

# **CLARK COUNTY DEPARTMENT OF BUILDING**



## **MOBILE HOME INSPECTION CHECKLISTS**

Sept 23, 2008

## GENERAL NOTES

- This checklist is intended for use as a GUIDE to assist and promote consistency in the application of the codes and standard practices within Clark County. This list is for use of county inspectors and for the general public.
- The information in this checklist is not, nor was it ever intended to be, all-inclusive. It does not include all code or individual plan requirements. It is intended to reflect local policies, procedures and practices within Clark County. This checklist does not waive any specific code requirement not listed or allow for the decrease in the requirements of an engineered design. It also does not add requirements where the minimum of the code has been met.
- All approved plans, documents and revisions to plans must be maintained on site and available for review at all times the building is under construction.
- All plans and paperwork will be reviewed before performing any inspection.
- The owner, permit holder or responsible person on the job site is responsible for establishing safe access to perform all inspections.
- In the event that ladders are necessary to perform inspections, all ladders and equipment shall meet minimum OSHA standards. Inspectors are not responsible for setting up or moving ladders from one location to another, within or to other buildings or structures.
- Inspectors are not responsible for unscrewing/unbolting of items to verify information that is part of an inspection.

*Note: This is not a complete list and is not inclusive of all construction methods, materials or practices. Checklists are intended to serve as a reference point for a basic inspection only. Compliance with all the provisions of applicable codes shall be required.*

MOBILE HOME GENERAL

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## INSTALLATION

### House Numbers

1. Must be minimum **3 inches** high
2. no self adhesive application numbers

### Anchors

1. Mobile home **40 feet - 50 feet** in length; 2 anchors per side – 4 total
2. Mobile home **50 feet - 60 feet** in length; 3 anchors per side – 6 total
3. mobile home **60 feet or more** in length; 4 anchors per side – 8 total
4. Anchors shall be placed **6 feet** from each end then spaced evenly along unit.

### Piers

1. Cinder block or metal stand. Spacing **2 feet** from each end and every **6 feet** thereafter

### Base Pads

1. **2 inches** by **12 inches** by **20 inches** treated wood or **4 inches** by **16 inches** by **16 inches** concrete block

### Blocking

1. **2 inches** by **8 inches** by **16 inches** spaced between and on top of cinder blocks

### Shims

1. 2 shims required on top of each pier under frame rail

### Serial Number

1. Verify serial number on Manufacturers data plate

### Drainage

1. Check lot drainage

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## Electrical

1. **Electric Pedestal (or Meter Base)** Breaker in pedestal must match main breaker in mobile home panel (i.e. – 100amp/100amp – 200 amp/200 amp)
2. **Electric Flex**
  - a. **3 feet** maximum permitted between pedestal and mobile home, at mobile home
  - b. If non-metallic conduit is used from mobile home panel and electric metal flex is used from pedestal to mobile home, metal flex must be bonded with a #4 copper wire
  - c. Electric metal flex cannot be used in an exposed location (i.e. outside skirting wall) and must be strapped 6 inches above ground.
  - d. A cord, no longer than **30 feet**, is approved for a 50 amp service as listed
3. **Continuity Test** – all breakers in the “on” position – neutral disconnected (and isolated) and all switches and appliances turned “off” and unplugged
4. **Electric tag** – issued upon approval of all items

## Plumbing

1. **Rubber Boot**– check minimum slope and proper fittings, (Furnco Fitting) on sewer line
2. **Anti-Siphon Valves** – required on all hose bibbs
3. **Gas Line**
  - a. **¾ inch I.D.** minimum gas line size
  - b. **¾ inch I.D.** flex connector
  - c. square head shut-off valve
  - d. 3pound test on 15pound gauge (M/H’s only)
4. **Dog Leg** – (Yard line – if required)
  - a. **¾ inch I.D.** minimum factory coated piping (if buried)
  - b. **18 inches** deep in mobile home parks
  - c. **12 inches** deep on private property, sleeved and vented, if under concrete
  - d. 10 pound test on 15 or 25 pound gauge

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**5. Water Heater**

- a. Must be listed for use in a mobile home
- b. Installation inside mobile home must be a sealed combustion unit
- c. Secure to prevent movement
- d. Secure cap to diffuser
- e. Check T&P valve
- f. T&P line must extend through floor
- g. No PVC for T&P line
- h. No threads on bottom of T&P line

**6. Gas tag** – issued upon approval of gas system

**Mechanical**

**1. A/C Unit**

- a. Non Combustible pad minimum **3 inches** above grade
- b. Disconnect Box in site of unit
- c. Over current protection must match requirements on Manufacturers data plate
- d. Raceways secured within **12 inches** of disconnect box
- e. Freon line insulated and strapped **6 inches** above ground
- f. Condensate line must drain outside skirting wall

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