



County of San Diego, Planning & Development Services
REQUIREMENTS FOR PLACING A CERTIFIED
MANUFACTURED HOME ON A PRIVATE LOT
BUILDING DIVISION

You may obtain a building permit for a manufactured home on a private lot if it complies with Section 6506 of the County of San Diego Zoning Ordinance.

A. ELIGIBILITY

Only mobile homes constructed between September 15, 1971 and June 14, 1976; and manufactured homes constructed on or after June 15, 1976 that have been issued an insignia of approval by the State of California Department of Housing and Community Development (HCD) or have been certified under the National Mobilehome Construction and Safety Standards Act of 1974 (42 U.S.C. Section 5401 et seq.) may be permanently located on a private lot only upon compliance with the requirements set forth below *(for the purpose of this document the term “manufactured home” shall be used for all references to both mobile homes and manufactured homes)*.

A Park Model Trailer is a type of recreational vehicle (RV). Recreational vehicles are not approved for permanent habitation. A Park Model Trailer is not a type of mobilehome. A Park Model Trailer shall not be used for permanent habitation and shall not be placed on a foundation or pier system or be affixed to the ground for permanent use. A building permit may be issued for the temporary placement of a Park Model Trailer on a private lot only when approved by Planning & Development Services for one of the following temporary uses authorized by the Zoning Ordinance: Temporary Occupancy, Temporary Health Care, or Farm Employee Housing.

B. REQUIREMENTS

An eligible manufactured home shall comply with the following requirements when located on a private lot.

1. Has not been altered in violation of applicable codes.
2. Is occupied only as a residential use.
3. Is in conformance with all provisions of the County of San Diego Zoning Ordinance, the Subdivision Ordinance and the Health and Safety Code applicable to residential structures. Subject to the foregoing regulations, manufactured homes may be located on the same lot containing conventionally constructed dwellings.
4. If attached to a designated foundation system, it shall comply with the provisions of Section 18551 of the Health and Safety Code.
5. The exterior covering material shall extend to the ground, except that when a solid concrete or masonry perimeter foundation is used, the exterior covering material need not extend below the top of the foundation.
6. In the Wildland-Urban Interface, a unit manufactured on or after September 1, 2008 requires an ignition-resistant construction system.
7. In the Wildland-Urban Interface, a unit manufactured before September 1, 2008 shall have both of the following: (1) an existing asphalt composition roof, or metal roof covering and, (2) Title 24, Part 7 compliant attic ventilation.

8. In the Wildland-Urban Interface, underfloor areas to be enclosed with a non-combustible exterior covering (stucco, cement fiber board, etc.) per the California Wildland-Urban Interface Code.
9. Roofs shall have a pitch of not less than 2 inches vertical rise for each 12 inches of horizontal run (2:12) and consist of asphalt shingles or other material customarily used for conventional dwellings, unless waived by the Director per items 11 or 12 below.
10. All roofs shall include roof overhangs of not less than one foot measured from the vertical side of the manufactured home, except where the location of attached structures, such as carports, garages, porches or similar structures precludes the continuation of the overhang, or unless waived by the Director under 12 below.
11. The Director may waive the roof pitch requirement for attached accessory portions of the structure such as carports, porches, or similar canopy structures not enclosed by solid walls. Roof parapet walls are not required for such canopy structures.
12. The Director may waive the roof pitch and/or the roof overhang requirements if the roof for the main structure is concealed from view by parapet walls consistent with a commonly recognized architectural style such as Santa Fe or Mission style.

C. BUILDING PERMIT

Prior to installation of a manufactured home on a designated foundation system, the manufactured home owner or a licensed contractor shall obtain a building permit from Planning & Development Services. To obtain such a permit, the owner or contractor shall comply with all requirements of Section 18551(a) of the Health and Safety Code.

D. CANCELLATION OF REGISTRATION

The owner shall comply with the regulations established pursuant to Section 18551(b) of the Health and Safety Code for cancellation of registration of a manufactured home. The owner shall also comply with the provisions of Section 18550(b) of the Health and Safety Code.

E. APPROVAL FOR OCCUPANCY

The Director of Planning & Development Services shall determine that the proposed project is in compliance with all applicable requirements and conditions prior to issuing final approval for occupancy.

F. MODIFICATION OF REQUIREMENTS

Unless otherwise specified, no modification may be granted from these requirements or from the requirements specified in the Health and Safety Code or Title 25 of the California Administrative Code (CAC) which are not subject to local modification.

