

Town of Canton

Manufactured Housing

Permit Requirements

***Only Manufactured homes built after 1976 and bear a HUD seal are permitted to be installed in the Town Of Canton.**

Building Permit Required

The applicant / owner must submit a Building permit prior to any site work or placement of a manufactured home. The owner must provide a valid 911 address and Tax ID number.

Residential uses in all zones shall be limited to one residential building per parcel, as designated by an individual Tax ID number. If the new lot is contained within another with an existing residential structure, the lot (that the manufactured home will be installed on) has to be made a separate lot with its own Tax ID number and 911 address. **If a property split is needed it shall be done before the permit will be issued!**

Certification

The Building Permit must identify the name of a NYS certified retailer / installer or mechanic who will be responsible for the installation. **Before the permit is issued the certification will be verified from the Department of State list/s.**

Upon completion of the installation the installer will affix a Warranty Seal to the home, usually in the largest bedroom closet space. By attaching the Seal to the Manufactured home the installer warrants that: The entire installation meets the standards of the NYS Uniform Fire Prevention and Building Code and that the installer is certified as an installer by NYS Dept. of State.

Site Plan

A site plan is required that indicates the distances from the new structure to the property lines in all directions. It also must show any additional existing or proposed buildings, septic system, or well and indicate the distances between them and to the lot lines and also the manufactured home. **The required setbacks for each zone in the Town of Canton can be found in the Town Code under chapter 70 “Zoning” starting at section 70-18.**

***Manufactured Homes are permitted in the Hamlet, Rural, and Commercial zones in the Town of Canton.**

NYS Stamped Plans Required

Foundations including, Frost protected Gravel Sets, concrete slabs, and Septic systems shall be designed by a New York State Licensed Professional.

All foundation systems shall be frost protected or extend below the frost line depth of 4'8" in the Town of Canton.

The plans shall indicate the placement of piers and anchoring system type and placement. Skirting and ventilation is also required.

The manufactured home installation manual is also required to be submitted along with any plans for the construction of any accessory appurtenances.

Certificate of Occupancy

The Certificate of Occupancy is required before the manufactured home is to be occupied.

No certificate will be issued until all installation requirements are complete including:

An Electrical inspection certification issued by a certified and approved electrical inspector is submitted. The electrical inspections take place for the service installation and when the installation is complete.

The installers Warranty Seal is filled out and attached to the manufactured home.

Additions

Additions to manufactured homes have to be self supporting on their own approved foundations. The addition can be built by persons not certified however the openings created for access **must** be accomplished by a state certified installer or mechanic. The HUD required second egress door cannot be used or blocked unless another is provided.

The Canton Town Code can be found at this website:
<https://cantonnny.gov/government/code-enforcement/>