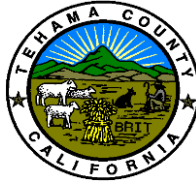


COUNTY OF TEHAMA DEPARTMENT OF BUILDING & SAFETY

John Stover, Building Official
444 Oak St. 2nd Floor Room H
Red Bluff, CA. 96080



Tehama County Courthouse Annex
(530)527-7002 (530)527-2655 Fax
e-mail: building@co.tehama.ca.us

MOBILE HOMES INSTALLED ON “SOFT-SETS”

IMPORTANT: Mobile homes manufactured after January 21, 2009 are required to meet the requirements of Chapter 7A of the CBC to meet the Wildland Urban Interface & State Response Area requirements. If this applies to your mobile home, you will be required to obtain a permit from HCD (Housing Community Development) for the work. You must provide the Building Department with a copy of the final approval from HCD before a final inspection will be given by the Building Department.

PERMIT ISSUANCE PROCEDURE

Prepare a **plot plan** (See Plot Plan Procedures for Tehama County).

Submit the following to the Department of Building and Safety:

1. APPROVED plot plan signed by ALL AGENCIES (Planning, Building, Environmental Health, County Fire and Public Works.)
2. Two duplicate sets of Engineered Tie Down System plans
3. Copy of the recorded grant deed to property and title/registration or MCO with serial and insignia #'s identifying Mobile Home unit
4. Marriage line chart (if larger than a single wide)
5. Blocking Schedule
6. Installation manual
7. Tax clearance form
8. A completed building application
9. Written evidence that lien holders have released interest in manufactured home

10. Pay plan check deposit at time of submittal (\$70.00)
11. After notification that the plan check is completed, you will be advised to go to the school district office and pay the school fees. Bring the Certificate of Compliance back to the Building Department.
12. After notification that the plan check is completed, you will be advised to go to the Air Pollution Control District office and pay the Air Quality fees. Bring the completed Development form with receipt copy back to the Building Department.
13. Pay permit fees and receive approved builders copy of plans
14. Some additional forms or paperwork may apply with individual permits.

PERMITS MAY ONLY BE ISSUED TO ONE OF THE FOLLOWING:

1. The legal property owner.
2. A licensed contractor.
3. An authorized representative, which would require one of the following items to be filed with the Building Department prior to issuance:
 - a. Notarized statement from the property owner or the licensed contractor
 - b. Power of attorney;
 - c. Written statement signed by the owner or contractor, in the presence of the Building Official or Permit Technician.
 - d. Proper documentation (in cases of home owner's associations)

A CERTIFICATE OF OCCUPANCY AND UTILITY TAGS ARE RECEIVED AFTER ALL REQUIRED CLEARANCES AND INSPECTIONS HAVE BEEN APPROVED.

IF THE STRUCTURE IS DETERMINED TO BE IN SUBSTANDARD CONDITION AT THE TIME OF INSPECTION, THE INSPECTION WILL BE TERMINATED AND A NOTE LEFT FOR THE OWNER TO ABATE THE SUBSTANDARD CONDITIONS BEFORE CALLING FOR ANOTHER INSPECTION. A PERMIT FROM HCD IS REQUIRED FOR REPAIR WORK TO THE STRUCTURE. YOU MUST PROVIDE A COPY OF THE HCD PERMIT FOR APPROVAL OF THE REPAIRS BEFORE REQUESTING ANOTHER INSPECTION FROM THE BUILDING DEPARTMENT.

IF MORE THAN 3 INSPECTIONS ARE REQUIRED TO FINAL THE INSTALLATION, THEN EACH INSPECTION BEYOND THE FIRST 3 WILL BE CHARGED AN INSPECTION FEE OF \$166.15.

INSTALLATION REQUIREMENTS FOR MOBILE HOMES ON “SOFT-SET” FOUNDATION

LOCATION: The mobile home shall be located as shown on the approved plot plan. Property lines must be clearly identified. Owner must provide a copy of the approved plot plan to the inspector.