G. BUILDING PERMIT FOR FOUNDATION RETROFIT

For permit applications to retrofit an existing manufactured home with a designated foundation system for the purpose of recording form HCD 433(A) please note the following information:

Refer to Step 1, Processing of Building Permits, items A.1 and A.2 for plan requirements, and provide proof of a building permit for the existing manufactured home on the subject parcel. Once the permit has been issued, and at final inspection, the owner or permit applicant must provide building inspection staff with the HUD number(s) and serial number(s) from the manufactured home. If the tags have been removed from the unit(s), provision must be made for building inspection staff to have access to the under floor area of the manufactured home in order to verify the HUD number(s) and serial number(s) as stamped on the I-beam/main chassis beam. Upon verification of this information, the 433(A) will be signed off by building inspection staff and will be forwarded to the County of San Diego Assessor/Recorder for recordation as required by the state. A copy of the recorded 433(A) will then be forwarded to the property owner.

STEP 1: PROCESSING OF BUILDING PERMIT

- A. Submit a building permit application (PDS #291) and provide two sets of construction documents, with each set to consist of the following:
1. Plot Plan (see form PDS #090).
 2. Manufactured home foundation plan. Options are as follows: a foundation plan signed by a California licensed architect or engineer, or a foundation plan that bears current plan approval by the State of California, Department of HCD ("SPA" plans).
 3. Manufactured home floor plan and exterior elevations (may be photocopied from manufacturer/dealer brochures).
 4. Details as needed to reflect compliance with requirements for roof overhang construction (see Section B Requirements, Item 10 above) and access from manufactured home to adjacent grade per Item 5 below.
 5. Details as needed to reflect materials and construction for all landings, porches, ramps, stairs, or decks as required per Section 1368 at all exterior doorways. In the Wildland-Urban Interface, projections such as porches, ramps, stairways, decks, etc. shall be per the California Wildland-Urban Interface Code.
 6. Manufacturer's manufactured home installation instructions.
 7. Form HCD 433(A)—form PDS #123B "Manufactured Home Installation on a Designated Foundation System", completed per instructions in Attachment A. The form must be typed or printed legibly in black ink. A check payable to the "State of California" in the amount of \$11.00 per unit shall be attached to Form HCD 433(A).
 8. Form PDS #123D "Certification of Manufactured Home Construction Criteria and Exterior Appearance" completed by the manufactured home dealer or a completed form PDS #123C "Manufactured Home Exterior Description" (see Attachment B) and unit photos.
 9. Manufactured home skirting must be shown. In the Wildland-Urban Interface, manufactured home must be skirted to grade with a non-combustible exterior covering (stucco, cement fiber board, etc.) per the California Wildland-Urban Interface Code.
 10. Where the manufactured home is new and has never been registered with the Department of Motor Vehicles (DMV), provide a statement to that effect from the dealer selling the manufactured home.
- B. Additional approvals/clearances required may include, but not necessarily be limited to: County Departments - Zoning, Public Works, Environmental Health, Parks & Recreation, as well as the Fire Agency having jurisdiction, and applicable School, Public Water, and Sewer Districts. These requirements will be identified by County staff during the building permit application submittal.

STEP 2: CONSTRUCTION

- A. Inspections are required prior to placing concrete, backfilling trenches, or concealing any construction. Inspections are required for:
1. Foundation trenches – Required reinforcing steel must be in position per plans. If plans require embedded tie-downs, materials must be ready for placement.
 2. Underground utilities – Utility lines are to be in place and under test as required by code. If possible, schedule underground utility inspection at the same time as the foundation inspection.
- B. Manufactured home installations must comply with Title 25. See Attachment B for a summary of applicable Title 25 requirements.

STEP 3: CERTIFICATE OF OCCUPANCY

A passed final inspection is granted after construction is completed and approved. At that time, the building inspector will sign off final on the permit record card. If the manufactured home has been registered with the Department of Motor Vehicles, the inspector will advise the customer to bring the Certificate of Ownership, license plates or decals or other DMV registration indicia to the Building Division counter staff for completion of their paperwork processing. Where any of these items are not available, a "Statement of Facts" on DMV Form Reg. 256 indicating under penalty of perjury that these items are missing or lost, shall be required. Planning & Development Services will deliver these documents to the DMV as required by the State.

