

MODULAR HOMES

WHAT IS CONSIDERD A MODULAR HOME?

- Modular homes are houses divided into multiple modules or sections, which are manufactured in a remote facility and delivered to their intended site of use. The modules are then assembled on a permanent foundation without a permanent chassis, into a single residential building. Unlike other prefabricated construction, modular homes conform to all state, local and regional codes (International Building Code standards) where the structure is to be located.
- Units that have been constructed or built to the above codes will have a sticker attached listing the codes used. The City of Thibodaux will also require copies of the inspection reports that were performed during the construction of the unit for our records. (You may obtain these reports from the location that is selling the units.)

NO UTILITIES WILL BE CONNECTED UNTIL THE REQUIRED PROCEDURES AND PERMITS HAVE BEEN ISSUED, INSPECTED AND FINALED OUT.

****NOTE: APPLICANT /CONTRACTOR MUST CALL (985) 446-7208 FOR INSPECTIONS WHEN READY**

PERMITS AND INSPECTIONS REQUIRED:

A plan review and building permit is required for modular homes.

- Provide a plot plan of site to be located showing setbacks from all property lines and all structures that are located on that property.
- Provide a foundation plan designed to the 2012 International Residential Code (IRC).
- Provide a copy of the modular home contract or purchase agreement.
- Provide a copy of the factory inspections performed during the construction of the modules or sections.
- Additions such as carports, porches or sheds will require a separate permit.

An electrical permit is required for modular homes.

- All electrical work performed within the City limits shall be performed by a City licensed electrician and will be subject to inspection.
- Permit fees depend upon the scope of the work. **The electrician or owner must call (985) 446-7208 for inspection when ready.**

A plumbing permit is required for modular homes.

- All plumbing work performed within the City limits shall be performed by a City licensed plumber and will be subject to inspection.
- Permit fees depend upon the scope of work. **Water must be on for the plumbing inspection. The plumber or owner must call (985) 446-7208 for inspection when ready.**

A mechanical permit is required for modular homes if a central a/c unit is to be installed.

- All mechanical work performed within the City limits shall be performed by a City licensed mechanical contractor and will be subject to inspection.
- Permit fees are based upon \$.06 per square foot of living area. **The mechanical contractor or owner must call (985) 446-7208 for inspection when ready.**

APPLICATION FOR BUILDING & ZONING PERMIT

Thibodaux, Louisiana

Phone: (985) 446-7208
Fax: (985) 446-7272

The undersigned applies for a building and zoning permit for the following use, said permit to be issued on the basis of the information contained within this application. The applicant hereby certifies that all information and attachments to this application are true and correct. The applicant is required, in addition to the information requested on this form to submit plans, in triplicate and drawn to scale, showing the actual dimensions and shape of the lot, exact sizes and locations of existing buildings on the lot, and the location and dimensions of the proposed buildings or alterations.

1. Locational Description: Subdivision Name _____
Block: _____ Lot: _____
(If not located in platted subdivision, attach a legal description)

Building Address: _____

2. Name of Owner: _____

Mailing Address: _____

Phone No.(s): Home: _____ Work: _____ Cell: _____

3. Name of Contractor: _____

Mailing Address: _____

Phone No.(s): Office: _____ Cell: _____ Contact: _____

3. Existing Use: _____

4. Property Presently Zoned As: _____

5. Proposed Use:

New Construction _____ Commercial _____

Alteration _____ Industrial _____

Accessory Building _____ Sign _____ Size _____

Residence _____ # of Units _____ Other (Explain) _____

(If proposed site is commercial or industrial furnish description of the nature of the business or industry.)

6. Percentage of lot to be occupied: _____ %

7. Lot Width: _____ Lot Depth: _____ Lot Area: _____

8. Total Square Footage: _____

Commercial: _____ Industrial: _____

9. Building Height: Stories: _____ Feet: _____

10. Yard Dimensions: Front: _____ Rear: _____

One Side: _____ Second Side Yard: _____

- 11. Accessory Building Dimensions: Height: _____ Size / Dimensions: _____
- 12. Number of off-street parking spaces to be provided: _____
- 13. Number of off-street loading berths to be provided: _____
- 14. On a separate sheet attach a list of other supplemental requirements or conditions that will be met, or explain any points you feel need clarification.
- 15. **Estimated Project Cost:** _____

NOTE: This permit shall be void if work is not started within six (6) months or completed within 2 years.

Printed Name: _____

Signature: _____

Date: _____

(For Official Use Only)

Date Application Received: _____

Fee Paid: _____

Date of Action on Application: _____

Approved _____ Denied _____

If application denied, reason(s) for denial:

Zoning Administrator