

# CITY OF BRENHAM

## MANUFACTURED HOME INSTALLATION REQUIREMENTS

March 22, 2013

The following work requires licensed professionals in accordance with the City of Brenham Code of Ordinances and the State of Texas:

Manufactured Home Installer      Plumbing      Electrical      Central Air Conditioning

**The following conditions and requirements are the special conditions for the installation of manufactured homes within the City of Brenham and for those areas outside the City limits that are served with one or more of the City of Brenham Public Utilities.**

**The building permit for this project will be/has been approved based on the strict adherence to these special conditions. Any alterations from the approved plans and the approved plan review shall be presented to the City of Brenham Building Official for approval prior to conducting the changes. The Building Official can be reached at 979-337-7220.**

1. Provide a site drawing. Site drawing shall be complete with property line dimensions, manufactured home dimensions, and building setback line dimensions. The location and dimensions of the paved parking area (note that the minimum required parking area required is for two paved parking areas that are located on the same property as the manufactured home dwelling).
2. The manufactured home is only allowed for a single family residence.
3. The manufactured home minimum building setback lines from the property lines are as follows:      a.) Front yard of twenty-five (25) feet.      b.) Rear yard of twenty-five (25) feet.      c.) Side yards at interior lots of ten (10) feet.
4. The following trades are required to pull separate permits: Electrical, Plumbing, Central HVAC, Manufactured Home Installers.
5. The Licensed Manufactured Home Installer shall contact the City of Brenham and schedule and inspection for his work while he is still on the site. Contact us at 979-337-7220.
6. The licensed trades shall contact the City of Brenham for their respective inspections while they are still on the site. Refer to required inspection for Manufactured Homes.
7. Licensed trades shall be registered with the City of Brenham.
8. The new manufactured home shall meet or exceed the State of Texas requirements for Manufactured Homes.
9. Comply with the approved plans and specifications. Deviations from the approved plans must be approved by the Building Official prior to conducting the changes from the plans.
10. Please do not hesitate to contact the City of Brenham Building Official if you have questions. The Building Official can be reached during normal business hours at 979-337-7220. Contact the City of Brenham for all routine construction cover-up inspections.
11. Make sure the **“Call Before You Dig, TESS”** is contacted prior to the commencement of the site dirtwork. The phone number is: **811 or 1-800-344-8377**. Call this number!!
12. FORWARD A COPY OF THIS TO ALL WORKERS/OWNERS/CONTRACTOR(S) AS REQUIRED.
13. **Thank you for your cooperation.**

# CITY OF BRENHAM

## REQUIRED INSPECTIONS FOR MANUFACTURED HOME INSTALLATION

March 22, 2013

### **A. State Licensed Manufactured Home Installer – Phone 979-337-7220**

1. Provide copy of required State of Texas; completed, Statement of Location.
2. Open ditch culverts must be sized and approved by the City of Brenham; prior to installation of the culvert.
3. Proposed site layout/manufactured home location, prior to anchoring.
4. Concrete flatwork and/or pad pre-pour inspection.
5. Driveway layout, rebar, pre-pour inspection.
6. Manufactured home anchor/tie-down inspection.
7. Final inspection with all skirting installed (do not install prior to approval of electrical and plumbing cover inspections).
8. Final inspection should be scheduled when all paving is complete, and when all sub-trades for electrical, air-conditioning, and plumbing have been approved for each of their final inspections.

### **B. Plumbing – Phone 979-337-7220**

1. Plumbing shall be conducted in accordance with the adopted code and the rules and regulations of the Texas State Board of Plumbing.
2. Contact City of Brenham for inspection of the plumbing rough-in inspection, including the:  
(1) Sanitary Sewer Yard Line. (2) Potable Water Yard Line. (3) Sanitary Sewer Building System. (4) Building Water Service Lines.
3. Coordinate and schedule inspection with Licensed Plumber on site.

### **C. Electrical – Phone 979-337-7220**

1. Electrical shall be conducted in accordance with the adopted code and the adopted version of the National Electric Code.
2. The City of Brenham Does Not Allow Aluminum Wiring; this Includes Building Wiring and Service Feeders.
3. Contact City of Brenham for inspection of all electrical; including and not limited to:  
(1) Electric Service Equipment. (2) Electric Underground; no aluminum wiring allowed. (3) Building Inspection with Interior Panel Cover Removed and Exterior Service Panel Removed. (4) Additional inspections as required.
4. Coordinate and schedule inspection with Licensed Electrician on site.

### **D. Air-Conditioning – 979-337-7220**

1. Air-Conditioning work shall be conducted in accordance with the adopted mechanical code and the State of Texas Rules and Regulations.
2. Contact City of Brenham for inspection of all air conditioning; including and not limited to: (1) Equipment. Note: equipment location shall not interfere with electrical working space requirements.
3. Coordinate and schedule inspection with Licensed A/C Technician on site.