After a passed final inspection is granted, the customer must obtain a Certificate of Occupancy (HCD form 513C) from Planning & Development Services counter staff. To obtain this document, the owner or permit applicant must provide the following when applicable: the original Certificate of Ownership, license plates or decals **(do not remove the unit insignias)** or other DMV registration indicia, the Manufacturer's Certificate of Origin and Dealer Report of Sale or Lease, in order to verify the manufactured home's HUD number(s) and serial number(s) as shown on form HCD 433(A). Please note, a copy of the Escrow Instructions may be substituted for the Dealer Report of Sale or Lease if the HUD number(s) and serial number(s) are noted in the document. Once the required information has been verified, Planning & Development Services staff will complete form HCD 513C "Certificate of Occupancy", have form HCD 433(A) recorded (as required by the State), and will mail a copy of the recorded form to the manufactured home owner. The Building Division will require a two day waiting period from the time of passed final inspection before the customer can submit their documents to the Building Division counter to allow for in-house paperwork transmittal.

ATTACHMENTS:

- A.** Form PDS #123A, User Guide for Installing Manufactured Homes and Commercial Coaches on Foundation Systems
- B.** Form PDS #149B, Title 25 – Section Summary for Manufactured Home Installations on a Designated Foundation System
- C.** Form PDS #123C, Manufactured Home Exterior Description
- D.** Form PDS #123D, Certification of Manufactured Home Construction Criteria and Exterior Appearance



County of San Diego, Planning & Development Services

USER GUIDE FOR INSTALLING MANUFACTURED HOMES AND COMMERCIAL COACHES ON A FOUNDATION SYSTEM

BUILDING DIVISION

ATTACHMENT A

(Per State of California, Housing and Community Development)

- A. Prior to installation of the manufactured home or commercial coach on a foundation system, a building permit, to construct the foundation system and install the unit must be obtained from the local building department. To apply for the permit the owner or contractor must comply with certain provisions of Section 18551 Health and Safety Code (H&SC) as follows:
1. Provide evidence that the registered owner of the unit to be placed on a foundation system either holds title or is purchasing the real property on which the installation is to be made or holds a transferable lease on the property with a term of 35 years or more. If the term of the lease is for less than 35 years, the term must be mutually agreed to by the lessor and lessee and may not be revocable by the lessor, except for cause.
 2. Provide written evidence that registered owner owns the unit free of any liens or if there is a lienholder(s), that lienholder(s) has consented to the placement of the unit on a foundation system.
 3. Provide plans and specifications as required by the State of California, Department of Housing and Community Development (HCD) regulations.
 4. Provide the approved manufacturer's installation instructions or plans and specifications stamped and signed by a California licensed architect or engineer covering the installation of the unit.
 5. Pay building permit fees as required by the local jurisdiction issuing the building permit.
 6. Complete an original and three copies of Form HCD 433(A) with all information available at the time the building permit is issued.
 7. Pay a state fee of \$11 per transportable section.
- B. After the installation is completed and before a certificate of occupancy is issued the following requirements must be met:
1. If the unit has been sold to the owner by a dealer for placement on a foundation system any information not originally available to complete Form HCD 433(A) (such as manufacturer's name, serial numbers, date of manufacture, dealer's license number, and insignia/label number(s)) must be completed. This information is required so HCD may properly mark the records. Incomplete forms may be returned for completion.
 2. If the unit is one already owned by the individual requesting placement on the foundation system, the following items are required to be surrendered to the local building department before they issue the certificate of occupancy:
 - (a) The certificate of title and registration issued by either HCD or DMV.
 - (b) Any license plates or license decals issued by either HCD or DMV.

**CAUTION: DO NOT REMOVE THE FEDERAL (HUD) LABELS OR CALIFORNIA
HCD INSIGNIAS CERTIFYING COMPLIANCE OF THE UNIT.**

3. When Form HCD 433(A) has been completed with all required information and all titles, certificates, plates or decals (if required) have been surrendered, a certificate of occupancy Form 513C may be issued and the Form HCD 433(A) recorded with the County Recorder. The owner is to be provided with a copy of the new Form 433(B) by the building department. The owner is required to fill out and submit Form 433(B) to the County Assessor.

CAUTION: DO NOT REMOVE THE FEDERAL HUD LABELS OR CALIFORNIA HCD INSIGNIAS FROM THE UNIT.

