



Permits for Manufactured Homes and their Accessory Structures

Permit Success Checklist

Montgomery County Building Regulations
451 West Third St, 10th Floor
Dayton, OH 45422
937-225-4622-Phone; 937-225-6327-Fax
www.mcoho.org/build

In order to obtain permission to install a manufactured home you must first know whether it will be installed in a manufactured home park, or privately owned lot.

Those being installed in manufactured home parks are regulated by Public Health Dayton and Montgomery County. See www.chdmc.org or call 937-225-7000.

Those being installed on private lots are regulated through the Ohio Manufactured Home Commission. See www.omhc.ohio.gov or call 614-734-8454.

Montgomery County Building Regulations regulates all additions, modifications and alterations to manufactured homes such as room additions, porches, decks, attached and detached garages and sheds over 200 square feet. See separate permit success checklists for detached garages, porches and decks, and room additions.

The following is a lists of common elements that must be submitted for this type of project where permits are issued and inspected by Montgomery County Building Regulations. Individual projects vary & may require additional information. If unsure of the project requirements, contact Building Regulations.

1. Manufactured Homes Installed Upon Privately Owned Lots (Not Manufactured Home Parks)

- All attached garages (anything that is not on manufactured home plans)
- All site built porches greater than 3 X 3', and room additions. (anything that is not on manufactured home plans)
- All detached sheds and garages greater than 200 square feet in area
- Any air conditioning being added to the home
- Any work done to the home after the approval sticker from the Ohio Manufactured Home Commission is applied, unless it is moved again, which would require another permit from the Ohio Manufactured Home Commission

2. Manufactured Homes Installed in a Manufactured Home Park

Permits for the installation of manufactured homes in Montgomery County jurisdictions, in manufactured home parks, are regulated through Public Health Dayton and Montgomery County.

Parts of a typical project where permits are issued and inspected by Montgomery County Building Regulations:

- All attached garages
- All site built porches greater than 3 x 3' and room additions
- All detached sheds and garages greater than 200 square feet in area
- All electrical service connections
- All gas service connections

NOTE: All additions, modifications and alterations to manufactured homes, such as room additions, attached garages, covered porches and screened porches must be completely documented and certified by an Ohio licensed Engineer or Architect when using the home for structural support. See other Permit Success Checklists for details of our requirements listed above.