City and County of Broomfield

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MOBILE HOMES IN DESIGNATED MOBILE HOME PARKS

Permits and Inspections

A mobile home set-up permit (\$50.00) and an electrical hookup permit (\$50.00) 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 2012 International Residential Code. A site plan shall be submitted showing the location, size, and manufacture date of the home. Inspections for the set-up and for the electrical hookup are required and shall be called at the same time. 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. Sheds, fences, patio covers, and additional decks require separate permits and approvals.

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 \$50.00 reinspection fee will be assessed and shall be paid prior to reinspection. 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 distance between units shall be 15'; between a unit and a private street shall be 10'; and between a unit and the mobile home park perimeter property line shall be 25'. Provide address visible from the street. The coach, with all wheels removed, should be placed as close to the ground as practical. 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 inspections.

Manufactured home installers are required to register with the State of Colorado, Division of Housing. The installation inspections will be performed by a Colorado Division of Housing certified independent third-party inspector/inspection agency who will affix the Certification Insignia.

Entry Deck and Stairs

All exterior doors of single family homes shall have a landing, stable stairs, and handrails in accordance with the 2012 International Residential Code, Section R311. Minimum landing size at doors is 36" x 36"; landing should be not less than 3" wider than the swing of the door; and shall be level within ¼ inch per foot. Handrails are required on stairs with four or more risers, located not more than 38" nor less than 34" above the nosing of the treads; handrail grip portion shall be 1¼" to 2" per IRC. 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 width is 10" with approved nosings. The greatest riser or tread shall not exceed the smallest by more than 3/8". Windows within 60" of the stairs shall be safety glazing per IRC Section 308.4. See page 3.

Electrical Service

For a 50-amp service as stated on the name plate, and in accordance with National Electric Code, Chapter 550, the electrical life line (not less than 50-amp rating 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 within the home. The life line shall be not less than 21' or 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 properly secured conduit. Trench depth shall be per the National Electric Code and left 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 electrical pedestal.

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

Electrical bonding shall be complete in accordance with NEC Article 550.16 (C); include water grounding saddle clamp below water meter. Verify that cover plates are installed at the receptacle provided for pipe heating cables. GFCI receptacles shall be provided per NEC 550.13.

Smoke Alarms and Carbon Monoxide Alarms

Listed carbon monoxide alarms shall be installed in compliance with the manufacturer's written installation instructions within 15 feet of the entry to each sleeping room. Carbon monoxide alarms shall be either fully battery powered, plug-connected into an unswitched electrical outlet and include a battery backup, or shall be hard-wired into the electrical system and include a battery back-up.

Listed smoke alarms shall be installed in compliance with the manufacturer's written installation instructions in each sleeping room and outside each separate sleeping area in the immediate vicinity of the bedrooms. Smoke alarms shall be hard-wired and interconnected and shall include a battery backup. For existing mobile homes, interconnection and hard-wiring of smoke alarms will be required only if alterations including electrical work are being made in the area requiring a smoke alarm; in all other cases, battery powered smoke alarms will be acceptable. Listed wireless smoke alarms may be installed if all alarms sound at the activation of one alarm.

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 10 psi (60 psi for piping carrying gas at a pressure of more than 14" water column). 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. Gas lines installed under the mobile home shall be strapped every 8' and shall not be strained or bent. Rigid, black iron pipe shall be stubbed out at least 4" but not more than 12" past the skirting. Gas appliances normally moved for cleaning may be connected with approved double-wall flex connections. Approved/listed underground gas pipe shall be used for direct burial with a minimum depth of 12" for iron gas pipe. The fittings shall be wrapped with approved PVC wrap tape and sealed to prevent water entry to exposed metal joints.

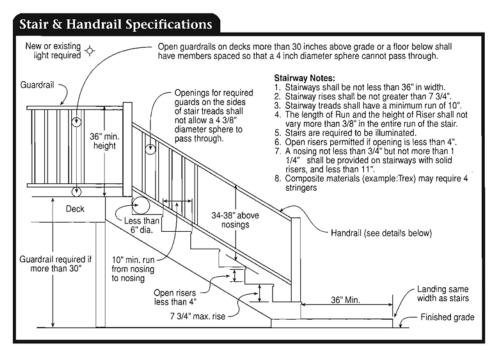
Plumbing

Provide an approved backflow prevention device on each hose bib.

All mobile homes shall have a garbage disposal. The garbage disposal shall be installed with correct plumbing to the waste system. The electrical supply shall use a minimum 12 1/12 with ground copper wiring. A "Romex" or similar connector shall be used at the disposal. Remove the switch plate and pull the switch out of the box for inspection.

Automatic dishwashers shall not discharge directly into the drain waste and vent system without passing through an approved air gap. Water heater compartments shall NOT contain foam plastic or paper faced insulation.

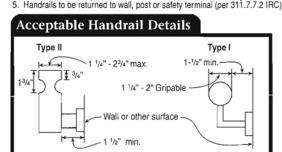
Water piping under the unit shall be fully insulated without gaps.

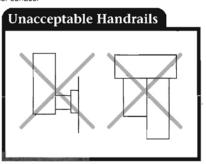


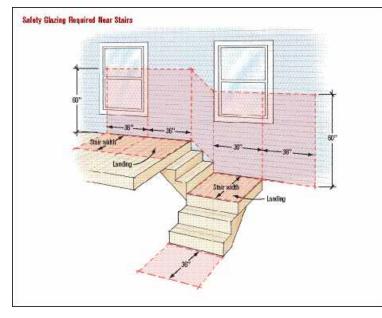
Handrail Notes:

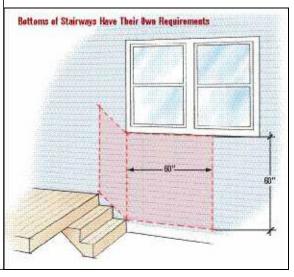
- Handrails shall be continuous on at least one side of stairs with 4 or more risers.
 Top of the handrails shall be placed not less than 34 inches nor more than 38 inches above stair nosings.
- The handgrip portion of handrails shall be not less than 1-1/4 inches nor more than 2 1/4 inches in cross section for non circular handrails Handrails shall be placed not less than 1-1/2 inches from any wall or other surface.

 Handrails to be returned to wall, post or safety terminal (per 311.7.7.2 IRC) 3.









Pictures courtesy of www.DeckCodes.com