4. Upon recording Form HCD 433(A), the local building department shall forward a copy of the completed and recorded Form HCD 433(A), a copy of the certificate of occupancy, the \$11 per transportable section fee that was collected, and all applicable titles, certificates, and license plates or license decals to:

Department of Housing and Community Development
Manufactured Housing Section
P.O. Box 31
Sacramento, CA 95801

5. Give one copy of HCD 433(A) to the applicant,

If you have any questions regarding these procedures or provisions of Section 18551 of the Health and Safety Code or need additional copies of Form HCD 433(A) or HCD 433(B), you may contact the Manufactured Housing Section of HCD, Codes and Standards at (916) 445-3338 or by writing to P.O. Box 31, Sacramento, CA 95801.

REMINDER: USE BLACK INK ONLY WHEN FILLING OUT HCD FORMS 433(A) AND 433(B)



STATE OF CALIFORNIA
BUSINESS, TRANSPORTATION AND HOUSING AGENCY
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF CODES AND STANDARDS
MANUFACTURED HOUSING PROGRAM

RECORDING REQUESTED BY:

COUNTY OF SAN DIEGO 5510 OVERLAND AVE.,
PLANNING & DEVELOPMENT SERVICES SUITE 110
BUILDING DIVISION SAN DIEGO, CA 92123

WHEN RECORDED MAIL TO:

NAME CO. OF SAN DIEGO, PLANNING & DEVELOPMENT SERVICES
BUILDING DIVISION

ADDRESS 5510 OVERLAND AVE., SUITE 110

CITY, STATE, ZIP CODE SAN DIEGO, CA 92123

THIS SPACE FOR RECORDER USE ONLY

ONLY THE ENFORCEMENT AGENCY MAY RECORD THIS DOCUMENT

**NOTICE OF MANUFACTURED HOME, MOBILEHOME OR COMMERCIAL MODULAR –
INSTALLATION ON A FOUNDATION SYSTEM**

Recording of this document by the enforcement agency indicates compliance with California Health and Safety Code Section 18551(a). This document is evidence that the enforcement agency has inspected the installation and issued a Certificate of Occupancy, form HCD 513C, for the unit described herein, upon the real property described with certainty below, as of the date of recording. When recorded, this document shall be indexed by the county recorder to the named owner of the real property and shall be deemed to give constructive notice as to its contents to all persons thereafter dealing with the real property.

ALL INFORMATION BELOW MUST BE ENTERED BY THE ENFORCEMENT AGENCY

PROPERTY INFORMATION

REAL PROPERTY OWNER NAME(S)

MAILING ADDRESS

CITY COUNTY STATE ZIP CODE

INSTALLATION ADDRESS (If different)

CITY COUNTY STATE ZIP CODE

OWNER INFORMATION

UNIT OWNER (If also property owner, write "SAME")

MAILING ADDRESS

CITY COUNTY STATE ZIP CODE

ENFORCEMENT AGENCY INFORMATION

COUNTY OF SAN DIEGO - PLANNING & DEVELOPMENT SERVICES
BUILDING DIVISION

ENFORCEMENT AGENCY ISSUING PERMIT and CERTIFICATE OF OCCUPANCY

5510 OVERLAND AVE., SUITE 110

MAILING ADDRESS

SAN DIEGO SAN DIEGO CA 92123
CITY COUNTY STATE ZIP CODE

BUILDING PERMIT NO.

()
TELEPHONE NUMBER

☒ EVIDENCE OF UNIT LIENHOLDER(S) RELEASE, OR CONSENT TO INSTALLATION
PROVIDED/ATTACHED – SEE REVERSE

SIGNATURE OF ENFORCEMENT AGENCY OFFICIAL

DATE

DEALER INFORMATION

DEALER NAME (If not a dealer sale, write "NONE")

DEALER LICENSE NUMBER

DEALER BUSINESS ADDRESS

CITY COUNTY STATE ZIP CODE

MANUFACTURED HOME/MOBILEHOME/COMMERCIAL MODULAR UNIT DESCRIPTION

MANUFACTURER'S NAME

MODEL NAME / NUMBER

MANUFACTURE DATE

SERIAL NUMBER(S)

LENGTH X WIDTH

CA INSIGNIA(S)/HUD LABEL NUMBER(S)

ASSESSOR'S PARCEL NUMBER

HCD REGISTRATION DECAL NUMBER

MCO NUMBER (New MH only)

REAL PROPERTY LEGAL DESCRIPTION

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STATE OF CALIFORNIA
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF CODES AND STANDARDS

NOTICE TO ASSESSOR

THIS FORM MUST BE COMPLETED BY THE OWNER OF A MANUFACTURED HOME,
MOBILEHOME OR COMMERCIAL MODULAR AND FORWARDED TO THE COUNTY
ASSESSOR UPON COMPLETION OF THE INSTALLATION OF THE UNIT ON A
FOUNDATION SYSTEM PURSUANT TO SECTION 18551 HEALTH AND SAFETY CODE.

