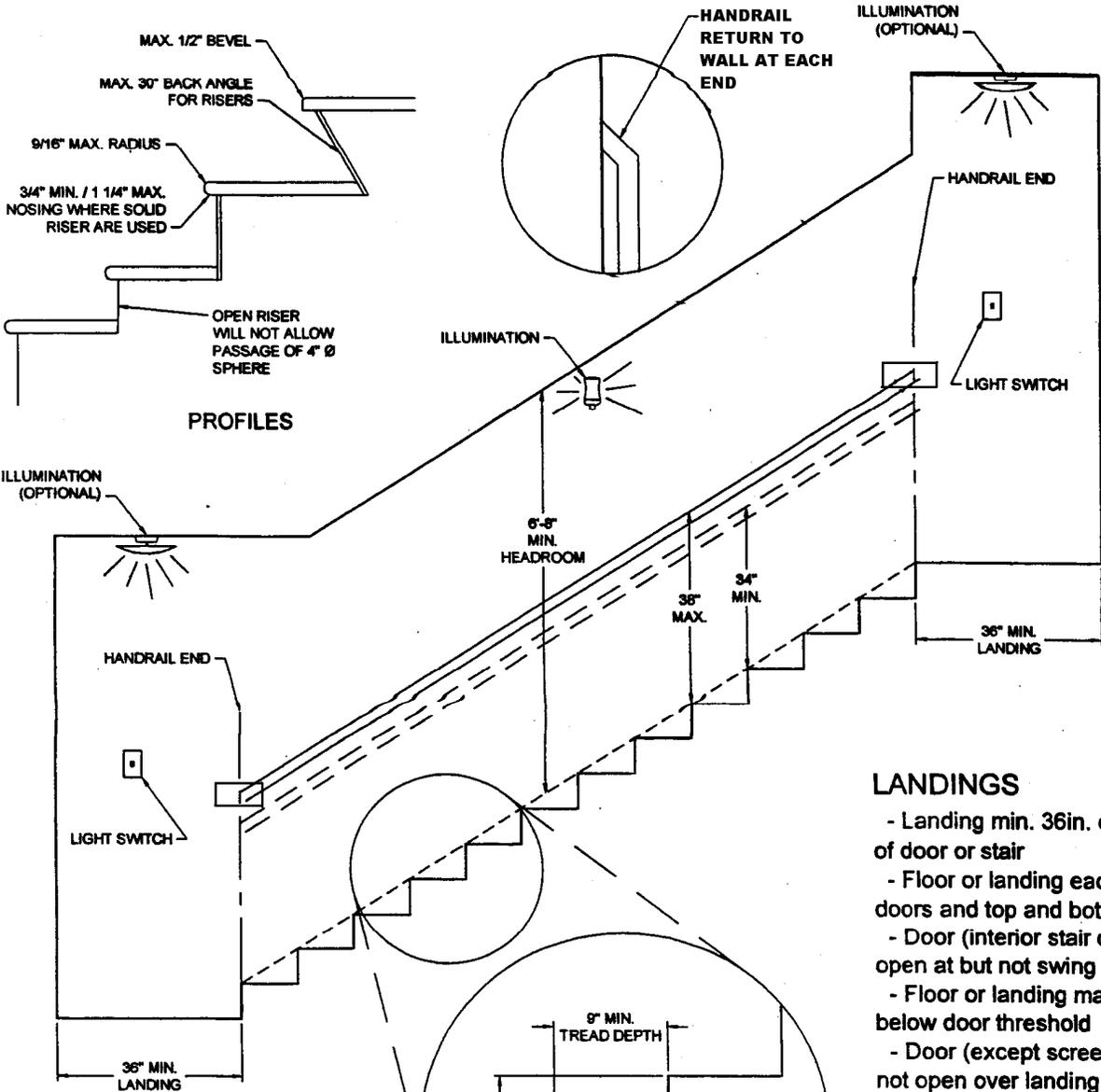
R311.4.3 Landings at doors. There shall be a floor or landing on each side of each exterior door.

Exception: Where a stairway of two or fewer risers is located on the exterior side of a door, other than the required exit door, a landing is not required for the exterior side of the door.

