



City of Brazil

203 East National Avenue

Brazil, Indiana 47834

Phone: (812) 446-0050

www.brazil.in.gov

Modular (Manufactured) Home Building Application

Permit #: _____ Date Received: _____ Total Inspects: _____

BZA Application Fee: \$50.00 (Non-Refundable)

Paid ☐ Yes ☐ No

1. Owner:

2. Contractor Information:

Owner:	Contractor:
Phone #:	Phone #:
Email:	Email:

3. Location Information:

Improvement/New Build Address:	State Design Release # (attach copy)	Square Footage:
Project Value:	Misc:	

4. Construction Activity:

Type(s) of Construction to be Completed:
--

5. Required Inspections: 24-HOUR NOTICE REQUIRED

- | | | | |
|---|--------------------------|-------------------------------|--------------------------------|
| 1 | <input type="checkbox"/> | Footer | <input type="checkbox"/> Other |
| 2 | <input type="checkbox"/> | Foundation | |
| 3 | <input type="checkbox"/> | Electrical Service Connection | |
| 4 | <input type="checkbox"/> | Final | |

Additional Inspections; if needed:

- | | | |
|---|--------------------------|--------------------------------|
| 6 | <input type="checkbox"/> | Deck |
| 7 | <input type="checkbox"/> | <input type="checkbox"/> Porch |

Applicate Signature:	Date:
----------------------	-------

Planning Administrator Signature:

****Note: It is the contractor responsibility to contact the building inspector for required inspections!****

MANUFACTURED HOMES

§ 156.215 PURPOSE OF REGULATIONS.

It is deemed by the Common Council that it is in the best interests of the city that the placement and location of manufactured homes upon real estate within the corporate limits of the city be regulated.

(1982 Code, § 158.01) (Ord. 6-1983, passed 4-11-1983)

§ 156.216 DEFINITIONS.

For the purpose of this subchapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

MANUFACTURED HOME. A dwelling unit designed and built in a factory, which bears a seal certifying that it was built in compliance with the Federal Manufactured Housing Construction and Safety Standards Law (42 U.S.C. §§ 5401 *et seq.*), and includes but is not necessarily limited to mobile homes.

MOBILE HOME or TRAILER. Any vehicle either self-propelled or propelled by means of being attached to a motor vehicle, which may be used as a place of abode or residential dwelling, and which has no other foundation other than the wheels required for its movement from one place to another.

(1982 Code, § 158.02) (Ord. 6-1983, passed 4-11-1983)

§ 156.217 PLACEMENT OF MANUFACTURED HOME; PROCEDURE.

(A) No person shall place or locate a manufactured home of less than 23 feet in width on a parcel of real estate or lot located within the corporate limits of the city, or within the corporate limits of the city, or within the 2-mile jurisdiction area surrounding the city without first obtaining the necessary approvals and permits as provided for in this section.

(B) Any person desiring to place a manufactured home on any parcel or lot located in the city shall first make application to the City Planning Administrator on a form as established by the Administrator.

(C) The application shall be accompanied by the following:

- (1) A plot plan showing the exact location and dimensions of the parcel or lot;
- (2) A description and dimensions of the proposed manufactured home to be located thereon; and
- (3) A drawing showing the exact location of the home on the parcel or lot.

(D) The Planning Administrator shall submit the application to the Board of Zoning Appeals for approval after reviewing the same for proper form and compliance with the requirements of division (B) above.

(E) Upon submission of the application to the Board of Zoning Appeals, the Board shall schedule a public hearing to review and consider the application for approval and give notice of the hearing by sending written notice thereof to the applicant by certified or registered mail and publishing the notice in a local newspaper 1 time, at least 10 days before the date of the hearing. The notice shall contain the name of the applicant, the exact location of the parcel or lot where the proposed manufactured home is to be placed and the date, time and the place of the hearing.

(F) If the Board approves the application, the applicant shall then apply for an improvement location permit and a certificate of occupancy as provided for in § 156.187, and pay the necessary filing fees therefore.

(G) Following the payment of the required fees and the issuance of the improvement location permit and the certificate of occupancy by the Planning Administrator, the applicant may place the manufactured home onto the approved location or site.

(1982 Code, § 158.03) (Ord. 6-1983, passed 4-11-1983)

§ 156.218 PLACEMENT REQUIREMENTS.

(A) All mobile homes located within the jurisdictional area of this subchapter shall have a perimeter enclosure or skirting installed within a maximum of 60 days after the same has been placed onto the location or site.

(B) If the wheels are removed from any mobile home approved and located pursuant to this subchapter, the owner thereof shall install and place a permanent perimeter enclosure of brick or concrete block which shall completely enclose the space underneath the mobile home.

(C) The owner of any manufactured home placed pursuant to this subchapter shall further comply with all requirements of applicable federal and state laws pertaining to the placement of manufactured or mobile homes, plus any additional requirements as established by the Planning Administrator and approved by the Board of Zoning Appeals.

(1982 Code, § 158.04) (Ord. 6-1983, passed 4-11-1983)

State of Indiana Code of Ordinances

MANUFACTURED HOMES

Documentation Needed at time of Modular (Manufactured) Home Building Application

*Copy of Certification Seal from each section of Modular that is installed

*Data information Sheet (Usually inside Kitchen Cabinet)