ORIGINAL PURCHASE PRICE FOR:

1. The Basic Unit	\$ _____	Type of Exterior Wall Covering: _____ (Metal, Wood, etc.)
2. Optional Equipment & Upgrades	\$ _____	Type of Roof Covering: _____ (Metal, Wood, Composition, etc.)
3. Subtotal	\$ _____	
4. Accessories & Accessory Structures	\$ _____	Heating Type: <input type="checkbox"/> Forced Air <input type="checkbox"/> Floor or Wall
5. Other (Specify) _____	\$ _____	
6. Delivery & Installation	\$ _____	Air Conditioning: <input type="checkbox"/> YES <input type="checkbox"/> NO Tons _____
7. TOTAL SALES PRICE	\$ _____	Evaporative Cooler: <input type="checkbox"/> YES <input type="checkbox"/> NO
		Built-in Cooktop: <input type="checkbox"/> YES <input type="checkbox"/> NO
		Built-in Oven: <input type="checkbox"/> YES <input type="checkbox"/> NO
		Built-in Dishwasher: <input type="checkbox"/> YES <input type="checkbox"/> NO
		Built-in Wet Bar: <input type="checkbox"/> YES <input type="checkbox"/> NO
		Refrigerator: <input type="checkbox"/> YES <input type="checkbox"/> NO
		Roof Overhang (Eaves): <input type="checkbox"/> YES <input type="checkbox"/> NO _____ inches
		Furniture Included: <input type="checkbox"/> YES <input type="checkbox"/> NO Value \$ _____

DOES THE BASIC PRICE INCLUDE:

The Towbar(s)	<input type="checkbox"/> YES	<input type="checkbox"/> NO
Tires & Wheels	<input type="checkbox"/> YES	<input type="checkbox"/> NO
Wheelhubs & Axles	<input type="checkbox"/> YES	<input type="checkbox"/> NO

LIST NUMBER OF ROOMS:

Bedrooms _____	Dining Room _____
Baths _____	Family Room _____
Kitchen _____	Utility Room _____
Living Room _____	Other Rooms _____

Carport:	<input type="checkbox"/> YES <input type="checkbox"/> NO	(LENGTH X WIDTH) _____ X _____
Awning:	<input type="checkbox"/> YES <input type="checkbox"/> NO	_____ X _____
Porch:	<input type="checkbox"/> YES <input type="checkbox"/> NO	_____ X _____
Garage:	<input type="checkbox"/> YES <input type="checkbox"/> NO	_____ X _____
Storage Shed:	<input type="checkbox"/> YES <input type="checkbox"/> NO	_____ X _____
Skirting:	<input type="checkbox"/> YES <input type="checkbox"/> NO	_____ LINEAL FEET

The sales price as shown does not include any amount for any in-place location.

The Assessor's Parcel Number of the installation site is _____

(Signature)

Address

Telephone

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County of San Diego, Planning & Development Services

TITLE 25 – SECTION SUMMARY FOR MANUFACTURED HOME INSTALLATION ON A DESIGNATED FOUNDATION SYSTEM

BUILDING DIVISION

ATTACHMENT B

§ 1326 Inspection

A request for an inspection shall be made at least 24 hours in advance of the time the installation is expected to be completed.

If the installation fails to comply with the requirements of the appropriate regulations, the enforcement agency will provide a written notice of violation to the applicant or their representative identifying the regulations being violated. The applicant or their representative shall perform the necessary corrective work and request re-inspection within ten days. The fee for re-inspection shall be paid prior to re-inspection.

§ 1337 Support Inspection

At the time of inspection the installation of the M/H on its support system shall be complete and the area under the MH-unit shall be accessible for inspection.

§ 1344 Clearance

A minimum clearance of 18 inches shall be maintained between the underside of the floor joists, and grade level of the lot and a minimum clearance of 12 inches shall be maintained between the main chassis beams of the MH-unit and grade level of the lot. A minimum clearance of 12 inches shall be maintained under all horizontal structural members of a support structure.