BLOCKING: Mobile homes shall be installed in accordance with the approved manufacturer’s installation instructions. The marriage-line chart and blocking schedule shall be submitted with the application for permit and shall be made available to the inspector. See Tehama County handout titled “Mobile home Support System” for further information.

TIE DOWNS: All mobile homes installed as a “soft-set” shall have a tie down system installed. Tie down assemblies shall be engineered or be listed and approved by the State of California. The ground anchor component of a listed tie down assembly shall contain a permanent label that provides the manufacturer’s name and the listed model identification number of the tie down assembly. The label shall be located on the anchor in a place that is visible after installation, and the information shall be provided on the label in a manner that is easy to read. Installation instructions and a certificate of installation signed by the installer shall be provided to the inspector prior to inspection of the support system.

UNDER FLOOR CLEARANCE: A minimum clearance of 18 inches shall be maintained beneath the underside of the floor joists, and 12 inches beneath the main chassis beams of the mobile home.

UTILITY FACILITIES: Prior to installation of a mobile home for human habitation or occupancy, utility facilities for the mobile home shall be provided. Utility connections shall be within four (4) feet of the rear half of the mobile home. Electrical and gas connections shall be located outside the perimeter of the mobile home. Sewer and water connections may be located under the mobile home within 18 inches of the perimeter. Soft-Set utility connections may be through rigid or flex connections. The gas line shall be connected through a flex connector.

ELECTRICAL: Electrical service equipment installed to supply power to a mobile home shall be not less than 100 amperes rating with overcurrent protective device and disconnect. Additional loads such as well pumps, garage, shop, etc. will require additional power. The mobile home shall be connected to the service equipment by one of the following means:

- (1) Listed cord set for mobile home use, or
- (2) Feeder assembly.

CONTINUITY TEST: The electrical wiring and power supply feeder assembly shall be tested for continuity and grounding. The electrical wiring system of the mobile home shall not be energized during the test. The continuity test shall be made with all mobile home interior branch circuit switches or circuit breakers and all switches controlling individual outlets, fixtures and appliances in the “on” position. The test shall be made by connecting one lead of the test instrument to the mobile home grounding conductor at the point of supply to the feeder assembly, and applying the other lead to each of the supply conductors, including the neutral conductor. There shall be no evidence of any connection between any of the supply conductors and the grounding conductor. In addition, all noncurrent-carrying metal parts of electrical equipment of the mobile home, including fixtures, appliances, receptacles and switches, shall be tested to determine continuity between such equipment and the equipment-grounding conductor. Upon completion of the continuity test, the power supply cord or feeder assembly shall be connected at the lot or site service equipment. Electrical tag for power may be issued if all electrical equipment passes inspection.

FUEL GAS: LPG tanks less than 500 GAL. must be located a minimum of 10 feet from the mobile home, any structures and property lines. The mobile home shall be connected to the yard piping by a listed mobile home flexible gas connector not more than six feet in length and adequate size to supply the mobile home demand.

GAS TRENCH: Metal gas piping installed below ground shall be approved factory-wrapped pipe and have a minimum earth cover of 18". No gas piping shall be installed underground beneath the mobile home.

MANOMETER TEST: The mobile home gas piping system shall be subjected to a pressure test with all shutoff valves in the open position. Appliance shut-off valves ahead of fuel gas cooking appliances shall be closed. The test shall consist of air pressure (6oz to a MAXIMUM of 8oz p.s.i). The system shall be isolated from the air pressure source and maintain this pressure for not less than 15 minutes without perceptible leakage. All necessary apparatus for conducting this test shall be furnished by the permit holder.

NOTE: Do not over pressurize the fuel gas piping system. Pressurization beyond the maximum specified may result in damage to valves, regulators, appliances, etc.

