

## BUILDING & PERMITTING OFFICE

**Department:** City of Jacksonville Building Inspection Division (consolidated city-county government)

**Address:** Ed Ball Building, 214 N. Hogan Street, 2nd Floor, Jacksonville, FL 32202

**Phone:** 904-255-8500

**Permits website:** <https://www.jacksonville.gov/departments/public-works/building-inspection-division>

**Code of ordinances:** [https://library.municode.com/fl/jacksonville/codes/code\\_of\\_ordinances](https://library.municode.com/fl/jacksonville/codes/code_of_ordinances)

## MANUFACTURED HOME NOTES

- Duval County is consolidated with the City of Jacksonville, so nearly all permitting runs through the city's Building Inspection Division rather than a separate county office
- Permits are searched and submitted online through the JaxEPICS permit portal
- Beach communities (Jacksonville Beach, Atlantic Beach, Neptune Beach) and Baldwin permit separately

Florida: installations follow FS 320 and Rule 15C-1/15C-2 (DHSMV) with licensed installers and installation decals; county building permits, tie-down and wind-zone compliance apply. Coastal counties may require Wind Zone II/III homes.



## **Mobile Home Egress Requirements for Stairs and Landings at all exterior doors newly installed mobile homes.**

*(Revised 3/30/2026)*

Please contact the Building Inspection Division for additional information or assistance with a specific project.

1. Entry stairs and landing elements shall comply with the live load requirements of FBC (R301.5)
2. Landing walking surface shall be 42" max., higher than 42" above grade will require site specific engineering.
3. Landings are to be no larger in width than 18" on the latch side, 12" on the hinge side and no larger in length than 42" in the path of travel of the door served.
4. The width of each landing shall be not less than the door served. Every landing shall have a dimension of not less than 36" measured in the direction of travel. FBC (R311.3)
5. The landing or floor on the exterior side shall be not more than 7-3/4" below the top of the threshold. FBC (R311.3.1)
6. Stairways shall be not less than 36" in clear width at all points above the permitted handrail height FBC (311.7.1)
7. The riser height shall not be more than 7-3/4". The riser height shall be measured vertically between leading edges of the adjacent treads. FBC (R311.7.5.1)
8. The greatest riser height within the flight of stairs shall not exceed the smallest by more than 3/8". Risers shall be vertical or sloped from the underside of the nosing of the tread above. FBC (R311.7.5.1)
9. Open risers are permitted, provided that the openings located more than 30", as measured vertically, to the floor or grade below, do not permit the passage of a 4" diameter sphere. FBC (R311.7.5.1)
10. The triangular openings at the open side of stairs shall not allow passage of a sphere 6" in diameter FBC (R312.1.3)
11. The tread depth shall be not less than 10". The greatest tread depth within any flight of stairs shall not exceed the smallest by more than 3/8". FBC (R311.7.5.2)
12. A nosing projection not less than 3/4" and not more than 1 1/4" shall be provided on stairways. Nosing projections may not vary by more than 3/8" within a stairway. \* Nosing not required if tread depth < 11"
13. Handrails shall be provided on not less than one side of each flight with four or more risers. FBC (R311.7.8) No handrail assembly may be attached to the exterior of the mobile home.

14. Handrail height shall be not less than 34" and not more than 38" measured from the tread nose.  
FBC (R311.7.8.1)
15. Handrail sizing should be one of the following: (Type I). Handrails with a circular cross section must have an outside diameter of not less than 1 1/4" and not greater than 2". (Type II). Handrails with a perimeter greater than 6-1/4" shall have a graspable finger recess area on both sides of the profile. Alternatives acceptable if compliant with FBC (R311.7.8.3)
16. Required guards shall be not less than 36" (R312.1.2)
17. Required guards shall not have openings from the walking surface to the required guard height that allow passage of a sphere 4" diameter. (R312.1.2)
18. Guards on the open side of stairs shall not have openings that allow passage of a sphere 4-3/8"
19. Any additional characteristics can be referenced and verified in FBC (R311) for Means of Egress.
  - \* Exterior structures on mobile homes are to be authorized by the authority having jurisdiction. If the entrance assembly is compliant within the parameters of FBC (R311) and meets the live load requirements on FBC (R301.5), are observed usable, they may be permissible as part of the initial installation of the mobile home by the licensed mobile home installer.
  - \* The responsible license holder completing this document hereby acknowledges responsibility of the entrance stairway assemblies that provide egress to the mobile home.

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Installer Printed Name

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Installer Signature

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Installer License Number

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Date (mm/dd/yyyy)