§ 1346 Skirting Design and Construction

Provide a removable access panel not less than 18 inches by 24 inches. The access panel shall be located so that the lot utility connections to the electrical, water, sewer and gas systems of the M/H are within 20 feet. The access panel shall not be fastened by any means requiring the use of a special tool or device to remove the panel.

Cross ventilation shall be provided by openings having a net area of not less than 1½ square feet for each 25 linear feet of the MH-unit and including all enclosed unventilated structures such as porches. The openings shall be provided on at least the two opposite sides along the greatest length of the unit and shall be installed as close to all the corners as practicable.

All wood products used in underfloor enclosure construction located closer than 6 inches to earth shall be treated wood or wood of natural resistance to decay. Where located on concrete slabs placed on earth, wood shall be treated wood or wood of natural resistance to decay.

§ 1362 Installation Test

All utility connections between the manufactured home units shall be visually inspected and included in the tests.

Water Distribution System. The potable water distribution system of the MH-unit and the supply connection shall show no evidence of leakage under normal operating pressures. If water at normal operating pressure is not available, the water distribution system shall be tested by 50 psi air pressure test for a period of not less than 15 minutes without leaking.

Drainage Piping System. The MH-unit drainage piping system shall be connected to the lot drain inlet, and tested by allowing water to flow into all fixtures, and receptors, including the clothes washer standpipe, for a period of 3 minutes. If water under pressure is not available, the drainage piping system shall be tested by letting at least 3 gallons of water into each fixture and receptor. There shall be no visible evidence of leaks.

Fuel Gas Piping System. The MH-unit fuel gas piping system shall be tested before it is connected to the lot gas outlet. The gas piping system shall be subjected to a pressure test with all appliance shut-off valves, except those ahead of fuel gas cooking appliances, in the open position. Appliance shut-off valves ahead of fuel gas cooking appliances may be closed.

(1) The test shall consist of air pressure at not less than 10 inches nor more than a maximum of 14 inches water column. (6 ounces to a maximum 8 ounces). The system shall be isolated from the air pressure source and maintain this pressure for not less than 2 minutes without perceptible leakage. Upon satisfactory completion of the test, if the appliance valves ahead of fuel gas cooking appliances have been shut off, they shall be opened and the gas cooking appliance connectors tested with soapy water or bubble solution while under the pressure remaining in the piping system. Solutions used for testing for leakage shall not contain corrosive chemicals. Pressures shall be measured with either a manometer, slope gauge, or gauge calibrated in either water inches or psi with increments of either 1/10 inch or 1/10 ounce, as applicable.

NOTE: The fuel-gas piping system shall not be over-pressurized. Pressurization beyond the maximum specified may result in damage to valves, regulators, appliances, etc.

(2) Gas appliance vents shall be inspected to insure that they have not been dislodged in transit and are securely connected to the appliance.

Electrical Wiring and Power Supply Feeder Assembly. The electrical wiring and power supply feeder assembly of the MH-unit shall be tested for continuity and grounding. The electrical wiring system shall not be energized during the test. An MH-unit equipped with a power supply cord shall not be connected to the lot service equipment. An MH-unit equipped with a feeder assembly shall have the flexible metal conduit of the feeder assembly connected to the lot service equipment; however, the supply conductors, including the neutral conductor, shall not be connected.

(1) The continuity test shall be made with all interior branch circuit switches or circuit breakers and all switches controlling individual outlets, fixtures and appliances in the "on" position. The test shall be made by connecting one lead of the test instrument to the MH-unit grounding conductor at the point of supply to the feeder assembly, and applying the other lead to each of the supply conductors, including the neutral conductor. There shall be no evidence of any connection between any of the supply conductors and the grounding conductor. In addition, all noncurrent-carrying metal parts of electrical equipment, including fixtures and appliances, shall be tested to determine continuity between such equipment and the equipment grounding conductor.

(2) Upon completion of the continuity test, the power supply cord or feeder assembly shall be connected at the lot service equipment. A further continuity test shall then be made between the grounding electrode and the chassis of the MH-unit.

(3) If the final electrical connection has been approved by the enforcement agency and electrical energy is available at the lot equipment, a polarity test shall be conducted with the MH-unit energized.

