

Mobile Home Guidelines

The items listed below are the general guidelines for new or existing mobile home sites set forth by the current adopted codes of the City of Liberty.

1. No new mobile home sites are allowed without receiving prior approval through the Department of Planning & Development.
2. A completed permit application and site drawings must be submitted for a building permit. All work must comply with current building codes.
3. The permit fees are calculated on the work scope for the mobile home hook-up, excluding the cost of the mobile home. The fees and on-line permit application are available on our City's website (www.libertymissouri.gov) or at City Hall 3rd floor.
4. All contractors must be licensed within their fields to work in the City of Liberty.

Electrical Requirements:

100 AMP SERVICES

Feeder Conductors - #2 Aluminum or #4 Copper
Grounding Electrode Conductor – Minimum #6
Equipment Grounding Conductor – Minimum #8



200 AMP SERVICES

Feeder Conductors – 4/0 Aluminum or 2/0 Copper
Grounding Electrode Conductor – Minimum #4 Copper
Equipment Grounding Conductor – Minimum #6 Copper

1. All service equipment must be in sight of and not more than 30 feet from mobile home. The neutral bar must be bonded to the service equipment enclosure.
2. An 8 foot ground rod, ½ inch in diameter must be driven close the meter pedestal and connected to the service equipment by the grounding electrode conductor sized accordingly.
3. The sub-panels in the mobile home must have separate neutral and grounding bars. The neutral bar must be isolated from the enclosure and the grounding bar must be bonded to the enclosure and to the mobile home frame.
4. The mobile home sub-panel must be a minimum 24” inches from the floor of the mobile home.
5. The equipment grounding conductor from the neutral bar in the service equipment to the grounding bar in the sub-panel must be insulated and be green in color or be identified with green tape.
6. The feeder conductors that are direct buried are to be a minimum 24” inches below grade. Feeder conductors fed through PVC conduit are to be a minimum of 18” below grade.

Mobile Home Guidelines

Exterior Requirements:

All exterior items must be inspected and approved for occupancy set fourth by the city codes for mobile homes.

1. An approved anchorage tie down system to the pad site by steel strap, cable, chain or other approved system.
2. Sewer connections with approved fittings.
3. Gas line installations and/or hook- ups.
4. Skirting must be in place around the mobile home per code.
5. All decks and porches over 30” above grade must be built to meet current building codes with guardrails, handrails and porch spindles.
6. No accessory structures are to be attached to or supported by the mobile home, unless approved by a structural engineer.
7. All exterior buildings must meet set backs of a minimum of 10’ feet from the mobile home for fire safety.
8. Addresses shall be labeled on the mobile home visible from the street where the drive access is located.

All mobile homes are to meet our current adopted building codes and city zoning ordinances. No mobile home shall be occupied without a final inspection approval from the City of Liberty Building Inspection Division.

Any further information needed can be obtained by contacting the Building & Codes Division at 816-439-4534 or inspections@libertymo.gov. Permit applications can be submitted through our Online Permit Center at www.libertymissouri.gov/permits-licenses.

