

Knox County Code Administration & Inspection

IRC -Manufactured Home Information



Rev. 022019

The items in this handout utilize the 2018 International Residential Code ®. This handout is a guide only, and is not all-inclusive.

PROCEDURES FOR MANUFACTURED HOME PERMIT APPLICATION

1. Applicant must go to MPC on 4th Floor to receive a certified address.
2. Applicant will need to go to the Register of Deeds office (second floor) (865) 215-2330, to obtain Instrument number of the recorded survey. This is only required if the property has been recently subdivided and is not in a recorded subdivision.
3. A Drain field layout is required when property is not on a sewer system. This can be obtained from the Knox County Health Department, (865) 215-5200.
4. Proof of sewer hookup from local utility server. Letter stating that applicant has paid for sewer hookup.
5. One site plan is required showing position of the manufactured home in relationship to the property lines. The plan must show property and setback dimensions.
6. A letter from the owner giving permission for applicant to apply for the permit if the owner is not present.
7. Fee for the manufactured home permit is \$100.00

PROCEDURES FOR MOBILE HOME SETUP (Knox County Codes will perform a setback verification inspection and a final inspection). Setup of the home on the property must be by a State Certified installer.

1. All footings are inspected by the State of Tennessee and piers must be per mfg. Setup instructions. If setup instructions are not available, all piers must be minimum 24"x24"x8" and the bottom of the concrete must be at least 12" below finished grade for frost protection.
2. All PVC drain lines must be supported every 48" and be installed per the plumbing code.
3. Water supply lines must be supported every 6ft. for copper and every 3ft. for plastic.
4. The house gas line must be grounded with 8ft. ground rod and #6 copper wire.
5. Manufactured home must be completely underpinned with material intended for exterior use.
6. Crawl space ventilation is required when a masonry foundation is installed under the unit. Ventilation must meet code requirements.
7. Dryer vents must terminate outside the crawl space area and must be rigid metal (not flex pipe). Dryer vent must comply with all code requirements.
8. Yard must be graded for positive drainage away from the home; minimum 6 inches of fall in the first 10 feet. Yard must be seeded and strawed or sod installed.

THE HOME MUST PASS A FINAL INSPECTION AND RECEIVE A CERTIFICATE OF OCCUPANCY BEFORE IT CAN BE OCCUPIED.