



St. Mary's County
Department of Land Use and Growth Management
Customer Assistance Guide

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Building Permits for Mobile Homes

These guidelines apply to the installation of mobile homes for use as single-family dwelling units. This bulletin is for information only and may not apply exclusively to every mobile home permit application on every property in St. Mary's County.

Step 1: See Customer Assistance Guide (CAG) #2

The "Drop-Off" Process for obtaining a Building Permit for Residential Construction.

Step 2: Permit Issued

Upon issuance of your mobile home permit you will be provided a Building Permit Placard for you to post on your property to identify the location of the mobile home installation. You will also be provided with CAG #22, *Building Code Inspections and Fees*, and an inspection application form. Please follow the CAG #22 instructions as they pertain to "staking and flagging the lot," filling out the inspection application form and paying the applicable inspection fee. The fee and completed form must be on file with the inspection agency 24 hours prior to requesting your footing inspection.

Step 3: Inspections - Footings/Framing/Final

Footings – To pass inspection your pier holes must be a minimum of 20" deep. The bottom of each hole must be nearly level and the soil at the bottom must be solid and undisturbed. Pier holes are typically 24" square and a maximum 8 feet apart. The manufacturer's installation guidelines should be consulted for each specific mobile home.

In addition to the manufacturer's guidelines the St. Mary's County Building Code (IRC 2015).

Final – To pass inspection the steps, handrails and guardrails must be in place. Hurricane straps must also be installed, and the mobile home must be skirted. Your licensed plumber and licensed electrician must call for their final inspections as well.

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