Gas appliance vents shall be visually inspected to insure that they have not been dislodged in transit and are securely connected to the appliance.

CARBON MONOXIDE AND SMOKE ALARMS REQUIRED

ALL THE AFOREMENTIONED TESTS MUST BE CONDUCTED IN THE PRESENCE OF THE INSPECTOR. ALL TRENCHES MUST BE INSPECTED BEFORE COVERING.

FINAL INSPECTION

A MOBILE HOME PERMIT SHALL NOT BE CONSIDERED 'FINALED' UNTIL THE SKIRTING AND EXITS HAVE BEEN INSPECTED AND APPROVED

SKIRTING

All mobile homes installed in Tehama County shall have approved skirting before the permit can be finalized.

ACCESS: The skirting shall have a removable access panel not less than 18 inches in dimension, and not less than four square feet in area. The access panel shall be located so that the lot utility connections to the electrical, water, sewer and gas systems of the mobile home are within 20 feet. The access panel shall not be fastened by any means requiring the use of a special tool or device to remove the panel.

VENTILATION: Cross ventilation shall be provided by openings having a net area of not less than 1½ square feet for each 25 linear feet of the mobile home and including all attached enclosed unventilated structures such as porches. The openings shall be provided on at least two opposite sides and shall be as close to all the corners as practicable.

WOOD: Where wood is used for the mobile home skirting within eight inches of the ground, it shall be an approved treated material or wood of natural resistance to decay.

LANDINGS: All mobile home exits must have landings in conformance with the current edition of the California Building Code. Landings up to 4' x 4' in size may be constructed per County detail at any reasonable height above grade. All covered decks/landings require permits and inspections. Uncovered decks or landings larger than 4' x 4', over 30 inches above grade, require a separate permit.

DEPARTMENT CLEARANCES

The following clearances (when applicable) are required BEFORE a final inspection can be scheduled:

- 1) Planning Department for Zoning regulations
- 2) Environmental Health Department clearances for well and septic system.
- 3) Tehama County Rural Fire Department for fire safe regulations.
- 4) Tehama County Road Department clearance for road encroachment.
- 5) Department of Transportation for road encroachment, if property has access to a state highway.
- 6) HCD (Housing & Community Development) approvals for alterations to Mobilehome

