

**FOR FINAL INSPECTION OF A DOUBLE WIDE MANUFACTURED HOME,
THE FOLLOWING MUST BE COMPLETED: 828-287-6035 (fax 828-287-6338)**

When you call for an inspection, please have the permit number available.

1. Foundation/Underpinning/Crawl Space – Rutherford County does NOT require mobile homes to be underpinned

1. Footing inspections: When pouring footings, they must be inspected before concrete is poured.
2. Marriage wall and insulation around marriage wall and bonding must be inspected before covering up.
3. All masonry underpinning must meet section 4.4.5 of **State of North Carolina For Manufactured/Mobile Home Code.**
4. Homes with underpinning will need proper ventilation—a minimum of 1 SF venting to 150 SF of floor/crawl space.
5. Access shall be provided to the crawl space by either a minimum 18 inches high by 24 inches wide (18”x 24”) door or by panels which are removable without the use of tools.

2. Blocking & Tie downs must be completed.

Older model manufactured homes must have overhead ties installed.

We require certificates of results for penetrometer test and torque value for type anchors used prior to an inspector’s visit.

Please see Sec. 4.5.7 on back of this sheet regarding any manufactured/mobile home which has over one-fourth (25%) of the floor area over 36” from rail to ground.

3. Electrical work must be completed from manufactured home to meter base. All marriage wall Electrical connections must be done by a licensed electrician.

4. Sewer lines must be connected to sewer system (private tank or public sewer).

1. If owner changes sewer pipe type from ABS (black) to PVC (white), he must use a no-hub connector or an approved connector. **ABS (black) to PVC (white) CANNOT be glued together.**
2. As required by Federal Standards, the factory installed portion of the drainage, waste, and vent (DWV) system has been tested at the manufacturing facility by one of the following methods: a water test, an air test, or a flood level test. The *SITE-INSTALLED PORTION* of the Drain system for all homes shall also be tested at the site. All homes, whether NEW or USED, shall have the *SITE-INSTALLED PORTION* of the DWV system tested at the site in accordance with **Section 3.13.3.7.1.1.**

5. Water supply to the manufactured home must be connected!

If water is supplied from well, work must be completed along with electrical connection.

6. Steps (stairs) and handrails must be as wide as doors at each exit (but not less than 36”).

1. Steps must be either metal, treated wood, brick, or block (brick or block must be cemented together).
2. When more than thirty inches high, steps must have handrails on both sides.
3. Requirements for treads and risers on back of this sheet!

7. Your 911 address must be posted.

8. We must have your “Soil Test Information” sheet in the office before the inspector comes out. This is completed by your set-up contractor.

NOTE: Permits issued shall include two (2) trip inspections. Should a third (3rd) trip inspection be necessary due to a continued inspection violation or any misrepresentation of information, a \$75.00 fee will be required.

MANUFACTURED/MOBILE HOME REGULATIONS

4.7.2 Steps And Stairway. Stairways shall not be less than three feet (3') in clear width. Handrails may project from each side of a stairway a distance of 3½ inches into the required width. Open risers are not permitted. Risers are to be enclosed, all treads may have a uniform projection not to exceed an inch. Maximum riser height shall be 8¼ inches and minimum tread depth of 9 inches. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8" inch. 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 inches below the top of the threshold. Where the bottom riser of an exterior stair adjoins an exterior walk, porch, driveway, patio, garage floor, or finish grade, the height of the riser may be less than the height of the adjacent risers. A continuous handrail, thirty to thirty-four inches (30" to 34") in height measured vertically from the nosing of the treads, shall be installed on all open sides of stairs exceeding thirty inches (30") in height that lead to a door, platform, porch, terrace or entrance platform. Every porch, terrace, or entrance platform thirty inches (30") above adjacent finished grade shall be equipped with railings or guards not less than thirty-six inches (36") high. Stairs, where built of wood, shall be constructed of approved decay resistant or treated wood (Cedar, Black Locust or pressure treated).

4.5.7 Elevated Manufactured/Mobile Homes. When more than one-fourth 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 (1) pier exceeds 80" in height, the manufactured/mobile home stabilizing system shall be designed by a qualified Professional Engineer or architect. Plans and specifications for the set-up, bearing the seal of a NC Design Professional (Engineer), shall be provided to the Building Official. Set-up will be subject to inspection by local Building Officials.

