

Minimum Standards for Mobile Home Occupancy in Columbia County, Florida

1. Occupancy Permit Requirements

- No manufactured home shall be granted a permit for occupancy as a permanent residence unless it has a minimum of 450 square feet of net living space (excluding garages, carports, porches, balconies, storage areas, or cabanas). Additionally, it is unlawful to combine two or more such homes for residential purposes unless specifically intended by the manufacturer.

2. Width Requirements

- No manufactured home shall be permitted for occupancy as a permanent residence in Columbia County unless it measures at least 10 feet in width, including any attached additions.

3. Code Compliance and Condition

- No new or used manufacturer home shall be permitted for occupancy as a permanent residence unless it complies with at least one of the following standards:
 - The Federal Mobile Home Construction and Safety Standards for single-family homes, as promulgated by the Department of Housing and Urban Development;
 - The Uniform Standards Code approved by the American National Standards Institute (ANSI Code) for duplex mobile homes;
 - The Uniform Standards Code approved by ANSI for other mobile homes;
 - The minimum housing code of Columbia County, if applicable.

In addition, the unit must meet the following conditions:

1. The unit is clean and in sound condition;
2. All windows are intact with no broken panes;
3. The unit operated from a dedicated electric meter, separate from any other unit;
4. The outdoor electrical panel box is in proper working order, with service entrance conductors no less than #8-gauge aluminum or equivalent copper wire;
5. All heating equipment, where applicable is functional;
6. At least one set of steps providing access to the unit is installed;
7. All exterior doors and hardware are intact and functional;
8. Properly functioning washing machine connections are in place, if applicable;
9. A working smoke alarm system is present and functional.

Permit Display Requirement

Any permit issued under this Ordinance, or a copy thereof, must be displayed in a window next to the front door of the manufactured mobile home.

Pre-Inspection Requirement for Relocated Homes

All used mobile homes located out-of-county must undergo a pre-inspection (TO BE COMPLETED BY MH INSTALLER) before being moved in to the County. Once home has been placed in the County, a Building Inspector from the Building & Zoning Department must complete a pre-inspection.

Homes that do not meet Wind Zone II or higher requirements cannot be relocated in Columbia County. Most homes built before 1976 do not meet Wind Zone II requirements and therefore cannot be set up or placed in Columbia County.

AFTER THE PERMIT HAS BEEN ISSUED

FINAL POWER RELEASE FOR MOBILE HOMES

• Final Inspection

- The final inspection for blocking, tie-downs, electrical systems, plumbing, and right-of-way connections must be requested and passed. These are all completed in one inspection: 'MH Setup Final'. The final inspection consists of having the home tied-down & set up, plumbing and electrical connections completed, any repairs inspector notated during pre-inspection (used homes only), address posted, and at least one set of steps in place.
- To schedule an inspection, please call the Columbia County Building Department at 386.719.2023 or visit www.columbiacountyfla.com/PermitSearch/InspectionRequest.aspx. Be sure to have your permit number ready when you call, and provide at least 24 hours' notice. All inspections, including the Certificate of Occupancy, must be scheduled and completed at the same time.

• Septic Tank Approval

- Final approval for the septic tank must be submitted to the Columbia County Building Department. To request the final inspection and release, please contact the Columbia County Environmental Health Department at 386.758.1058.

• Development Permit Requirement

- If your permit required a Development Permit, a certified finished floor elevation must be provided by a surveyor before the power can be released.

