



Community and Economic Development Building Division

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MOBILE HOME INSPECTIONS

Mobile Homes installed or relocated on sites other than Mobile Home Parks (State Inspected) are required to be inspected by this Department. A building permit fee is required for the Mobile Home installation and includes the electrical power and exterior gas test. Separate permits for the septic system, and road encroachment maybe required from Environmental Health and the Road Department. **PERMITS MUST BE TAKEN OUT PRIOR TO MOVING THE MOBILE HOME ONTO THE SITE. APPROVAL TO MOVE PERSONAL PROPERTY INTO THE STRUCTURE OR TO OCCUPY THE STRUCTURE WILL BE GIVEN ONLY AFTER THE FINAL INSPECTION HAS PASSED OR A BOND IS POSTED FOR A SPECIAL OCCUPANCY APPROVAL TO BE GRANTED**

1. Supports - piers, pads, metal supports, tie-downs, etc., install according to Manufacturer's Manual and Title 25, 5082-7.
2. Connecting Units- Leave off a section of the cover so that inspection of the connection can be made.
3. Electrical Continuity Test- Test according to Title 25, 5088. Test equipment usually supplied by the Mobile Home set-up contractor.pr by the owner. Equipment needed is a test light or OHM meter with a long (+100 ft.) extension lead wire. If Mobile Home does not have smoke alarms, battery operated type alarms are to be installed in all bedrooms and hallway leading to bedrooms.
4. Gas Test - Test according to Title 25 - 5088. This is a low-pressure air test made with the shut off valves ahead of the appliance in the ON position and the pilot and burner control valves in the DFF position. The gas connection to the mobile home shall be made by a flexible connector and with a shut-off valve: Owner or installer to provide tester. Gas supply line will also be tested, and the propane must be in place at final inspection. (Equipment must be supplied by the owner or the set-up company)
5. Water - An adequate supply of water with a minimum pressure is required. The connection shall be made with a flexible connector and with a shut-off valve.
6. Sewer Connection - An approved 4" diameter sewer pipe is required between the Mobile Home and the septic tank or sewer connection. Connection from the Mobile Home plumbing to the weir pipe must be with an approved flexible connector and a clean-out required.
7. Plumbing Fixtures and Appliances - Visual inspection is made to check for leaks, or damage in transit. ALL FIXTURES AND APPLIANCES MUST BE IN WORKING ORDER.
8. Permanently post address numbers on the Mobile Home, (at the driveway and any forks in the driveway if needed) numbers must be a minimum 3" tall on a highly contrasting colored background.
9. All landings, decks, and stairs must be in place and completed before the final inspection. Provide erosion control on any bare banks or slopes, prior to final.
10. All windows, insect screens and doors must be present and in working condition.
11. NO ELECTRIC METER SET WILL BE APPROVED UNTIL ALL OTHER ITEMS ARE COMPLETED OR AFTER A BOND HAS BEEN ISSUED.

PLEASE COMPLETE AS MUCH WORK AS POSSIBLE PRIOR TO INSPECTIONS, SO THAT WE MAY MAKE AS FEW TRIPS AS POSSIBLE IF ALL WORK IS NOT COMPLETED BY SECOND INSPECTION, WE MAY BE REQUIRED TO CHARGE RE-INSPECTION FEES. *When the final Inspection is approved and it is placed on a permanent foundation, a 433A & B must be recorded through the recorder's office and returned to the building department. The recorded 433 A forms will be mailed to the Housing and Community Development for documentation.