

BUILDING & PERMITTING OFFICE

Department: Camden County Planning & Development

Address: 135 Gross Road, Kingsland, GA 31548

Phone: 912-729-5603

Permits website: <https://www.co.camden.ga.us/74/Planning-Development>

Code of ordinances: <https://www.camdencountyga.gov/760/Unified-Development-Code>

MANUFACTURED HOME NOTES

- Manufactured Home permits are applied for online via the SmartGov portal
- County issues permits for unincorporated areas only; Woodbine, Kingsland and St. Marys each permit separately
- Manufactured/mobile home standards live in the county's Unified Development Code

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.



Board of County Commissioners

Office of Planning & Development

Online Portal:

135 Gross Road • Kingsland, GA 31548

<https://app.govwell.com/camden-county>

Phone: (912) 729.5603 • Fax: (912) 729.5543 • www.camdencountyga.gov

PERMITTING A MANUFACTURED HOME IN CAMDEN COUNTY

The following 8 steps are required for a manufactured home permit. Apply online at <https://app.govwell.com/camden-county>.

STEP #1: ZONING CERTIFICATION

This certification is issued after it has been determined if the property is zoned for a manufactured home. It is also determined whether or not the property is located in a flood hazard zone. If the property is in a flood hazard zone you will be given information listing the special requirements for locating in a flood zone. **THERE IS A \$25.00 CHARGE FOR THIS ZONING CLEARANCE (included in permit fee).**

STEP #2: FLOOD ZONE VERIFICATION

You must check with the CRS, E&S Coordinator at (912) 510-4320 to verify if you are in a flood zone and if Elevation Certificates will be required.

STEP #3: SEPTIC TANK PERMIT

Contact Environmental Health for this requirement at (912) 729-6012.

STEP #4: RIGHT OF WAY ENCROACHMENT PERMIT

Contact Camden County Public Works Department at (912) 576-3028.

STEP #5: TAX LOCATION DECAL

You must obtain a Tax Location Decal from the Tax Commissioners Office in Woodbine. For information concerning the documents needed to get this decal call (912) 576-3248.

STEP #6: INSTALLERS PERMIT

This permit comes from the Georgia State licensed installer and must be presented before any permit will be issued.

STEP #7: SITE PLAN:

A site plan by a registered land surveyor showing where the manufactured home will be placed along with setback distances from the property lines.

STEP #8: ZONE 2 LABEL:

A picture of the Zone 2 label (tag) from the manufactured home. It can be found inside the home in one of three locations: on or near the main electrical panel, in a kitchen cabinet, in a bedroom closet.

The contractor setting up your home **must** be licensed by both the State of Georgia and a local municipality or county. We will need to know the make, year and size of the home. Camden County is in a hurricane prone area so the manufactured home must be a **"Zone 2"** home.

THERE IS A CHARGE FOR THIS PERMIT AND AN IMPACT FEE MAY BE ASSESSED

ALL STEPS MUST BE FOLLOWED EVEN IF A HOME HAS BEEN PREVIOUSLY LOCATED ON THE PROPERTY OR IF IT IS LOCATED IN A MANUFACTURED HOME PARK.



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MANUFACTURED HOME PERMIT APPLICATION ACKNOWLEDGEMENT

By **initialing** each box. I acknowledge that I have read and understand the following:

_____ Camden County is a hurricane prone area. Therefore, the manufactured home must be a **ZONE 2** home.

_____ Georgia law requires a manufactured home to be installed by a registered and licensed installer; there are no exceptions to this law.

_____ The manufactured home installer's permit must be affixed the inside of the panel box prior to the County Inspector's final inspection and prior to approval of electrical service by this department.

_____ Prior to occupancy, the manufactured home shall be skirted with material designed to complement the appearance of the home. Skirting shall be of a solid material such as aluminum, galvanized metal, fiberglass, or rigid plastic.

_____ A minimum of 3' X 3' landing and stairs with guard rail and/or hand rails must be installed at each of the manufactured home's exits. Such landings and stairs must be made of wood or other approved material built to code.

