

Natrona County Development Department  
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*“The purpose of the Natrona County Development Department is to provide necessary services to implement sound land use planning and economic development policies to protect and enhance the quality of life for present and future inhabitants of Natrona County.”*

**Mobile and Manufactured Home Checklist**

- Mobile home – a structure transportable in one or more sections which is eight body feet or more in width and which is thirty-two body feet or more in length; which is built on a permanent chassis and designed to be used as a dwelling, with or without a permanent foundation, when connected to the required utilities and has certification that the unit is built in accordance with the Mobile Home Construction and Safety Standards of the U. S. Department of Housing and Urban Development or, if constructed prior to December 18, 1975, is built in accordance with ANSI Standards (does not include manufactured housing).
- Manufactured Home – a residence constructed to house one family year round as follows:
  - (a.) Is partially or entirely manufactured in a factory on or after January 1, 1994 and is in compliance with the current applicable standards of the United States Department of Housing and Urban Development at the time of its production.
  - (b.) Are not less than twenty-four feet in width and thirty-six feet in length.
  - (c.) The dwelling shall be attached to a permanent foundation system in compliance with the County’s building code for residential structures. All wheels, hitches and axles shall be removed.
  - (d.) The home have a pitched roof, with a slope of not less than a nominal three inch vertical rise for each twelve inches of horizontal run.
  - (e.) Roof material shall consist of non-reflective material customarily used for conventional dwellings including, but not limited to, composition shingles; fiberglass shingles; shake shingles; asphalt shingles; or tile materials. Roof material shall not include flat or corrugated sheet metal, except for manufactures metal roof panels.
  - (f.) Have a rood overhand of not less than eight inches measured from the vertical side of the home. When attached carports, garages, porches or similar structures in an integral part of the home, this overhang may be waived where the accessory structure is attached to the home.
  - (g.) Having siding material consisting of wood or wood products, stucco, brick, horizontal lap steel or aluminum, horizontal lap vinyl or rock.

- (h.) A manufactured home must be constructed in compliance with federal manufactured home construction and safety standards in effect in 1994, or as subsequently amended, and shall be constructed to meet design rook loads and insulation requirements applicable to the state of Wyoming. The applicant shall submit blue prints, as-built plans, or the manufacturer's certificate of compliance with this requirement.
  - (i.) All manufactured homes must meet the wind and snow load requirements established for Natrona County pursuant to the International Building Code and/or other administrative codes.
  - (j.) Any manufactured home on an individual lot shall conform to the same building setback standards, side and rear yard requirements, standards for enclosures, access, vehicle parking, and square footage standards and requirements to which a conventional site build, single-family residential dwelling on the same lot would be subject.
  - (k.) Nothing in this subsection shall be deemed to supersede any valid covenants running with the land.
- Mobile and manufactured homes shall be located on a foundation or blocked, skirted, and tied down.
  - Skirting shall be waterproof, rigid, and durable and shall be equipped with a door or panels to permit access to utilities. Skirting shall be completed prior to final permit approval and inspection.
  - All electrical, plumbing, gas hook-ups and tie-downs shall be in compliance with the pertinent sections of the codes adopted by Natrona County.
  - Mobile home storage shall be permitted only in the C and I-L Districts. Temporary storage of a mobile home for a period not to exceed 180 days shall be allowed only in the RR-1, SR-1, UMP and MH Districts.
  - Tying together mobile or manufactured home units not expressly manufactured for that purpose is strictly prohibited, An exception may be granted by the building official if the applicant can provide structural drawings and plans, signed by a licensed engineer or architect in the State of Wyoming that certifies that they are joined in such a fashion that the roof, frame and foundation are compatible and structural integrity is maintained. The mechanical and electrical systems must be in good working condition, including the smoke detectors that must be fed from a dedicated circuit from the panel that is located closest to the main service out of doors. That panel will become the main panel for the structure and will sub feed the other panel. If the main panel does not have capacity to sub feed the other panel, it must be up graded. The smoke detectors must be located in each sleeping room and hallway. They must also be electric with battery backup and wired to a 3-wire system so that all detectors alarm at once. All interior wiring must be copper.
  - Mobile or manufactured homes shall not utilize solely as accessory storage units, except in the RAM and UA Districts when well maintained. In no instance shall these units be allowed for commercial purposes.

- The County reserves the right to refuse to issue permits for any mobile or manufactured home that in the professional judgment of the County, does not meet minimum life, health and safety requirements and/or would pose a nuisance to surrounding properties.
- The electrical system including the panel and all branch circuit wiring, devices and fixtures must be good repair. All wiring conductors must be copper.
- The plumbing systems must be in good condition. The water supply pipes to all fixtures and the drain, waste and venting from fixtures cannot leak, be properly strapped and supported and maintains the proper fall. The mixing of black and white PVC is prohibited since the glues are not compatible, a transition from black to white or white to black must be made through the use of approved transitional fittings manufactured for that purpose.
- The furnace must be in good working order with no cracks in the firebox or heat exchanger; the flue must be properly vented. Unions are not allowed in the gas supply line under home and the gas valve and the upper and lower limit switches and fan motor must work properly. Any gas-fired appliances must be properly vented; gas fired water heaters must be listed for use in manufactured homes and is sealed combustion units if installed inside the home.
- The roof must be in good condition with all seams and joints properly sealed; all flashing must be secure and sealed with proper caulking. The metal skin or siding must be in good condition with no holes, tears or missing pieces. The windows must not have any broken glass or operating parts; they must open and close properly. All doors must be in good condition and open and close, sealing properly. The floor must be in good repair; any breaks or holes must be repaired before permits will be issued.

**ANY MOBILE OR MANUFACTURED HOME THAT IS TWENTY (20) YEARS OR OLDER SHALL REQUIRE A COMPLIANCEY INSPECTION.**

Compliancey inspection performed by:

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Name and Title

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Date