

## CITY OF GREAT FALLS MOBILE HOME PLACEMENT REQUIREMENTS

Please call Planning and Community Development at (406) 455-8430 to inquire about zoning regulations for mobile homes.

"Mobile home" means a dwelling unit that is: (1) constructed off-site; and (2) equipped with the necessary utility service connections; and (3) made so as to be readily movable as a unit or units on its (their) own running gear; and (4) designed to be used with or without a permanent foundation.

"Residence, manufactured/factory-built" means a single-family dwelling unit built in a factory in accordance with the United States Department of Housing and Urban Development code or approved by the Montana Department of Labor and Industry Building Codes Bureau. Special standards for Residence, manufactured/factory-built homes can be found at the following link: [OCCGF 17.20.6.060](#).

### Mobile Home Placement Requirements:

1. Mobile homes shall have blocking within five (5) feet from the end of the home and no more than ten(10) feet on center. Blocking shall be directly under the frame or railing.
2. All grass and organic material shall be removed from beneath the footings.
3. Minimum footing size shall be 2" x 12" x 18" and impervious to rot and moisture.
4. All footings shall be at least 4" wider and 4" longer than the pier resting upon it.
5. Recommended pier is an 8" x 8" x 16" concrete block. The pier shall have a cap with a minimum size of 8" x 16".
6. Shims shall be constructed of metal or wood and be no more than 4" thick.
7. Tie downs shall be provided at each corner of the home to resist overturning caused by seismic or wind loading.
8. Other types of piers and footings, including heavy metal adjustable screw columns of equal performance and weight bearing ability, may be used when approved by the administrative authority.
9. All mobile homes placed upon mobile home zoned lots shall be skirted by weatherproof materials compatible with the exterior design of the mobile home within 30 days of placement.
10. A permit is required to place a mobile home in the City other than a designated trailer park.
11. A placement permit is a pre-requisite to obtaining an electrical or gas permit. The electrical permit fee is \$62.26. The gas permit fee is \$53.43.