



## Community Development Department

1700 North 4th Avenue West, Newton, IA, 50208

(641) 792-6622

FAX (641) 792-0670

[www.NewtonGov.org](http://www.NewtonGov.org)

# INSTALLATION OF FACTORY BUILT HOMES

Local, state and federal regulations require:

- **MODULAR** homes must comply to relevant sections of the State of Iowa Building Code. The manufacturer of the home must provide you forms certifying compliance with these requirements. Contact the Building Official to see what forms need to be submitted for your project.
- **MANUFACTURED** homes must bear a seal indicating they have been constructed in accordance with the Federal Manufactured Home Construction and Safety Standards (HUD Code).
- Factory Built Homes must be installed with support and anchorage as recommended by the manufacturer. As an alternate to the manufacturer's recommended instructions, a support and anchorage system designed by a registered engineer may be used or a conventional foundation approved by the Building Division.
- To obtain a Building Permit you must provide the City with a plot plan showing where the structure is to be located on the lot with the distances noted to the lot lines. (Plot plan forms are available from the Building Division.) All other buildings, if any, on your property must also be shown on this drawing.
- Locate property lines exactly. Estimates are not acceptable. The Building Inspector will request you to show lot corners at the time of the foundation inspection. Approval will not be given if there is any doubt as to where they are located.
- Check with the Engineering Division regarding any easements. A building cannot be placed over an easement.
- Any driveway, sidewalk, or utility work in public right-of-way requires an approved excavation permit. See the Engineering Division.
- The structure must meet the setback requirements that apply for the zoning district in which it is to be located. Contact the City Planner for details.
- The minimum building width is 22 feet. Any manufactured home less than 22 feet shall be allowed on individual lots **only** in accordance with the R-5 Manufactured Housing Park District. Contact the City Planner for details.
- Owners of factory built homes will be assessed as real property unless located in an approved Mobile Home Park.

These are basic minimum guidelines. For further information or if you have any questions call the Building Division at 792-6622.

T.R. Arnold & Associates, Inc.  
*industrialized housing advisors*

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(219)264-0745 FAX (219)264-0740

MANUFACTURER Four Seasons Housing, Inc.

CORPORATE ADDRESS 105 14th Avenue

CITY, STATE, ZIP Middlebury, IN 46540

MANUFACTURING FACILITIES:

| <u>ADDRESS</u>         | <u>CITY, STATE, ZIP</u>     |
|------------------------|-----------------------------|
| <u>105 14th Avenue</u> | <u>Middlebury, IN 46540</u> |
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T.R. ARNOLD & ASSOCIATES, INC., ACTING IN ITS CAPACITY AS A PRIMARY INSPECTION AGENCY (PIA) APPROVED BY THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, HAS INSPECTED THE MANUFACTURING FACILITIES LISTED ABOVE AND FOUND SAID MANUFACTURING FACILITIES TO BE PRODUCING MANUFACTURED HOMES IN CONFORMANCE WITH THE MANUAL OF PLANS AND SPECIFICATIONS ON FILE AT THE PLANT AND WITH THE APPLICABLE STANDARD IN FORCE AT THE TIME OF THE INSPECTION.

THE ABOVE LISTED MANUFACTURED FACILITIES WERE FURTHER FOUND TO HAVE IN EFFECT AN ADEQUATE QUALITY (COMPLIANCE) CONTROL PROGRAM.

APPROVED BY THOMAS R. ARNOLD

SIGNATURE \_\_\_\_\_

TITLE PRESIDENT

DATE 8/19/2000

DATE OF INSPECTION:

7/25/2000 THRU 8/16/2000