§ 1368 Required Exit Facilities

At the time of the MH-unit installation inspection, all exterior doorways on an MH-unit shall be provided with a porch, ramp and/or exterior stairway conforming with the provisions of article 9 of this chapter. In the Wildland-Urban Interface, projections such as porches, ramps, stairways, decks and covers shall be per the California Wildland-Urban Interface Code.



County of San Diego, Planning & Development Services

MANUFACTURED HOME EXTERIOR DESCRIPTION
BUILDING DIVISION **ATTACHMENT C**

The following information will be required by Planning & Development Services to process a building permit if form PDS 123D is not completed by the dealer.

1. Attach to the application either:

- ☐ Manufacturer's brochure describing the exterior of the manufactured home;

OR

- ☐ Photographs showing all four sides of the manufactured home. (Existing manufactured homes always require photographs.)

2. Manufactured home data:

Manufacturer's Name: _____

Model Name/Number: _____

Age of manufactured home:

- ☐ New

- ☐ Existing: Insignia/Label No. _____ and Date Constructed _____
Submit verification of age for existing manufactured home.

Provide Dimensions:

Length = _____ feet

Width = _____ feet

Specify roof pitch: _____ inch vertical rise for each 12 inches of horizontal run.

Specify width of eave overhang: _____ inches.

Specify exterior wall finish: _____

Exterior wall finish is required to extend down to the top of foundation or grade. Building inspection requirements for protection at grade must be followed where there is not a solid concrete or masonry perimeter foundation.

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County of San Diego, Planning & Development Services
**CERTIFICATION OF MANUFACTURED HOME
CONSTRUCTION CRITERIA AND EXTERIOR APPEARANCE**
BUILDING DIVISION

ATTACHMENT D

In lieu of detailed plans and photographs, the following information is required by the County of San Diego, Planning & Development Services, before a building permit may be issued to place a manufactured home on a private lot on a foundation. This certification is required to be made by either the manufacturer's sales representative or the distributor to assure that the manufactured home will meet the design criteria of the County Zoning Ordinance before it is moved to the site.

PURCHASER'S NAME: _____
PROJECT ADDRESS: _____
DATE OF SALE: _____
MANUFACTURER: _____
MODEL NAME: _____ **MODEL #:** _____
DATE MANUFACTURED: _____
NUMBER OF UNITS TO BE TRANSPORTED: _____
DIMENSIONS OF EACH UNIT: _____
PLAN #: _____

REQUIREMENTS

The County Zoning Ordinance allows manufactured homes certified by the State of California to be located on private lots as a permanent residence, provided they are tied to a foundation, covered with exterior material customarily used on conventional dwellings, roofed with shingles or other conventional material at a pitch of not less than two inches per foot, having an eave overhang of not less than one foot, and siding must extend down to the top of foundation or grade.

SPECIFICATIONS

1. Describe exterior siding material, its appearance and color (provide photographs if possible):

2. Specify roof pitch: _____ inches vertical to 12 inches horizontal.

3. Eave overhang dimensions: (Sides) _____ / (Front) _____ / (Rear) _____

4. Specify roofing material: _____

5. Describe method of prescribed skirting: _____

6. Describe any additions or modifications to be made at the site: _____

Signature: _____

Title: _____

Company: _____

Date: _____



County of San Diego, Planning & Development Services
433A REQUIREMENTS FOR RECORDING
BUILDING DIVISION

The following items are required to record the 433A.

- Written evidence that the owner owns, is purchasing or has a transferable lease for the real property where the home is installed (ex. Grant deed)
- Exhibit "A" – legal metes and bounds of the parcel
- The registered owner owns the home free of any liens or encumbrances (ex. Bill of sale, purchase order, or escrow instructions showing zero balance or note that balance will be zero at close of escrow, HCD title)
- Evidence of unit lienholder(s) release/consent to installation/attachment of the home to real property (if applicable)
- Specifications required by HCD regulations or an approved alternate for the home's foundation system (verify SPA foundation or engineered foundation system)
- MCO-Manufacturer Certificate of Origin (new units)
- Title or registration card to be surrendered to the enforcement agency (used units)
- An \$11.00 per section fee payable to HCD (collect when 433A is prepared for recording)
- Building Permit has verified unit/serial numbers verified/documented by County inspector (miscellaneous permit may be required to verify unit numbers)
- Notice of Manufactured Home, Mobilehome or Commercial Modular-Installation on a Foundation System (433A) retyped & signed by Technician for County Inspector
- Notice to the Assessor 433B (new units only)
- 123D (new units) **or** 123C w/pictures (used units)