



Gratiot County Department of Community Development
214 E Center St., Ithaca, MI 48847
Phone (989) 875-5201

Requirements for Mobile/Modular Homes

- A mobile home is ONE UNIT. Any Mobile Home built prior to June 15th, 1976 must be approved by HUD, MHMA or other recognized standards for Mobile Homes
- A roof over the Mobile Home cannot be placed directly on the unit, it must be placed on posts. Mobile Home roofs are not approved for the additional load.
- All Mobiles and Modular Homes within the county:
 - Placed on a frost-free foundation with vents
 - Footings at 42" deep, 16"+ in diameter, spaced 10' apart
 - Runners/Cement Slabs only approved if tied into the piers with re-rodOR
 - Placed on a crawlspace/basement with 42' footings below grade
- A treated wood plate may be placed on top of blocks 1"x 8"x 16" or 2"x 8"x 16", with a shim driven tight between the treated plate and the main frame.
- Tie Downs: 4 tie-downs per side (recommends more), mobile homes tied to the foundation with plate straps or other approved methods. 1/2" cable may be used with 2 clamps and a 1/2" turnbuckle. No 1/4" cable shall be used.
- Steps: Required at both doors with 36" high guardrails when floor area is over 30" above grade, handrails 36" high must be installed if there are 2+ steps.
- Decks: Over 30" in height must have 36" handrail and a 36" guardrail with spindles no more than 4' apart.
- Skirting: in place within 30 days of tie-down inspection; only use vinyl, aluminum, or steel skirting. (Used roofing/building materials may NOT be used.)
- Smoke Detectors: Hard-wired, one in each bedroom.
- Fire Extinguisher: rating of at least 2A-10B-3C, installed in an easily accessible area.