_____ The following two inspections are required before all utilities will be turned on:

1. Inspections of proper anchoring at the lot location and all utilities are properly connected (i.e. septic/well/electrical).
2. Inspection of proper skirting and installation of landings and stairs.

_____ In addition to the manufactured home permit fee, the home may be subject to an impact fee per the Camden County Impact Fee Ordinance adopted May 15, 2008, effective January 1, 2009.

_____ There is a \$100.00 service charge for any re-inspection.

Applicant's Signature

Date

Applicant's Printed Name



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MANUFACTURED HOME PERMIT

Applicant: _____

Address: _____

Phone Number: _____ Cell Number: _____

Email Address: _____

If you are not the owner, what is your relationship to the owner? _____

Owner of Subject Property: _____

Address of Subject Property: _____

Map & Parcel #: _____ Zoning: _____ Lot Size: _____

Description of work: _____

Single ____ Double ____ Triple ____ # of Bedrooms ____ # of Bathrooms ____

Length: ____ Width: ____ Year: ____ Tag Number: ____ Make ____

Power Company ____ OREMC ____ Georgia Power

Contractors:

License # (State & Local)

General

Electrical

Plumbing

Mechanical

Elevation Certificate Required: ____ Yes ____ No



Office of Commissioner of Insurance and Safety Fire

Protect Enforce Educate Inform

COMMISSIONER JOHN F. KING

TEMPORARY INSTALLATION PERMIT NO: TEMPORARY

AS EVIDENCED BY THIS PERMIT, THE INSTALLER CERTIFICES TO THE BEST OF THE INSTALLERS KNOWLEDGE AND BELIEF THAT THIS MANUFACTURED HOME HAS BEEN INSTALLED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE COMMISSIONER OF INSURANCE OFFICE IN EFFECT ON THE DATE OF INSTALLATION.

Application Date _____
Estimated Installation Date _____
Manufacturer _____ License # _____
Retailer _____ License # _____
Installer _____ License # _____
Consumer _____ Address _____
County _____ City _____ Zip _____
Telephone Number _____ Email Address _____

Notes

IF YOU NEED ASSISTANCE

ManHousing@oci.ga.gov

(404) 656-9498

Step #8

The **Data Plate** is a label affixed inside the home and is the size of a standard sheet of paper (8 1/2" x 11"). The Data Plate can be found in a kitchen cabinet, an electrical panel, or a bedroom closet.

If your **Data Plate** is missing, contact the following designee: Chris E. Stephens, Commissioner of Insurance, Manufactured Housing Section, Floyd Building, West Tower, Suite 620, 2 Martin Luther King, Jr. Drive, Atlanta, GA 30334-9000, PH: (404)656-3687, FAX: (404)657-6971.

If you are unsuccessful in getting your **Data Plate** using the first two methods, you can try contacting Brad Davis Manufactured Homes. Business (404)656-9498, Fax (770)344-4815 and email: bdavis@sfm.ga.gov. He will need your name, contact #, email address and manufacture ID# of mobile home.

Manufacturer Address
HOMES OF MERIT, INC.
P.O. BOX 2097
LAKE CITY FL 32056

Plant Number 3

Date of Manufacture 6/26/02 HUD Label No. (S) FLA 726502-8 FLA 726503-A

Manufacturer's Serial Number and Model Unit Designation
FLHML3B798Y-26134AB

VILLAGE HOMES OF MERIT, INC.
1001 SOUTH HUNTER AVENUE
CLEARWATER FL 33516

This manufactured home is designed to comply with the federal manufactured home construction and safety standards in force at time of manufacture.
(For additional information, consult owner's manual.)

The factory installed equipment includes:

Equipment	Manufacturer	Model Designation
For heating		
For air cooling		
For cooking	GE	JBP26WB4WW
Refrigerator	GE	GSS201ENDWW
Water Heater	SEISCO	RA 28
Washer		
Clothes Dryer		
Dishwasher	GE	GSD320000WW
Garbage Disposal		
Fire	MARCO	BM36HCD
SMOKE DETECTOR	FIREX	FX4318-10
WATER FILTER	GE	UNSE05CBL02
MICROWAVE	GE	JVN1640W8007

HOME CONSTRUCTED FOR ☐ Zone I ☒ Zone II ☐ Zone III

This home has not been designed for the higher wind pressure and anchoring provisions required for oceanfront areas and should not be located within 1500' of the coastline in Wind Zones II and III. The home and its anchoring and foundation system have been designed for the maximum wind speed specified for Exposure D in ASCE 7-88.

