



Avery County
North Carolina

Planning & Building Inspections Department
www.averycountync.gov/departments/planning_department.php
Phone: (828) 733-8204

Park Model Application Requirements

Failure to provide ALL required information will result in the return of the application to the applicant.

No work shall begin prior to all fees being paid and issuance of the permit. Conducting work without a permit is illegal and may result in a penalty being added to the permit fees due.

The following items must be submitted with the completed permit application:

- Copy of Septic Tank System Permit
- Any Additional State or Local Permits that may be required due to the nature of the proposed work or site.

Set-Up Requirements:

- **It is not permissible to set-up park models as a permanent dwelling unit (no more than 180 consecutive days in one location) unless it is labeled as a HUD mobile home or DOI modular home.**
- The living quarters shall not exceed 400 sq. ft
- Units shall be capable of being ready to tow.
- Towing tongue, wheels and axles shall remain on the frame.
- **There shall not be any permanent connections for plumbing, mechanical or electrical.**
- The electrical connection shall be by a feeder or cord and plug from a stand-alone service.
- Units shall be heated by gas systems only.
- Units may be temporarily blocked up and anchored.
- No underpinning or curtain walls shall be installed other than vinyl panels and vinyl or wood lattice.
- Perimeter shall be graded such that no water will collect, and run off is diverted away from the unit.
- If any exterior door swings out, a landing, stairs and railing will be required.
- Landings shall be self supported and not attached to the park model.
- All footings must be placed below the required frost-line of 18".