

MOBILE HOME COMMUNITY SPECIFICATIONS

The following details and specifications must be incorporated into plans certified by an Indiana registered professional engineer or architect, and submitted to the Environmental Public Health Division for review:

- _____ 1. Show a typical lot diagram with the following details and specifications:
 - a. Each mobile home lot shall contain at least 2,500 square feet.
 - b. Each mobile home lot shall abut directly onto a road, driveway, or parking lot.
 - c. A hard surface area shall be provided on each mobile home lot to provide a step base. Specify size and material of construction.
 - d. A hard surface walk shall connect the steps with the road, driveway, or parking lot. Specify walk width and material.
 - e. Individual water and sewer risers at each mobile home lot must be separated by a minimum distance of five (5) feet.

- _____ 2. The mobile home stand shall be provided with anchors to stabilize the mobile home. Show the location of the anchors on the typical lot diagram with the following details and specifications:
 - a. Anchors shall be spaced on each side of the mobile home stand beginning no more than 6 feet from the front wall, and ending no more than 6 feet from the rear wall.
 - b. Anchors shall be spaced at a maximum of 24 feet.
 - c. Submit a cross-sectional drawing of the anchor to be used.
 - d. Anchors exposed to weathering shall be resistant to weathering deterioration at least equivalent to that provided by a coating of zinc on steel of not less than 0.30 ounce per square foot of surface coated.
 - e. Each anchor shall be designed to resist an allowable working load equal to or exceeding 3,150 pounds, and shall be capable of withstanding a 50 percent overload without failure.

- _____ 3. Incorporate the following requirements for streets on the site plan:
- a. One-way streets shall be at least 12 feet wide.
 - b. Two-way streets shall be at least 24 feet wide.
 - c. If on-street parking is to be provided, each parking lane shall be at least eight (8) feet wide.
 - d. There shall be no dead-end streets for vehicle traffic in a mobile home park greater than 150 feet in length and less than 24 feet in width. A turn-around of at least 60 feet in diameter will serve to eliminate the dead-end.
- _____ 4. Incorporate the following requirements for auto parking within the mobile home park:
- a. Provide at least one (1) auto parking space for each lot.
 - b. Overflow parking shall be provided at the rate of one (1) space for each three (3) lots. This does not apply if each lot contains at least two (2) on-lot parking spaces.
 - c. If separate parking lots are used, each parking space shall be located within 300 feet of the mobile home lot it will serve.
- _____ 5. The water supply and distribution system shall be sized to deliver water at 20 psi minimum pressure to all mobile homes during peak demand periods. Plans for wells and proposed water lines for parks with their own PWS ID# must be submitted to the Indiana Department of Environmental Management (IDEM) for review and approval. A copy of the approved plans, along with the IDEM approval, shall be forwarded to this office by the project engineer. The park will not be issued a license without an approved water system.

Plans for water lines and mains in parks connected to municipal supplies must be submitted to the ISDH for review. Refer to our "Water Main/Line Specifications and Clearances" handout for submittal requirements. Questions concerning which agency to submit plans to may be directed to our office at 317/233-7177.

- _____ 6. Show the following specifications and details for individual water risers on the plans:
- a. Water risers at each lot must:
 - 1. Extend above the lip of the tile surrounding the riser;
 - 2. Extend at least 4 inches above the ground surface; and
 - 3. Be at least 3/4-inch in diameter.
 - b. Specify the riser pipe material. The only plastic pipe acceptable is polyethylene tubing in SDR 7, 160 psi minimum rating. If heating tape will be used, specify type K copper or galvanized steel pipe.
 - c. Riser shut-off valves must be accessible for operation. The preferred valve location is in the horizontal section of the service line, made accessible by a valve box.
 - d. Specify the type of shut-off valve to be used for the risers.
 - e. Valves must not have stop-and-waste or drain-back features.
- _____ 7. Show details of insulation or heating tape to protect the water risers:
- a. Heat tape may be used only on copper or galvanized risers.
 - b. Air alone inside the riser is not an acceptable insulation.
 - c. If heat tape is not used, insulation must surround the riser within the tile.
 - d. If a manufactured assembly will be used, specify the manufacturer and model number on the plans. Specify that the connection fitting to the home supply line extend at least 4 inches above the ground surface. Submit a cut sheet of the proposed assembly.
- _____ 8. Individual sewer risers at each lot must extend at least 4 inches above the ground surface. Show a cross-sectional view to illustrate this.
- _____ 9. Specify that individual water and sewer risers at each mobile home lot must be separated by a minimum distance of five (5) feet.
- _____ 10. The streets and walks throughout the mobile home park shall be adequately lighted in accordance with Section 5 of Rule 410 IAC 6-6. Indicate on the plans how this will be accomplished, and show where the lights will be located. Include light type, wattage and mounting height.

- _____ 11. Indicate how refuse will be stored and collected within the mobile home park. Refuse shall be stored in fly-tight, watertight containers located not more than 150 feet from any mobile home lot.
- a. Refuse cans and containers shall be placed on racks with at least an eight (8) inch clearance off the ground, or on a concrete base or other approved construction. Show a proposed storage method and location on the typical lot detail.
 - b. Hopper-type containers may be substituted for refuse cans where service permits. Hopper units shall be placed within a reasonable walking distance from the lots to be served. Show the proposed hopper locations on the site plan.
- _____ 12. Show details and specifications of the proposed mobile home electrical services on the plans.
- a. The service equipment must be in sight from and not more than thirty (30) feet from the exterior wall of the home it serves. The path from the home to the service equipment must be *clearly visible*, and unobstructed to emergency services, park maintenance personnel and the home occupant. (The service equipment can be located elsewhere on the premises, provided a disconnecting means suitable for use as service equipment is located within sight from and not more than thirty (30) feet from the exterior wall of the mobile home.)
 - b. Mobile home service equipment must be rated at not less than 100 amperes at 120/240 volts.
 - c. Means for connection a mobile home accessory building or structure or additional electrical equipment located outside a mobile home by a fixed wiring method shall be provided in either the mobile home service equipment or the local external disconnecting means.
 - d. Specify a type of service equipment designed and intended for use with mobile home service connections.
 - e. Specify that the bottom of mobile home disconnecting means be mounted at least 24 inches above finished grade.
 - f. Specify that each service be grounded at the service equipment with an approved ground rod and ground rod clamp.
 - g. Specify electrical conduit and wiring methods will be in accordance with the current Indiana Electric Code, and "Electrical Service to Mobile Homes" found at: <http://www.in.gov/isdh/23280.htm>

- _____ 13. If natural gas service will be provided, specify the following on the plans. Gas service shall comply with NFPA 54, the National Fuel Gas Code. Additional guidance is provided in “Natural Gas Service to Mobile Homes” found at: <http://www.in.gov/isdh/23280.htm>
- a. Location of gas meters;
 - b. Materials and method of connection to the home;
 - c. Type of emergency shut-off valve.
- _____ 14. That the certifying engineer field inspect the construction of the proposed lots, to insure substantial completion with the approved plans. This includes materials used and layout in accordance with the approved plans. If construction occurs in phases (e.g., two lots at a time) inspection shall occur at each phase. The engineer shall certify and report his findings in writing to this office within 30 days of the completion of each phase. If completed as one project, the report shall be submitted within 30 days of completion of construction, in no case later than 30 days after the construction permit expires.