

**HICKMAN COUNTY GOVERNMENT
OFFICE OF PLANNING & ZONING**

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MOBILE HOME INSPECTIONS

1. **SETBACK INSPECTIONS – IF A FOOTER IS GOING TO BE POURED, THE BUILDING INSPECTOR NEEDS TO INSPECT BEFORE THE CONCRETE IS POURED FOR SETBACKS AND ADEQUACY OF FOOTINGS. IF NO FOOTER IS TO BE POURED, AN INSPECTION WILL TAKE PLACE AFTER THE UNIT IS SETUP.**
2. **FINAL INSPECTION – AFTER UNDERPINNING, PORCHES, STEPS AND HANDRAILS HAVE BEEN COMPLETED.**

A. A MINIMUM THREE FOOT BY THREE FOOT (3' x 3') PORCH (LANDING) SHALL BE REQUIRED ON THE EXTERIOR SIDE OF ALL EXIT DOORS.

B. PORCHES WILL BE INSPECTED FOR THE FOLLOWING:

IF THE FLOOR OF THE PORCH IS MORE THAN 30 INCHES FROM THE GROUND, A HANDRAIL WILL BE REQUIRED ON THE PORCH AND ON OPEN SIDES OF THE STEPS.

THE HANDRAIL SHALL BE AT LEAST 36 INCHES HIGH.

REQUIRED HANDRAILS SHALL HAVE BALISTERS OR AN ORNAMENTAL PATTERN SO THAT A FOUR INCH DIAMETER OBJECT CANNOT PASS THROUGH ANY OPENING.

A BOTTOM RAIL OR CURB SHALL BE PROVIDED SO THAT A TWO INCH OBJECT CANNOT PASS BETWEEN THE RAIL AND THE FLOOR.

3. **ALL STEPS MUST MEET THE FOLLOWING CRITERIA:**

RISERS:

THE MAXIMUM RISER HEIGHT SHALL BE 7 ¾ INCHES.

THE RISER HEIGHT SHALL BE MEASURED VERTICALLY BETWEEN THE LEADING EDGES OF THE ADJACENT TREADS.

THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCHES.

TREADS:

THE MINIMUM TREAD DEPTH SHALL BE TEN INCHES.

THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTIONS OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE.

THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCHES.

STAIR STRINGERS MUST BE CUT ON A TEN INCH TREAD TO MEET THIS REQUIREMENT.

IT IS THE RESPONSIBILITY OF THE PERMIT HOLDER TO CALL AND SCHEDULE ALL INSPECTIONS.

SIGNATURE OF BUILDING INSPECTOR

SIGNATURE OF APPLICANT

White Copy – Building Commissioner ▪ Pink Copy – Applicant