The floor or landing at the exit door required by Section R311.4.1 shall not be more than 1.5 inches (38 mm) lower than the top of the threshold. The floor or landing at exterior doors other than the exit door required by Section R311.4.1 shall not be required to comply with this requirement but shall have a rise no greater than that permitted in Section R311.5.3.

Exception: The landing at an exterior doorway shall not be more than 8 inches (196 mm) below the top of the threshold, provided the door, other than an exterior storm or screen door does not swing over the landing.

The width of each landing shall not be less than the door served. Every landing shall have a minimum dimension of 36 inches (914 mm) measured in the direction of travel.



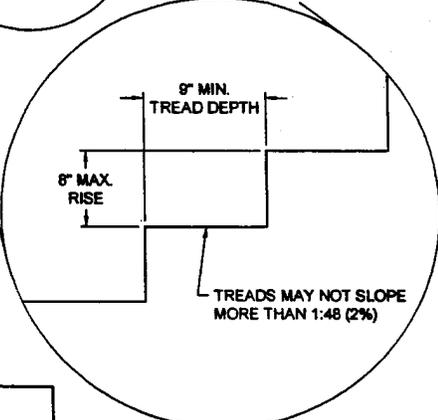
**SECTION R312
LANDINGS**

LANDINGS

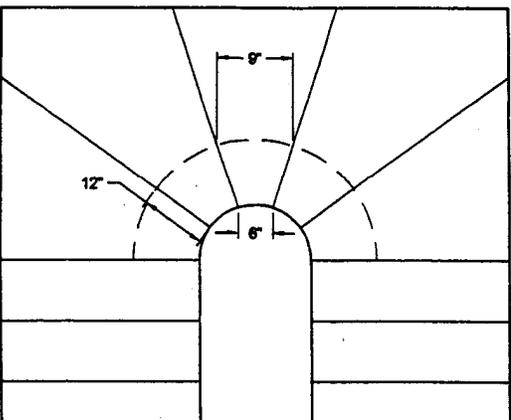
- Landing min. 36in. deep x width of door or stair
- Floor or landing each side of exit doors and top and bottom of stair
- Door (interior stair only) may open at but not swing over step
- Floor or landing max. 1 1/2in. below door threshold
- Door (except screen door) may not open over landing (Exception: Interior doors where floor is same level on both sides)

STAIRS

- Headroom min. 6ft.8in. (spiral 6ft.6in.)
- Illumination required for stairs and landings (one centrally located light is acceptable)
- Min. stair and landing width 36in.
- Max. riser height 8in., min. tread depth 9in.
- Riser or tread max. differential 3/8in.
- Winder tread min. 6in., develop 9in. at 12in. from inside
- Slope of tread max. 1:48 (2%)
- Concrete over wood steps: roll membrane up sides (between tread and side wall) w/ counterflashing



**SECTION R314
STAIRWAYS**



WINDING STAIRS

HANDRAILS

- Grippable rail required if 2 or more risers

- Railing height min. 34in. and max. 38in

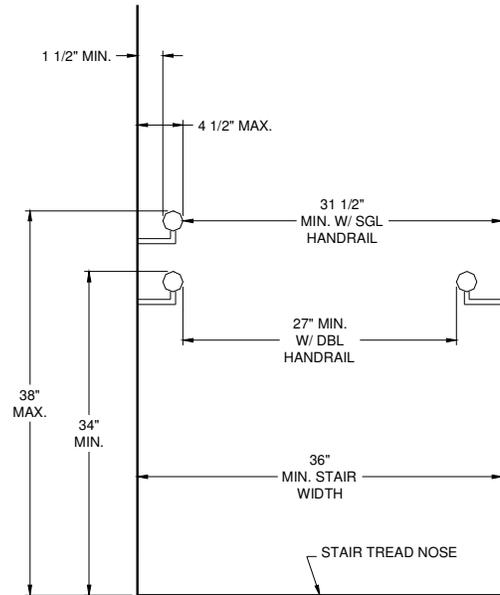
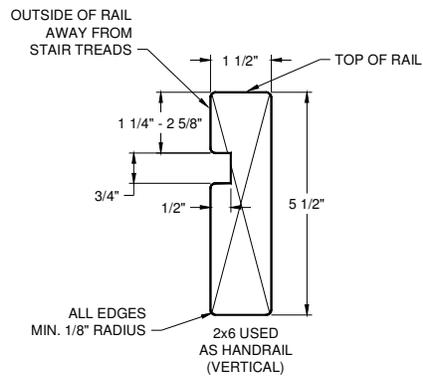
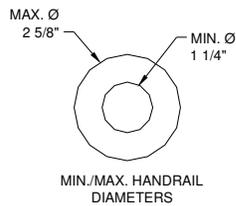
- Grip must be 1 1/4in. - 2 5/8in.

