



INSPECTION OF A MANUFACTURED (MOBILE) HOME

Permits must be obtained for the setup of the mobile home. This will include the setup, electrical, plumbing, and mechanical (installation of heat system) inspections. **These items are most commonly missed, but this is not an all-inclusive list. Call an inspector if you have questions.**

Decks larger than 3'X3' shall be constructed in accordance with the NC Residential Code

**Please note " after a number refers to inches and ' after a number refers to feet.

General items needed for inspection:

- Factory setup manual (Only for doublewide or triple wide)
- Door must be unlocked
- 911 Address must be posted
- RC Health Department must have signed off on the installation of your septic system with a copy being sent to our office.

Setup Inspection:

- Footings (if applicable) before pouring
- For decks 3'X3' in size the footing can be 8"X16"X4" thick concrete masonry or 8"X16"X6" thick poured-in-place concrete footing. The footing depth shall be 6" deep. Footings for decks greater than 3'X3' must be 12" deep and minimum 6" concrete per NC Residential Code.
- Marriage wall if doublewide or triple wide
- Tie downs
- Foundation support
- Grading under and around home
- All porches/decks must be completed—including handrails on all sets of steps that exceed 30" or at least 4 steps
- Riser openings limited to 4" or less.
- Two (2) egress doors with steps or landing—must be at least 3' x 3' landing if main door opens out
- Vertical or Horizontal pickets not more than 4" apart

Electrical Inspection:

- All electrical connections must be completed by a NC licensed electrical contractor or the homeowner (only if the homeowner is the occupant).
- This inspection requires access to the service panel inside the home.
- Underground electrical must be inspected before covering up

Plumbing Inspection:

- All plumbing connections must be completed by a NC licensed plumbing contractor or the homeowner (only if the homeowner is the occupant).
- DWV (Drain-Waste-Vent) as outlined In “Plumbing Test Requirements” section
- ABS/PVC (Black/white) pipe cannot be glued together
- All underground water/sewer lines must be approved before covering up

Mechanical Inspection:

- Any heat pump, air conditioning, furnace, etc., that is not installed at the factory must be installed by a NC licensed mechanical contractor or the homeowner (only if the homeowner is the occupant).

When your final inspection is completed, the inspector will release it to the water company (if applicable) and the electric company. Be sure you have already made application with these companies.

If you need a Certificate of Occupancy (CO), please contact our office and we will mail, fax, e-mail, or you may pick this item up.

Manufactured Home Plumbing Test Requirements

The State of North Carolina requires that the drainage system of a newly installed manufactured home be tested for leakage. Instructions for this follow:

- Cap or insert an inflatable plug on the disconnected end or in an exterior cleanout.
- Run approximately 2” of water into an upstream tub or shower until the entire drainage system below the home is full.

This test must be in place when the final inspection is called into our office. The inspector will verify this test along with the proper drainage fittings and proper hangers on the building drain. The water distribution system must also be in place during this inspection.

Further questions may be directed to the plumbing inspector in your township.

STAIRS/STEPS/HANDRAILS

Elevated Manufactured/Mobile Homes. When more than ¼ of the area of a manufactured/mobile home is installed so that the bottom of the main frame members are

more than 36" above ground level, or if any one pier exceeds 80" in height, the manufactured/mobile home stabilizing system shall be designed by a licensed, structural engineer. Plans and specifications for the set-up, bearing the seal of a NC Design Professional, shall be provided to the building official. Set-up will be subject to inspection by local building officials.

Steps and Stairways. Stairways shall not be less than 3' in clear width. Handrails may project from each side of a stairway a distance of 3½" into the required width. Open risers are limited to 4" or less. Maximum riser height shall be 8¼" with a minimum tread depth of 9". The greatest riser height within any flight of stairs shall not exceed the smallest by more than ¾". The height of the riser from the top tread, platform, or porch into the home may be less than the uniform riser height, but shall not exceed 8½" below the top of the threshold. Where the bottom riser of an exterior stair adjoins an exterior walk, porch, driveway, patio, garage floor, or finished grade, the height of the riser may be less than the height of the adjacent risers. Stairs, where built of wood, shall be constructed of approved decay-resistant or treated wood (cedar, black locust, black walnut, red wood, or pressure treated).

FR landing shall be required on each side of an egress door. The floor or landing shall not be more than 1½" lower than the top of the threshold.

Exceptions:

1. At the top of a flight of stairs, provided the door does not swing over stairs.
2. The landing at the exterior doorway shall not be more than 8¼" below the top of the threshold, provided the door does not swing over the landing.
3. Exterior storm and screen doors are exempt from the requirements for landings.

Handrails. Handrails having minimum and maximum heights of 34" and 38", respectively, measured vertically from the nosing of the treads shall be provided on at least one side of stairways. All required handrails shall be continuous the full length of the stairs with 4 or more risers from a point directly above the top riser of a flight to a point directly above the lowest riser of the flight. Ends shall be returned or shall terminate in newel posts or safety terminals. Handrails adjacent to a wall shall have a space of not less than 1½" between the wall and the handrail.

Exceptions:

1. Handrails shall be permitted to be interrupted by a newel post at a turn.
2. The use of a volute, turnout, or starting easing shall be allowed over the lowest tread.

Handrail grip size. The handgrip portion of handrails shall have a circular cross section of 1¼" minimum to 2" maximum. Other handrail shapes that provide an equivalent grasping surface are permissible. Edges shall have a minimum radius of ⅛".

Exception: Exterior handrails shall not be more than 3½" in cross-sectional dimension.

Guards. Porches, balconies, or raised floor surfaces located more than 30" above the floor or grade below shall have guards not less than 36" in height. Open sides of stairs with a total rise of more than 30" above the floor or grade below shall have guards not less than 30" in height measured vertically from the nosing of the treads.

Guard opening limitations. Required guards on open sides of stairways, raised floor areas, balconies, and porches shall have vertical rails that do not allow passage of an object 4" or more in diameter.

Exception: The triangular openings formed by the riser, tread, and bottom rail of a guard at the open side of a stairway shall be of such size that a sphere 6" cannot pass through.