



Manufactured Dwelling NOT IN A PARK Checklist

Required Permits

1. **New Manufactured Dwelling (Not in Park)**
2. **Sitework & Foundation**
3. **Deck**
4. **Plumbing (Exterior Only)**
5. **Gas Piping (New Service)**
6. **Erosion Control Residential**
7. **Electrical - Apply through the State of Minnesota**

Manufactured Dwelling Criteria

A HUD Approved Manufactured Dwelling is a structure that meets the following criteria:

- Transportable and built on a permanent chassis
- At least 8' wide and 40' long in traveling mode or at least 320 square feet when erected on site
- Has a HUD label permanently applied on the exterior of each section
- Complies with MNSBC Chapter 1350
- Only used as a single-family residence with no attached structures (decks, garages, etc).
- Complies with the manufacturer's installation guide

Required Documents

Provide the following documents in **PDF format** when applying for this permit on ePlace:

1. **Site Plan** - See [Site & Survey Packet](#) for more information
2. **Site Survey** - See [Site & Survey Packet](#) for more information
3. **Foundation Plan** - Depending on type, this may require engineering documentation. (Separate Permit)
4. **Anchoring Plan** - Submit information provided by manufacturer of the anchoring system.
5. **Manufacturers Installation Guide** for specific home (year & model number) being installed.
6. **Floor Plan** of home being installed (must show exterior door locations)
7. **Deck Plans** – plan, elevation views, stairs. (Separate Permit)

Additional Info

A Manufactured Home Installer must be licensed by the State of Minnesota. Have the installer's license number, email, and phone number ready when applying on ePlace.

Foundation Types: New Engineered Slab, Existing Engineered Slab, Frost Depth Footings, or Ground Set. See Installation Manual for what is allowed for the building.

Anchor Plan: See Installation Manual for what is allowed for the building. There are several types.

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Installation Guide: Provided by the seller. It may also be found online.

Floor Plan: May be found in the Installation Manual or ask for a plan from the seller of the home.

Deck and stairs are required at all exterior doors. Cannot be attached to the home. See [Deck Packet](#) for extra help.

If the manufacturer's installation manual for the home is unavailable, check MN DOLI CCLD Manufactured Homes Section website at <https://www.dli.mn.gov/business/manufactured-structures>, where many manuals may be accessed, or contact the manufacturer.

When installation manuals are unavailable, then installation shall comply with the Federal Installation Standards 24CFR3285 and CFR3286, or MN Rule 1350 and the MN State Building Code. A COPY OF THE MANUAL MUST ALSO BE MADE AVAILABLE TO THE INSPECTOR AT THE JOBSITE

Additional Permits

The following permits may be needed depending on the project. Call specific department with questions:

Planning	Shoreland, Special Use, etc.	218-730-5580
Life Safety	Rental Licenses	218-730-4380
Engineering	Excavation	218-730-5200