



# MOBILE HOME PERMIT REQUIREMENTS



1. The permit fee for a mobile home is \$100 (non-refundable and good for 6 months from approval date).
2. Before occupancy, mobile homes shall meet all minimum requirements for plumbing, heating and electrical systems as set forth in all state and local laws. Mobile homes that do not meet these minimum requirements will not be issued a certificate of use and/or occupancy by the Building Dept.
3. All mobile homes must display a seal on the exterior of the unit to show evidence of compliance with all applicable safety codes.
4. All mobile homes shall be placed on a mobile home stand as specified by the City of Troy.
5. No mobile home shall be placed a lesser distance than those required in the zoning district in which the property is located, or where an existing development has already established a setback line on that block, newer mobile homes shall meet that established setback line. No mobile home, in any case, shall be parked closer than 5 feet to any side lot line or closer than 10 feet to any public street, alley or building. At no time shall a mobile home encroach on any easement or right-of-way.
6. Mobile homes shall be situated on each lot so as to provide a minimum of 20 feet of clearance on all sides between other mobile homes.
7. Outside storage shall be provided for each mobile home lot by either the tenant or the mobile home park operator.
8. All mobile homes shall have either the entire perimeter enclosed or skirted.
9. No permanent or semi-permanent structure shall be affixed to any mobile home as an addition to the mobile home.
10. Steps, decks, porches, or any other raised floor surface located more than 30 inches above grade, shall have all appropriate hand and guard rails.
11. When work is complete, contact the Building & Zoning Dept. at **(618) 667-8734 ext. 4** or [buildingzoning@trovil.us](mailto:buildingzoning@trovil.us) to schedule an inspection. Leave a message that includes the address, type of inspection and approximate time requested (with a minimum of 24 hours advance notice).

<b>Mobile Home Stand:</b>			
Piers – 8 feet on center	Rock	Plastic	
<b>Setbacks:</b>			
Front – 25 feet from the street	Rear – 20 feet	Side – 10 feet	
<b>Utilities:</b>			
Water – 200 psi water pipe; service line should not be exposed	Sewer – Approved material with hangers every 4 feet	Electric – Proper service entrance cable enclosed in conduit from the meter to the panel box	Gas – Black pipe only to protect from physical damage
<b> Anchors: </b> Should be installed in compliance with the most current Illinois Mobile Home Tie Down Act			
< 50 feet – 2 vertical, 2 diagonal	> 50 feet - < 75 feet – 2 vertical, 3 diagonal	> 75 feet – 2 vertical, 4 diagonal	