

**REQUIREMENTS FOR MOBILE OR MODULAR HOMES
AND MANUFACTURED BUILDINGS
TOWN OF SHORTER, ALABAMA**

1. All mobile or modular homes and manufactured buildings shall be in accordance with all rules and regulations of the Alabama Manufactured Housing Commission Guidelines, latest edition.
2. A Plot Plan or survey that depicts lot size with dimensions, home, driveway, septic system and water well locations.
3. A permit to install a septic system from the Macon County Health Department.
4. Permits are needed for:
 - a. Building
 - b. Electrical
 - c. Plumbing
 - d. Heating and Air Conditioning
 - e. Any remodeling, renovation or repair work
5. All plumbing, HVAC and electrical subcontractors shall be licensed by the State of Alabama and must be present during the duration of their work.
6. All contractors and subcontractors shall hold a business license with the Town of Shorter, Alabama.
7. The minimum lot size shall be ten thousand (10,000) square feet with one hundred (100) feet minimum width.
8. The lot must have its own driveway that has access to a public road.
9. All mobile or modular homes shall have a front porch no less than 8' x 8' with steps and handrails.
10. All mobile or modular homes shall have a back porch no less than 6' x 6' with steps and handrails.
11. All mobile or modular homes shall have the meter base attached to the home.
12. Contact the Town of Shorter for all rules and regulations as to quality control, plan requirements, installation requirements, blocking, anchoring and tiedown requirements, as well as any other questions. The rules followed shall be the same as defined by the Alabama Manufactured Housing Commission.
13. Pay all required fees.

fifty thousand dollars (\$50,000) or more, shall be deemed and held to have engaged in the business of general contracting in the state of Alabama.”

- B. Plumbers, HVAC and Electrical subcontractors shall be licensed by the State of Alabama through their appropriate licensure boards, and must supervise their portion of the work.
- 6. All contractors and subcontractors shall have a business license from the Town of Shorter.
- 7. Pay all required fees.

RESIDENTIAL

- 1. Must be a State Licensed Home Builder if the contract amount is \$10,000.00 or more, as well as licensed with the Town of Shorter, if you are not the property owner. Proof of license is required.
- 2. New Homes:
 - a. Complete set of Construction Documents as described in detail at the end of this section.
 - b. Some subdivisions have an architectural control committee approving the design of the house; their approval letter must be submitted when the permit is picked up.
 - c. Must be a State Licensed Home Builder if you are building for someone other than your self.
- 3. Additions:
 - a. Complete set of Construction Documents as described in detail at the end of this section.
 - b. Some subdivisions have architectural control committees, letters of approval are required.
- 4. Accessory Structures:
 - a. Detached garages, carports, storage buildings, green houses, gazebos are required to be permitted.

- b. Metal kit-type storage buildings are required to be permitted, even if they are portable and not on permanent foundations.