This home has not been equipped with storm shutters or other protection for windows and exterior door openings. For homes designed to be located in Wind Zones II and III, provided with shutters or equivalent covering devices, it is strongly recommended that the home be equipped with these devices in accordance with the method recommended in the printed instructions.

BASIC WIND ZONE MAP

DESIGN ROOF LOAD ZONE MAP

U-O VALUE ZONE MAP

COMFORT HEATING

This manufactured home has been designed to conform with the requirements of the federal manufactured home construction and safety standards for all locations within 100' value zone (See map at bottom).

Heating equipment manufacturer and model (see list at left).

The above heating equipment has the capacity to maintain an average 70° F temperature in this home at outdoor temperatures of _____ °F.

To maintain future operating economy and to conserve energy, it is recommended that this home be occupied where the outdoor winter design temperature 90° F/50° is not higher than _____ degrees Fahrenheit.

The above information has been calculated assuming a maximum wind velocity of 10 mph at standard atmospheric pressure.

COMFORT COOLING

☐ Air conditioner provided at factory (Alternate I)

Air conditioner manufacturer and model (see list at left).

Cooling capacity _____ B.T.U./hr. in accordance with the appropriate air conditioning and refrigeration institute standards.

The central air conditioning system provided in this home has been sized assuming an orientation of the front (back) end of the home facing _____ On this basis the system is designed to maintain an indoor temperature of 75° F when outdoor temperatures are _____ °F dry bulb and _____ °F wet bulb.

The temperature to which this home can be cooled will change depending upon the amount of exposure of the window of the home to the sun's radiant heat. Therefore, the home's heat gains will vary depending upon its orientation to the sun and any permanent shading provided. Information concerning the calculation of cooling loads at various locations, relative exposures and shadings are provided in Chapter 22 of the 1989 edition of the ASHRAE Handbook of Fundamentals.

Information necessary to calculate cooling loads at various locations and orientations is provided in the special comfort cooling information provided with this home.

☒ Air conditioner not provided at factory (Alternate II)

The air conditioning system of this home is suitable for the installation of central air conditioning.

The cooling air distribution system installed in this home is sized for a manufactured home central air conditioning system of up to _____ B.T.U./hr. rated capacity which are certified in accordance with the appropriate air conditioning and refrigeration institute standards. The calculations of such air conditioners are rated at 5.3 inch water column static pressure or greater for the cooling air delivered to the manufactured home supply air duct system.

Information necessary to calculate cooling loads at various locations and orientations is provided in the special comfort cooling information provided with this manufactured home.

Air conditioning not recommended (Alternate III)

The air conditioning system of this home has not been designed in anticipation of its use with a central air conditioning system.

To determine the required capacity of equipment to cool a home efficiently and economically, a cooling load (heat gain) calculation is required. The cooling load is dependent on the orientation, location and the structure of the home. Central air conditioning operates most efficiently if it provides the greatest comfort when their capacity closely approximates the calculated cooling load. Each home's air conditioner should be sized in accordance with Chapter 22 of the American Society of Heating, Refrigerating and Air Conditioning Engineers (ASHRAE) Handbook of Fundamentals, 1989 edition, under the location and orientation are shown.

