



## Manufactured Homes

The following items are conditions for permit issuance and strict compliance is mandatory.

1. Manufactured home shall be securely anchored. MSBC1350.2800, 2900
2. Manufactured home shall be properly blocked. MSBC1350.2700
3. Manufactured home shall be properly skirted. MSBC1350.2700
4. If manufactured home is placed on frost piers, call CMS for inspection prior to pouring concrete.
5. Landings at doors: There shall be a floor or landing on each side of each exterior door. The width of the landing shall not be less than the door served. The landing shall have a minimum dimension of 36 inches (9114mm) measured in the direction of travel. R311.3
6. The stairs cannot be supported by the manufactured home. They must be self-supporting. MSBC1350.0400 subp 3
7. Skirting material: Skirting materials, when used, must be of materials resistant to decay and must have a minimum of one square foot of free area ventilation for every 150 square feet of floor area. If skirting is used, a minimum of 24-inch by 18-inch access area must be installed in the skirting. MSBC1350.2700 subp 8
8. Construction compliance seals and state seals shall be affixed to manufactured home in compliance with MSBC1350.400 subp 1
9. Gas lines shall be properly tested and witnessed by the building inspector.
  - Equipment that is not to be included in the test shall be either disconnected from the piping or isolated by blanks, blind flanges, or caps. Flanged joints at which blinds are inserted to blank off other equipment during the test shall not be required to be tested. IFGC 406.3.2
  - Where the piping system is connected to equipment or components designed for operating pressures of less than the test pressure, such equipment or equipment components shall be isolated from the piping system by disconnecting them and capping the outlet(s). IFGC 406.3.3
  - The test pressure to be used shall be no less than one and one-half times the proposed maximum working pressure, but not less than 25 psig (172 kPa gauge), irrespective of design pressure. IFGC 406.4.1
  - Test duration shall be not less than one-half hour. IFGC 406.4.2
10. If installing a new unit, a monometer test on drain, waste and vent piping is required at final inspection. MPC4715.2820
11. Final electrical inspection shall be completed prior to the final building inspection.

12. REQUIREMENTS FOR ALL STAIRS: MSBC1309/R311.7-R311.7.8.4
1. 36" minimum width
  2. 10" minimum tread
  3. Use 3 – 2 x 12 stringers
  4. Double joist around openings
  5. 34"-38" high continuous gripable handrail with ends returned to wall.
  6. 7¾" maximum rise
  7. Minimum of 6'8" headroom
  8. Use Joist Hangers

Open risers are permitted, provided that the opening between treads does not permit the passage of a four inch (4") diameter sphere.

The greatest riser height and tread depth within any flight of stairs shall not exceed the smallest by more than 3/8 inch.

Guards on stairs shall not be less than 34" in height measured vertically from the nosing of the treads. MSBC1309/R312.1.2 exception #1

Nothing four and three-eighth inches (4-3/8") or more in diameter shall pass through the guards (on stairways). MSBC1309/R312.1.3

See attached information sheet for installation of stairways/guards.

13. Call for inspection when manufactured home set up is complete. Leave access panel (s) off for the inspector.
14. Post the attached Inspection Record Card on the jobsite.  
MSBC1300.0210 subp 3
15. a. The term "complete" shall include all work proposed in the approved permit. All building permits issued shall complete construction of the project within one hundred and eighty (180) days after the permit is issued, without additional approval. If at the time of application, the project is anticipated to not be completed within one hundred eighty (180) days, the applicant shall provide the project's anticipated timeline. CMS may adjust for reasonableness and approve project timelines as part of the permit review process up to five hundred and forty (540) days. Projects anticipated to exceed five hundred and forty (540) days shall seek approval from the jurisdiction's applicable governing body.
- b. A permit holder may request extensions in increments of one hundred and eighty (180) days. CMS may approve up to two extensions if CMS judges steady and continuous progress is being made. Permit holders requesting more than two extensions shall make an application for a new permit. The new permit application shall state the reason and demonstrate that circumstances were beyond the control of the permit holder.
16. This structure must comply with all portions of the Minnesota State Building Code whether noted on this plan or omitted. Failure to note any detail(s) on the plan does not remove the builder from the responsibility of complying with the Building Code. Plan review was done in accordance with the current Minnesota Building Code. Plan review does not waive any additional code compliance issues found on site. MSBC1300

## Single-Family Stairways/Guards Information Sheet

### Width

Stairways shall not be less than 36 inches wide. The handrail may enter a maximum of 4-1/2 inches into this dimension. If placing two handrails on a stairway, maintain a minimum of 27 inches.

### Dimensional tolerances

The largest tread depth or riser height within any stairway shall not exceed the smallest by more than 3/8 inch.

### Risers

Open risers are permitted, provided that the opening between treads does not exceed 4 inches. This does not apply if less than 30 inches above floor or grade.

### Headroom

Every stairway shall have a headroom clearance of not less than 6 feet 8 inches. The minimum headroom in all parts of the stairway may not be less than 6 feet 8 inches. This is measured vertically from the sloped plane adjoining the tread nosings or from the floor surface of the landings.

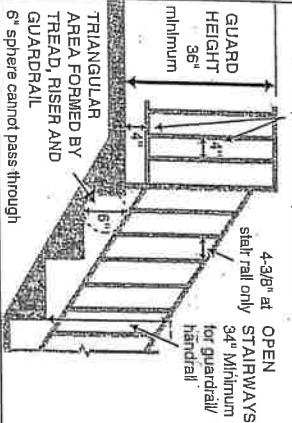
### Handrails

Required at four or more risers.