R312.1 General. A minimum of 36" x 36" (914 mm by 914 mm) landing shall be required on each side of an egress door. The floor or landing shall not be more than 1½ inches (38 mm) lower than the top of the threshold.

Exceptions:

1. At the top of a flight of stairs, provided the door does not swing over the stairs.
2. The landing at the exterior doorway shall not be more than 8¼ inches 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.
4. At the bottom of an interior flight of stairs, there may be a door between the landing and stair.

R315.1 Handrails. Handrails having minimum and maximum heights of 30 inches and 38 inches (864 and 965 mm), 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 four 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 1.5 inches (38 mm) 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 thread.

R315.2 Handrail grip size. The handgrip portion of handrails shall have a circular cross section of 1¼ inches (32 mm) minimum to 2 inches (51 mm) maximum. Other handrail shapes that provide an equivalent grasping surface are permissible. Edges shall have a minimum radius of 1/8 inch (3.2 mm).

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

316.1 Guards required. Porches, balconies or raised floor surfaces located more than 30 inches (762 mm) above the floor or grade below shall have guards not less than 36 inches (914 mm) in height. Open sides of stairs with a total rise of more than 30 inches (762 mm) above the floor or grade below shall have guards not less than 30 inches (762 mm) in height measured vertically from the nosing of the treads.

316.2 Guard opening limitations. Required guards on open sides of stairways, raised floor areas, balconies and porches shall have intermediate rails or ornamental closures that do not allow passage of an object 6 inches (152 mm) or more in diameter. Horizontal spacing between the vertical members in required guardrails shall be a maximum of 4 inches (102 mm) at the nearest point between members.

Exception: The triangular openings formed by the riser, tread and bottom rail of a guard at the open side of a stairway may be of such size that a sphere 6 inches (153 mm) cannot pass through.

3.13.3.7 TESTING – PLUMING SYSTEM TEST REQUIREMENTS

3.13.3.7.1.1 Test for Site-Installed Portion of DWV (Drain–Waste–Vent) System

The *SITE-INSTALLED PORTION* of the Drain system shall be tested by EITHER

- a. A water test in which the *SITE-INSTALLED PORTION* is subject to a head of water not less than 3 feet above the highest site-completed fitting. The 3 foot head of water shall be kept in the system for at least 15 minutes before inspection starts.

OR

- b. An air test in which the *SITE-INSTALLED PORTION* of the DWV system shall be subjected to an air test by a method suitable to the local code official. The air test shall be made by forcing air into the system until there is a uniform gauge pressure of 5 pounds per square inch. This pressure shall be held for a test period of at least 15 minutes.

3.13.3.7.1.2 Fixture Test

As required by Federal Standards, factory installed plumbing fixtures and connections have been tested prior to leaving the manufacturing facility. No additional testing of fixtures is required at the site unless there is evidence of physical damage.

3.13.3.7.2 Water Distribution System Testing

As required by Federal Standards, the factory installed water distribution system has been tested prior to leaving the manufacturing facility. The *SITE-INSTALLED PORTION* of the water distribution system shall be tested at the site. All homes, whether NEW or USED, shall have the *SITE-INSTALLED PORTION* of the water distribution system tested at the site by the method specified in **Section 3.13.3.7.2.1**.

3.13.3.7.2.1. Pressure Test for Water Distribution System

Water distribution system tests shall be carried out as follows:

Upon completion on site of the water distribution system, the *SITE-INSTALLED PORTION* of the system shall be tested under a water pressure of not less than 100 psi or, for piping systems *other than plastic*, by an air test of not less than 100 psi. While under the required pressure, the system shall be visually inspected for leaks and proper use and installation of materials, joints, and connections in accordance with the provisions of this Code or, for situations not covered in this Code, in accordance with the **North Carolina Plumbing Code**, current edition. The water utilized for tests shall be obtained from a potable source of supply. Any occurrences of leaks or improper use or installation of materials, joints, and connections shall be corrected prior to issuing a Certificate of Occupancy for the home. Note that, for well systems, the working pressure test must be performed after electrical power has been supplied to the site. As an alternate, a generator may be utilized.

3.13.3.7.3 Completion of Testing Procedures

Completion of the test procedures given in **Sections 3.13.3.7.1.1** and **3.13.3.7.2.1** shall be considered as meeting the plumbing test requirements of this Code. If the tests in **Sections 3.13.3.7.1.1** and **3.13.3.7.2.1** are satisfactorily completed, *no additional tests shall be required by the local inspection jurisdiction*.