INFORMATION PROVIDED BY THE MANUFACTURER
NECESSARY TO CALCULATE SENSIBLE HEAT GAIN

Walls (without windows and doors)	0.048
Ceilings and roofs of light color	0.038
Ceilings and roofs of dark color	0.034
Floors	0.034
Air ducts in floor	0.238
Air ducts in ceiling	0.23
Air ducts installed outside the home	0.23
The following are the duct areas in this home:	
Air ducts in floor	656
Air ducts in ceiling	30
Air ducts outside the home	30

ED-48 60mm-Q-Air, Inc. REV. 10/84

Camden County Impact Fee Schedule

Adopted June 4, 2024
Effective July 1, 2024

Land Use	Library Services	Parks and Recreation	Fire Protection	Public Safety	Road Improvements	Administrative Fee	Total Impact Fee	For Each
Residential								
Single-Family Detached Housing	\$ 28.5079	\$ 277.6644	\$ 344.9662	\$ 207.2163	\$ 163.6096	\$ 30.6589	\$ 1,052.6234	dwelling
Duplex or Townhouse 1-3 stories	\$ 28.5079	\$ 277.6644	\$ 344.9662	\$ 207.2163	\$ 124.9193	\$ 29.4982	\$ 1,012.7724	dwelling
Multi-Family Low Rise 2-3 stories	\$ 28.5079	\$ 277.6644	\$ 344.9662	\$ 207.2163	\$ 116.9384	\$ 29.2588	\$ 1,004.5520	dwelling
Mid-Rise Multi-Family 4-10 stories	\$ 28.5079	\$ 277.6644	\$ 344.9662	\$ 207.2163	\$ 78.7686	\$ 28.1137	\$ 965.2371	dwelling
Industrial								
General Light Industrial	\$ -	\$ -	\$ 0.2186	\$ 0.1317	\$ 0.0833	\$ 0.0130	\$ 0.4466	square foot
Manufacturing	\$ -	\$ -	\$ 0.2672	\$ 0.1610	\$ 0.0824	\$ 0.0153	\$ 0.5259	square foot
Warehousing	\$ -	\$ -	\$ 0.0478	\$ 0.0288	\$ 0.0297	\$ 0.0032	\$ 0.1095	square foot
High-Cube Warehouse, fulfillment center	\$ -	\$ -	\$ 0.0478	\$ 0.0288	\$ 0.0252	\$ 0.0030	\$ 0.1048	square foot
Mini-Warehouse (Self Storage)	\$ -	\$ -	\$ 0.0924	\$ 0.0557	\$ 0.0243	\$ 0.0051	\$ 0.1774	square foot
High-Cube Warehouse, short term	\$ -	\$ -	\$ 0.0923	\$ 0.0556	\$ 0.0314	\$ 0.0054	\$ 0.1846	square foot
High-Cube Hub Warehouse	\$ -	\$ -	\$ 0.0966	\$ 0.0582	\$ 0.0803	\$ 0.0070	\$ 0.2421	square foot
Specialty Trade Contractor	\$ -	\$ -	\$ 0.3819	\$ 0.2301	\$ 0.1704	\$ 0.0235	\$ 0.8059	square foot
Lodging								
Hotel	\$ -	\$ -	\$ 78.6648	\$ 47.3993	\$ 138.6258	\$ 7.9407	\$ 272.6306	room
All Suites Hotel	\$ -	\$ -	\$ 130.5055	\$ 78.6358	\$ 76.3396	\$ 8.5644	\$ 294.0453	room
Motel	\$ -	\$ -	\$ 18.7908	\$ 11.3223	\$ 58.1222	\$ 2.6470	\$ 90.8823	room
Recreational								
Campground/Recreation Vehicle Park	\$ -	\$ -	\$ 149.6542	\$ 90.1738	\$ 18.3909	\$ 7.7465	\$ 265.9654	acre
Movie Theater	\$ -	\$ -	\$ 0.2000	\$ 0.1205	\$ 1.3549	\$ 0.0502	\$ 1.7256	square foot
Racquet/Tennis Club	\$ -	\$ -	\$ 0.0671	\$ 0.0404	\$ 0.3767	\$ 0.0145	\$ 0.4986	square foot
Recreational Community Center	\$ -	\$ -	\$ 0.1493	\$ 0.0900	\$ 0.5000	\$ 0.0222	\$ 0.7615	square foot
Institutional								
Private Elementary School	\$ -	\$ -	\$ 0.0968	\$ 0.0583	\$ 0.2677	\$ 0.0127	\$ 0.4355	square foot
Private Middle School (Junior High)	\$ -	\$ -	\$ 0.1132	\$ 0.0682	\$ 0.3499	\$ 0.0159	\$ 0.5473	square foot