



CITY OF TEXARKANA, TEXAS

220 Texas Blvd
PO Box 1967
Texarkana, TX 75504

Phone: (903) 798-3945
Fax: (903) 794-1257
Web: www.txkusa.org

HUD CODE MANUFACTURED HOMES

The City of Texarkana, Texas Inspection Department requirements for a manufactured home when **approved by the City Council** to be located in the city limits under a **Specific Use Permit**: You must provide the following to the Inspection Department to obtain a Building Permit:

- 1) **Survey of property, by a registered Texas Surveyor or Engineer**, showing the proposed location of the manufactured home on the survey and drawn to scale. A minimum setback of 25 feet from the front property line and a minimum side yard of 10 feet and no closer than 10 feet from the rear property line is required.
- 2) **Driveway** must be shown on survey, which will be approved by City Engineer Department. Driveway permit fee is \$20.00.
- 3) The Zoning Ordinance requires two (2) **off street parking spaces** for each residence 9' x 20' or 10' x 18' in size with a minimum concrete drive width from street to property line of nine feet (9') and a maximum width of twenty-four feet (24'). Concrete to be four inches (4") thick reinforced with a single layer of #10, 6x6 wire mesh from the street to the property line with a minimum radius where it ties into the street of 2 ½' and a maximum radius of five feet (5'). Expansion joint required at property line. An inspection is required from the property line to the street before any concrete may be poured.
- 4) **Foundation plans** and they must be designed and stamped by a licensed engineer.
- 5) **"Water and Sewer Availability"** form from the Texarkana Water Utilities (TWU) stating water and sewer fees have been paid before requesting a permit from the Inspection Office.
- 6) **"Certificate of Compliance"** from the Zoning Office.
- 7) A **Building Permit** will be issued based on the total cost of the manufactured home.
- 8) Once a Building Permit is issued, a plumbing and electrical permit will be needed and must be obtained by **licensed registered plumbers and electricians only**.
- 9) **No homeowner permits will be issued for electrical and plumbing work!**
- 10) Individual contractors (building, electrical, plumbing, HVAC) will call in inspections as required by code.
- 11) Once a City Inspector determines all work has been completed and inspections have been approved according to the codes, the City will notify the utility companies for release and occupancy. **The releases will be done with the Building Final.**
- 12) Manufactured homes must be tied down and skirted for Building Final Inspection.
- 13) When located in a **flood plain**, more stringent regulations are required. Contact the City Engineering Department.

OUTSIDE CITY LIMITS (Inside ETJ and within a Sub-division)

- Certificate of Compliance
- If City Water, Water/Sewer Availability
- No Homeowner Permits!
- Inspections will be made on electrical and plumbing only.

OUTSIDE CITY LIMITS (Inside ETJ and NOT within a Sub-division)

- Certificate of Compliance
- No permits, no inspections required.