

Title 25 – Section Summary on Mobile-home (M/H) Installations

Sec. 1324 Permit Required. A permit shall be obtained each time a M/H which is in excess of 8' in width or in excess of 40' in length is to be installed on any site for the purpose of human habitation or occupancy as a dwelling.

Sec. 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. When the M/H installation fails to comply with the requirements of these regulations, the enforcement agency shall notify the installer in what respects the installation does not comply. The installer shall perform the necessary corrective work and request re-inspection within ten days. The fee for re-inspection shall be paid when re-inspection is requested.

Sec. 1330 Location. The minimum distance required for the separation of a M/H from a permanent building shall be 10'. The minimum distance required for the separation of a M/H from any other M/H shall be 10' from side to side, 8' from side to front or rear, and 6' from rear to rear, or front to front, or front to rear, provided, however, that each M/H shall not be located closer than 3' from rear or side lot line abutting a property line or another M/H lot. (See Sec. 1424 for exception on garages.) NOTE: Zoning requirements may require greater setbacks.

In mobile-home parks constructed prior to 9/15/61, no M/H shall be located closer than 6' from any permanent building or another M/H.

Sec. 1334 Mobile-home support. Individual load bearing footings if placed on the surface of the ground must be placed level on cleared, firm, undistributed soil or compacted fill.

Footings shall be adequate in size to withstand the tributary live and dead loads of the M/H of any concentrated loads. The length to width of the footing shall not exceed 2.5 to 1.

Individual load bearing supports or devices three or more feet in height shall be provide with lateral bracing in two directions at right angles to each other. When more than one-fourth of an area of the M/H is supported at a height of 3' or more, the M/H shall be installed on a permanently constructed support structure.

Sec. 1336 Manufacturer's installation Instructions. Mobile-homes manufactures on or after 10/7/73 shall be installed in accordance with the approved manufacturer's installation instructions.

M/H's manufactures prior to 10/7/73 or M/H's which do not have manufacture's instruction shall have supports not more than 6' apart. Footing area for 6' spacing is (Sec. 1342):

<u>Width of Mobile-home Unit</u>	<u>Footing Area</u>	<u>Typical Footing (in.)</u>
8 ft. wide	260 sq. in.	11.25 x 23
10 ft. wide	324 sq. in.	22.5 x 14.5
12 ft. wide	388 sq. in.	22.5 x 17.5
14 ft. wide	452 sq. in.	22.5 x 20.5

Sec. 1346 Under-floor Enclosures. Where the space beneath a M/H is enclosed, there shall be provided a removable access panel not less than 18" in any dimension, and not less than 4 sq. ft. in area. 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'. 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 1 ½ sq. ft. for each 25 linear feet of the M/H and including attached enclosed unventilated structures such as porches. The openings shall be provided on at least two opposite sides and shall be as close to all the corners as practicable.

Where wood is used for the M/H enclosure within 6" of the ground, it shall be an approved treated material or wood of natural resistance to decay.

Sec. 1350 Support Inspection. At the time of inspection the installation of the M/H on its support system shall be completed. The space beneath the M/H shall be accessible for inspection.

Sec. 1362 Test. When a M/H consists of two or more units, all utility connections from one unit to another shall be visually inspected and included in the tests.

Water Distribution System. Test with normal operating pressures or the system shall be tested by a 50 pound per square inch air pressure test for a period of not less than 15 minutes without leaking.

Drainage Piping System. Flow water into all fixtures, and receptors, including the clothes washer standpipe, for a period of three minutes. If the water system is not under pressure then pour at least three gallons of water into each fixture and receptor then check for leaks.

Fuel Gas Piping System. Before it is connected to the M/H lot gas outlet, the system shall be subjected to a pressure test with all appliances 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 shall be closed.

The test shall consist of air pressure at not less than 10' no more than a MAXIMUM 14" water column. (Six ounce to a MAXIMUM eight ounce psi.) The system shall be isolated from the air pressure source and maintain this pressure for not less than two minutes without perceptible leakage. Upon completion of the test the appliance valves ahead of fuel gas cooking appliances 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.

The Electrical Wiring and Power Supply feeder Assembly. The electrical wiring system of the M/H shall not be energized during the test. A M/H equipped with a power supply cord shall not be connected to the lot or site service equipment. A M/H equipped with a feeder assembly shall have the flexible metal conduit connected to the M/H service equipment, however, the supply conductors, including the neutral conductor, shall not be connected.

The continuity test shall be made with all M/H 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 M/H 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 non-current-carrying metal parts of electric equipment of the M/H, including fixtures and appliances, shall be tested to determine continuity between such equipment and the equipment grounding conductor.

Upon completion of the continuity test, the power supply cord or feeder assembly shall be connected at the lot or site service equipment. A further continuity test shall be made between the grounding electrode and the chassis of the M/H.

Upon satisfactory completion of the electrical tests, the lot or site service equipment shall be approved for energizing.

Sec. 1368 Required Exit facilities. One exterior doorway of the Mobile-home shall be provided with a conforming porch and/or stairway at the time of the M/H installation.

All exterior doorways of the M/H shall be provided with a conforming exterior porch and/or stairway within 60 days of issuance of the M/H installation acceptance.