circular cross section

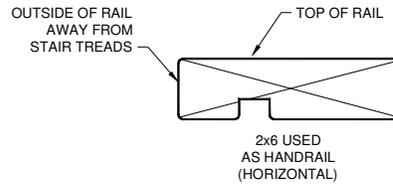
- Max. projection into stairway 4 1/2in.

- Ends shall return to wall or newel post

- No ladder effect



SECTION R315
HANDRAILS

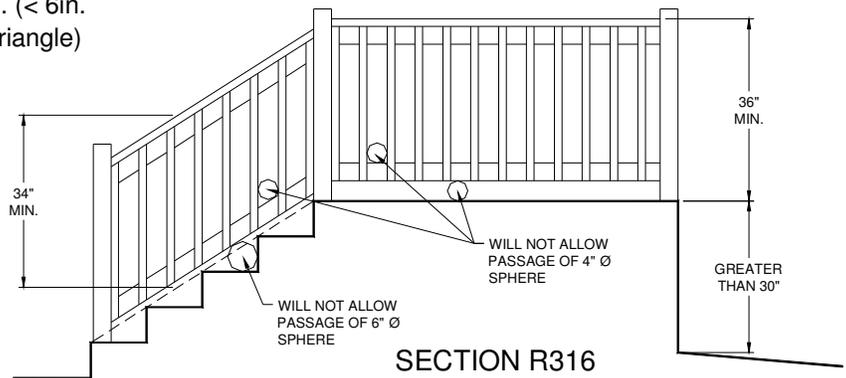


GUARDS

- Required for all walkoff >30in. above floor or grade

- Min. height 36in. (34in. stair handrail)

- Max. opening size < 4in. (< 6in. opening at tread/riser/rail triangle)



SECTION R316
GUARDS

Manufactured Homes

Town of Eagar Roof Snow Load Policy

The Federal (HUD) roof snow load standard for the State of Arizona is 20 pounds per square foot. However, the Town of Eagar's snow load requirement exceed to 20 psf Federal standard.

The Town of Eagar requires that Manufactured Homes constructed after January 1, 2009 meet the snow load of a minimum of 30 psf; or, a separate, approved, engineered roof structure that meets the roof snow load for the Town of Eagar must be installed over the Manufactured Home.

A Manufactured Home constructed before January 1, 2009 will be exempt from the snow load requirement as outlined above, provided that the installer and the owner agree in writing to accept all risks associated with the installation of a Manufactured Home with a roof that does not meet the Town of Eagar roof snow load requirements.

A "RELEASE OF RESPONSIBILITY " form, provided by the Town of Eagar, must be filled out in its entirety and submitted along with the application for a Manufactured Home installation permit. The completed form will be recorded with the Apache County Recorders Office with the Home Owner paying the recording fees.



When recorded return to:
Town of Eagar
P.O. Box 1300
Eagar, AZ 85925

Manufactured Homes
Built Prior to January 1, 2009

RELEASE OF RESPONSIBILITY

Installer: _____ License Number: _____
Unit Serial # _____
HUD Label # _____
AZ Insignia # _____
Unit Roof Snow Load Rating: _____

Home Owner: _____
Property Address: _____
Parcel # _____

Required Snow Load for the Town of Eagar is 32 Pounds PSF

The Undersigned hereby release the Town of Eagar of all responsibility associated with the installation of the Manufactured Home referenced above; said Manufactured Home does not meet the roof snow load requirements of the Town of Eagar.

Installer authorized signature

Date

Home Owner signature

Date

This completed form will be recorded with the Apache County Recorder's Office. The Home Owner will pay the recording fees.

Where Roads Hit the Trails

P. O. Box 1300 • Eagar, AZ 85925-1300 • (928) 333-4128 • 22 West 2nd Street • www.eagaraz.gov