

General Setup Process and Requirements per OHIO Guidelines

By Total Service Center

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Ohio State Permit and Inspections: Ohio State Law says that as a home owner, you may set your own home on a lot that you own. However, you are still required to pull an Ohio State permit, as well as, set the home to Ohio State standards. Any part of the setup not done by the owner themselves must be set by a licensed installer. Any home set, in the state of Ohio and not on the owners' own lot, requires the installer to be a licensed and obtain a permit. This install process requires three state approved inspections handled by licensed inspectors. We give a brief explanation of the process below.

First Inspection: This is the footer inspection. New or existing footers are checked for condition and size, to insure proper support.

Second Inspection: This is the electrical inspection. The home must be blocked, leveled, tied down (stabilizer system) and electrical service properly installed.

Third Inspection is the final inspection: All utilities must be on. Steps and skirting must be installed. Failure to follow the Ohio state guidelines will result in the owner receiving fines/penalties. The home may not be inhabited until the above steps and the approval seal have been obtained.

Details of inspection steps:

Block house: Inspect concrete for level, cracking, as well as, size (width and length) to fit the home. Install vapor barrier (6 mil. plastic) to cover complete area under the home to seal from moisture coming out of the ground. Install adjustable out riggers, two at each exterior door to prevent sagging at doorways. Check doors for proper fit and operation.

Install the stabilizer system (tie downs) to attach house to ground or footer, protecting it from wind and movement.

Utility hook ups (electric, water, sewer, gas) when setting a home.

Connect electric: Check meter/disconnect for proper size and condition to supply house. Install electric service in conduit; supported every 4' by adding bracing to attach hangers as needed. The state requires 2 ground rods. A disconnect must be installed if meter/breaker is more than 30' from house. Test smoke detectors, all lights and receptacles, repair as needed.

All electrical wiring over 24 volts, such as A/C, shed, receptacles, lights etc. must be in conduit or enclosed in the wall or underbelly. We find lots of wires just lying on the ground that have to be changed to meet code.

Connect water line: Inspect and test water valve on lot. Install water shut off valve within 3' of water line entering home and within 3' of where water line comes out of ground. Install water meter (if required), and insulated heat tape. Support water line every 4', adding bracing to attach hangers as needed. Test for leaks.

Connect sewer line: Inspect sewer connection on lot before setting home for materials blocking line in the ground. Install clean outs where main line comes out of house. Support sewer lines every 4', adding bracing to attach hangers as needed. Test for leaks.

Connect gas line: Support gas lines every 4', adding bracing to attach hangers as needed. Check condition of existing line. If house is on natural gas, replace any copper lines. Check for and/or install a valve and drip leg at each appliance. Install exterior flex line between house and meter. Pressure test all lines.

Install dryer vent from dryer to exterior of house with flex or rigid metal duct.

Steps must be as wide as the door and have a landing as deep as door projects when open. Railing with spindles must have no more than 4" spacing between them.

Skirting must be vented and installed for final inspection.

Standardize requirements are set **by the state of Ohio** to improve you and your families safety while inhabiting your home. You should look for an installer who is licensed and educated in the above steps and who follows the state's guidelines to make your home move a worry free experience.