



# MANUFACTURED BUILDING INSTALLATION CHECKLIST



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### References:

- Seismic Zone 3
- Basic wind speed (75 mph)
- Snow load (30 psf, nonreducible)
- Maximum rain intensity (3" per hour)
- 2001 editions of the California Electric Code (CEC), California Building Code (CBC), California Plumbing Code (CPC), California Mechanical Code (CMC), California Fire Code (CFC), and California Health and Safety Code amendments.
- 2001 California Energy Code Energy Efficiency Standards, Climate Zone 11
- 2001 CBC Title 24 Accessibility Regulations
- Class 4 soil per CBC Table 18-I-A or a soils report per CBC 1805
- Redding Municipal Code (RMC)

All inspections of manufactured buildings will be done using the following checklist. As part of the inspection process, the building inspector will check each box as that inspection is made. The project will not be finalized unless every box that applies to that particular installation has been checked. This checklist will become a permanent record of the inspections made.

### Foundation:

- Check required set backs from property lines and from slopes - must match approved plot plan. *CBC 1806.4*
- Footings, forms, reinforcing steel, bolts, etc., to match approved plans. *CBC 106.4.1*
- Drainage: Provided per approved lot drainage plan. Make sure drainage is provided for area underneath units.
- Check manufacturer's instructions. Some units require vapor barriers placed on the ground beneath the units.
- Ufer Ground / Grounding Electrode - check if installed. *CEC 250-23(a)*
- Underfloor clearances - 18-inch minimum below floor joist, 2-inch minimum below main chassis beams. *Title 25§1344*

### Utilities:

### General Notes:

- Electric Check for proper sizes, depth of trenches, fittings and connections, protection and support as per model codes.
- Gas No electric or gas shutoff valves or controls to be located beneath mobile. *Title 25§1333.5*
- Water Check trenches and for shutoff valve. Exposed water-supply piping to be protected from freezing. *CPC Section 313*
- Sewer-Drainage Some drainage piping under the unit is made up in the field so inspection should be made for proper fittings and supports. Connection of all utilities are to be made permanent in a manner applicable to permanent buildings. *Title 25§1333.5*
- Septic System A permit is required from Shasta County Health Department.

## Structural:

- Check snow loads, occupancy type for intended use, and serial numbers on manufacturer's label to that on approved plans and paperwork and installation manual. *Title 25§1044*
  - All foundation systems, State approved or engineered, to be installed as per manufacturer's instructions and the approved plans. *Title 25§1333*
  - Underfloor access - minimum of 18-inches in any dimension and minimum 4 square feet. No tools or special device required to remove. *Title 25§1346(a)*
  - Underfloor ventilation - 1.5 square feet for each 25 linear feet of mobile home and on at least 2 opposite sides. *Title 25§1346(b)*
  - Ridge connections (Ridge to Ridge) - Per manufacturer's set up instructions. *Title 25§1335*
  - Floor connections (Floor beam to Floor beam) - Per manufacturer's set up instructions. *Title 25§1335*
  - End Wall connections (Stud to Stud) - Per manufacturer's set up instructions. *Title 25§1335*
- Ridge, Floor, and End Wall connections to be left open for inspections.**
- Pier support locations - Per manufacturer's set up instructions. *Title 25§1335*  
*Note: 3-foot-high maximum on State-approved systems and on standard support piers unless engineered and approved for individual applications. Pay particular attention to pier locations at centerline of double-wide units.*
- Installation manual to be on job for all inspections.**
- Wood within 6 inches of the ground to be treated or decay resistant. *Title 25§1346*
  - Plywood/siding nailing and Z-bar flashing or caulking on all horizontal joints as per manufacturer's specifications. *Title 25§1335*

## Tests:

- Water supply piping shall be tested at 50 psi air pressure or the working water pressure for 15 minutes without leaking.
- Drainage piping and all underfloor connections to be checked and flow tested for 3 minutes at all drainage fixtures. *Title 25§1362(a)*
- Gas test - manometer test - 10-inch to 14-inch water column or 6 to 8 ounces for 2 minutes on piping within unit. Gas test for underground gas piping to structure is minimum 10-pounds for 15 minutes. Tests provided by installer.  
All appliance shutoff valves shall be in the open position except those ahead of fuel gas cooking appliances. *Title 25§1362(b)*
- Continuity test - To be performed before electric meter is set. Neutral to be disconnected from buss at main panel. All noncurrent-carrying metal parts shall be checked for ground continuity: outlets, light fixtures, switches, appliances, range hoods, duct registers, window frames, and anything else likely to become energized. *Title 25§1362*

**Installer to provide all test equipment.**

## Final:

- Check all plumbing and gas appliance roof vents for completed installation. (Sometimes not installed for transporting of mobile.) A.B.S. vent pipes to be painted. *CPC and CMC*
- Check dryer vent length and back draft damper. Fourteen inch maximum length with two 90-degree elbows. Shall not terminate underneath units. *CMC 504.3.2*
- Check that propane tank is 10 feet away from structure. Fire Department permit required.
- Check gas and water pipe bonding. *CEC250-80(b)*
- Finish grading and drainage.
- Curb, gutter and sidewalk completed if required. *RMC 16.06.010*
- Address numbers posted. *RMC 13.28.010*
- Driveway complete. *RMC 18.62.230*
- Covered parking complete. *RMC 18362.200*
- Check installation of A/C condensing units as per CMC and CEC requirements.
- Skirting installed - must be solid material compatible with siding of unit and must completely enclose underneath of units. *RMC 18.68.160*

### **Porches and Steps**

- One exterior doorway shall be completed with porch and/or steps at the time of temporary occupancy - all others must be completed within 60 days. *Title 25§1496*

- If exit door swings out (in direction of exit travel),
    - it must open onto a landing of at least the same width and length as the door opening. *Title 25§1498(c)*
    - the landing may not be more than 1 inch below the threshold. *CBC 1006*
  - If door opens in,
    - or is a sliding door, a landing is not required. *Title 25§1498(d)*
    - the landing or top step may not be more than 7-1/2 inches below the door. *Title 25§1498(d)*
    - and the occupant steps directly onto the top step, the distance from the door to the top step shall be the same as laid out for the stair risers. *Title 25§1498(d)*
  - The maximum variations in the height of any riser and the width of any tread shall not exceed 1/4 inch. *Title 25§1498(e)*
  - Stairway risers shall not exceed 8 inches in height and treads shall not be less than 9 inches in width. *Title 25§1498(e)*
  - Landings and porches 30 inches or more above grade shall have railings not less than 36 inches in height above the floor. Intermediate rails in open-type railings shall be spaced so as not to have more than 9 inches clear between rails. *Title 25§1502*
  - Stairways having two or more risers shall have handrails not less than 30 inches nor more than 34 inches as measured vertically from the nosing of stair treads. *Title 25§1504*
  - Stairways may be supported on piers in lieu of continuous footings. Individual load-bearing footings for piers may be placed on the surface of the ground, but they shall be placed level, on firm, cleared soil or compacted fill. Individual load-bearing footings for piers shall be adequate in size to withstand tributary dead and live loads. (Precast or poured-in-place concrete footings shall be at least 3-1/2 inches in thickness.) *Title 25§1500*
  - Porches and steps may be supported on 2-inch-thick redwood or pressure-treated pads. *Title 25§1500(b)*
- NOTE:**
- Please notify the State Department of Housing if you notice any defects in plumbing, electrical, mechanical, fire safety, or structural systems, even if the setup crew corrects the problem onsite.