

BUILDING & PERMITTING OFFICE

Department: Bulloch County Planning and Development (Planning & Zoning)

Address: 37 North Walnut Street, Statesboro, GA 30458

Phone: 912-489-1356

Permits website: <https://bullochcounty.net/planning-and-zoning/>

Code of ordinances: https://library.municode.com/ga/bulloch_county/codes/code_of_ordinances

MANUFACTURED HOME NOTES

- County code Chapter 9 is Manufactured Homes; issues manufactured home permits alongside building/electrical/plumbing
- In R80, R40, R25, R15, R2 and R3 districts a manufactured home needs at least 975 sq ft heated floor space and must be compatible with conventional construction in the area
- Five or more manufactured homes on a parcel under single ownership is treated as a manufactured home park requiring MH park zoning

Georgia: installation must follow the state Rules for Manufactured Homes (O.C.G.A. Title 8-2, Art. 2) using state-licensed installers; an installation permit and insignia are required, and local permits/inspections apply.



BULLOCH COUNTY MANUFACTURED HOME: PERMIT / INSPECTIONS (912) 489-1356

Permit Requirements

- ☐ Safety and Aesthetic inspection (previously owned manufactured homes only).
 - In-county – require site visit to determine whether manufactured home meets standards
 - Outside-county – photos required from kitchen, bathrooms, and each exterior side to determine whether manufactured home meets standards (actual physical inspection will be performed during installation inspection)
 - No permit will be issued for manufactured homes built prior to June 1976.
- ☐ Apply for and receive a septic tank permit – Bulloch County Health Department (764-5969).
- ☐ Obtain 911 address – GIS Department.
- ☐ Register manufactured home – Tax Assessor's office.
- ☐ Obtain tax receipt and decal – Tax Commissioner's office.
- ☐ Obtain copy of licensed installer's license.
- ☐ Obtain copy of recorded plat and deed of property (private property only) – Clerk of Court's office.
- ☐ Purchase manufactured home permit (set-up prior to permit issuance will result in fees being doubled).

Setbacks from property line: Front _____ Back _____ Right _____ Left _____

Inspections

All work must be completed before calling for each inspection. Inspections will generally be done the next working day. A \$50 re-inspection fee, payable in the Building Permit Office, is required prior to scheduling a re-inspection.

Site Inspection

- Pad preparation
- Flag property lines (private property only)
- Post manufactured home permit (must be visible from the road)

Installation Inspection

- Foundations and pillars (State of Georgia licensed installer)
- Tie rods and straps (State of Georgia licensed installer)
- Plumbing
- Electrical
- Steps and handrails

Skirting, Steps and Landings Inspection

- Performed 30 days after power has been released

Signature

Date

Note: Manufactured home permits are valid for 90 days. If inspections are not completed by that time, a new manufactured home permit must be obtained.