The top shall be placed not less than 34 inches, nor more than 38 inches, above the nosing of the treads. Ends shall be returned or terminated in newel posts or safety terminals. All required handrails shall be continuous for the full length of the stairs from a point directly above the top riser of the flight to a point directly above the lowest riser of the flight.

### Guard opening limitations

INTERMEDIATE RAIL SPACING OR PATTERN  
4" sphere cannot pass through



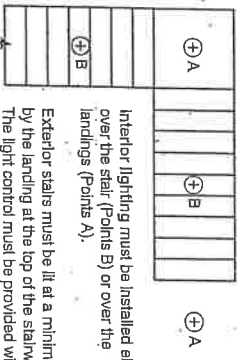
- Exceptions:
1. Handrails may be interrupted by a newel post at a turn.
  2. A volute, turnout or newel post is allowed over the lowest tread.

The outside diameter of a circular handrail may be no less than 1-1/4 inches and no greater than 2 inches. A non-circular must have a perimeter dimension of at least 4 inches and no greater than 6-1/4 inches. The maximum cross section is 2-1/4 inches. See page 2.

### Illumination

All interior and exterior stairways must be illuminated.

### Stairway lighting

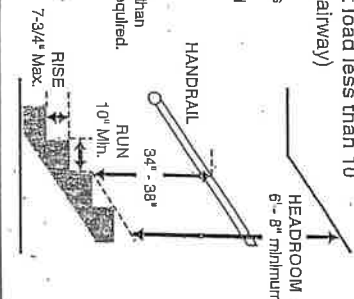


Interior lighting must be installed either over the stair (Points B) or over the landings (Points A).

Exterior stairs must be lit at a minimum by the landing at the top of the stairway. The light control must be provided within the dwelling unit or automatically controlled, e.g. motion detector light.

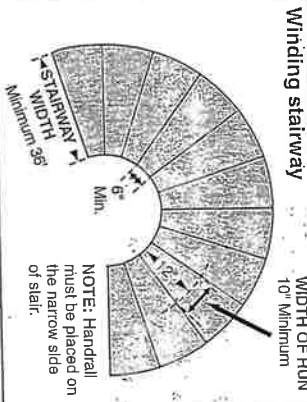
### Occupant load less than 10 (Private stairway)

If stairway has closed treads and stair tread is less than 11 inches, a nosing of 3/4 inch depth by no greater than 1-1/4 inch is required.



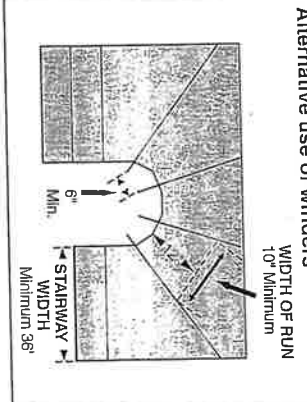
### NOTE: REQUIRED HANDRAILS ARE NOT SHOWN

### Winding stairway

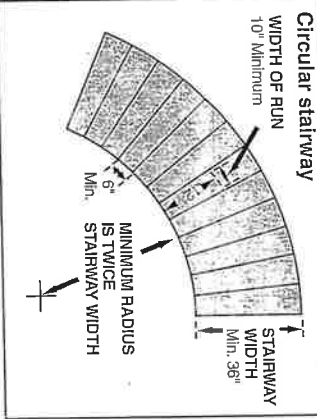


NOTE: Handrail must be placed on the narrow side of stair.

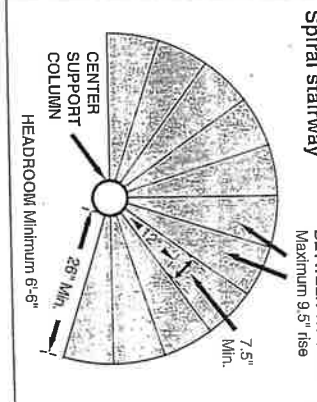
### Alternative use of winders



### Circular stairway

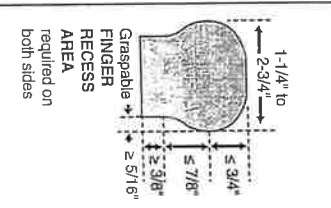


### Spiral stairway



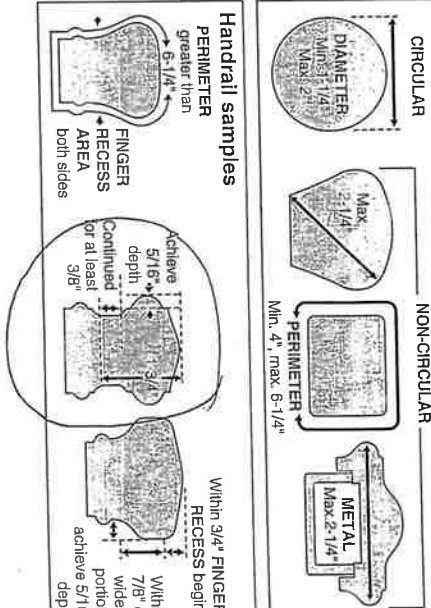
### Handrail

Perimeter greater than (S) 6-1/4"



### Handrail details

Other shapes may be acceptable if they provide equivalent gripping service. Contact Building and Inspection.



### Handrail samples

