



MOBILE HOMES IN DESIGNATED MOBILE HOME PARKS

Permits and Inspections

A mobile home set-up permit is a flat rate fee of \$100.00 and shall be obtained from the Building Division. Mobile homes not located in a designated mobile home park shall be considered a new building under the 2021 International Residential Code. A site plan shall be submitted showing the location, size, all stair locations and manufacture date of the home. Inspections for the set-up and for the electrical hook-up are required and shall be scheduled for the same day. No mobile home shall be occupied prior to final approval by the Building Division. The correct house number shall be posted on the mobile home and shall be clearly visible from the street prior to inspection. The HUD serial number and manufacturer number shall be given in the brief description on the application. The State certificate label will need to be on the home prior to any final inspection.

The owner or designated agent shall be at the building to provide access for the inspection. If corrections are not made or if the inspector cannot gain access, a \$150.00 re-inspection fee may be assessed and shall be paid prior to re-inspection. No meter will be released until the housing is permanently labeled with the correct address. The structure shall bear both a permanent label indicating the standards to which it was constructed and a certification label from the State of Colorado Division of Housing Mobile Home Inspection Program (MHIP).

Set-up Procedures

The minimum distances shall be 15' between units, 10' between a unit and a private street, and 25' between a unit and the mobile home park perimeter property line. The approved site plan, inspection record card, and this handout shall be maintained on-site until all inspections have been approved. No personal possessions or furniture shall be placed in the unit prior to passing final inspection. The State certification label will be attached to the home before our final inspection.

Entry Deck, Stairs and Patio / Deck Covers

All exterior doors of single family homes shall have sturdy stairs and handrails in accordance with the 2018 IRC, section R311. Minimum landing size at doors is 36" by 36", landing should be not less than 3" wider than the swing of the door. Handrails are required on stairs with 4 or more risers, located not more than 38" nor less than 34" above the nosing of the treads measuring to the top of the handrail. Handrail grip portion shall be 1¼" to 2" in diameter. When the deck is 30" or more above grade, provide a minimum 36" high guard with baluster spacing such that a 4" sphere may not pass through. Minimum stair width is 36"; maximum riser height is 7¾" and minimum tread depth is 10" with approved nosings. The greatest riser height and tread depth shall not exceed the smallest by more than ⅜".

All deck and stairs shall NOT be attached to the mobile home, unless a stamped engineered report is provided. The same applies for all patio/deck covers.



Windows within 60" of the stairs shall be safety glazing per 2018 IRC Section R308.4. See page 3.

Electrical Service

For a 50 amp service as stated on the nameplate, and in accordance with the 2020 National Electrical Code, Article 550, the electrical life line (not less than a 50 amp rated with a molded plug) shall extend to the electrical pedestal. Inside the home, remove the cover from the electrical panel for inspection. The panel shall be placed ahead of any branch circuit wiring and shall serve as the main disconnect for the structure. The life line shall not be less than 21' nor more than 36-1/2" in length.

100 amp services shall be hard wired to the sub-panel. Under the home, the wiring shall be in a properly secured conduit. Trench depth shall be installed per the 2020 NEC Table 300.5 and left completely open for inspection. Both the meter pedestal and the inside panel shall have 100 amp disconnects. Service equipment shall not be more than 30' from the exterior wall of the home. All penetrations in the exterior panels shall be weather tight. A ground rod is required at the meter pedestal. Verify minimum 36" clear working space in front of the electrical pedestal.

No mobile home with an electrical panel greater than 100 amps will be approved in any existing park without written approval from Xcel Energy.

Electrical bonding shall be complete in accordance with NEC Article 550.16 (C); include a water pipe clamp below the water meter. A GFCI receptacle shall be provided for the water pipe heat trace cable (see plumbing section). Metal gas pipe shall be bonded to the chassis.

Gas Lines

The gas line inspection will include an air pressure test at which time the gas piping shall stand a pressure of not less than 60 psi for underground installations and 10 psi for above ground installations unless the park administrator is licensed with the State of Colorado as its own fuel gas utility company. The owner, agent, or installer is responsible for pressurizing the system. Gas lines shall run completely to the served appliance and be disconnected and capped off at the union. The union shall be as close as possible to the appliance control valve. Gas cocks shall be installed and opened for the test. The remainder of the system that is not air tested will be soap tested at final inspection. Gas lines installed under the mobile home shall be strapped every 8' and shall not be strained or bent. Ridgided, black iron pipe shall be stubbed out at least 4" but not more than 12" past the skirting. Approved/ listed underground gas pipe shall be used for direct burial with a minimum depth of 12" for gas pipe. The fittings shall be wrapped with approved PVC wrap tape and sealed to prevent water entry to exposed metal joints.

Plumbing

Provide a plumbing contractor when there are (2) or more drops for the drain line hook-ups. (1) drop does not require a plumbing contractor. All water lines that are under the mobile home shall be fully insulated with no gaps and wrapped with heat trace cable completely from the building penetration to the water meter.