PURSUANT TO CALIFORNIA CODE OF REGULATIONS
TITLE 25, DIVISION 1, CHAPTER 2

***Certificate of Occupancy will be issued only after a final inspection has been approved.**

DEPARTMENT OF BUILDING AND SAFETY

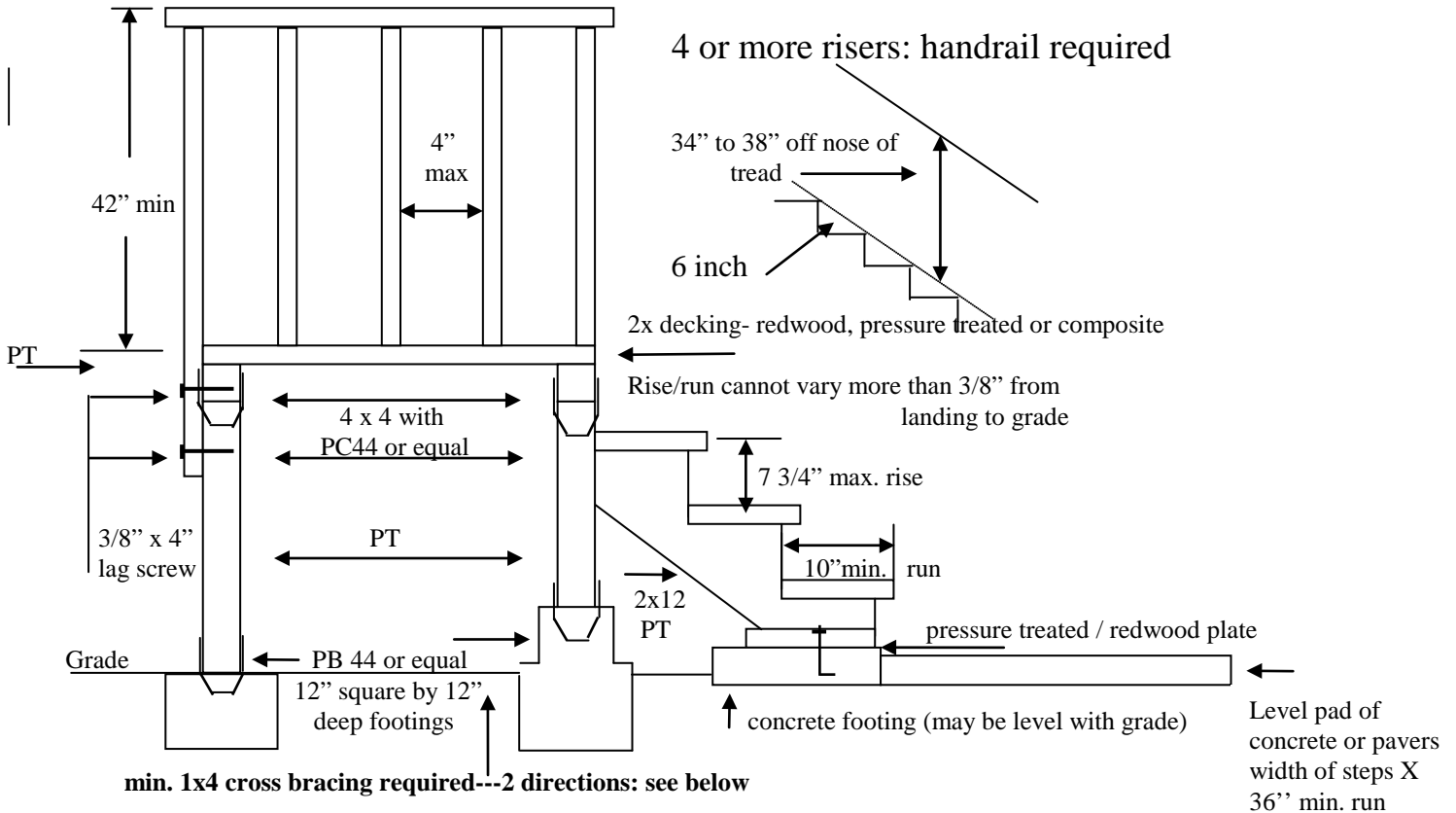
TYPICAL UNCOVERED LANDING DETAIL:

A covered landing requires a permit. Minimum size: 3'x3'/Maximum size: 4'x4'

An uncovered landing larger than 4'x4' and more than 30 inches above grade requires a permit. All uncovered framing lumber and decking exposed to weather is required to be naturally durable or pressure treated wood.

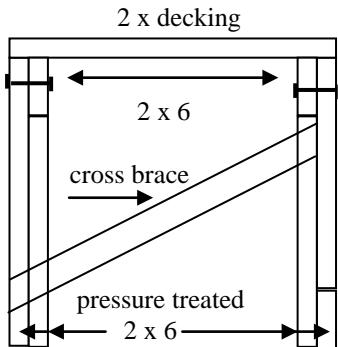
Decking may be redwood, pressure treated or composite material.

***LANDINGS ARE REQUIRED AT ALL MOBILE HOME EXITS**

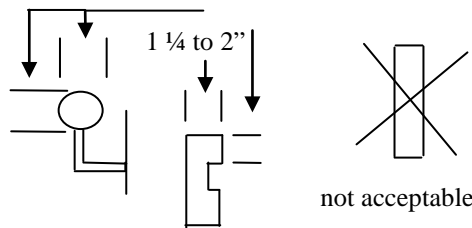


Permanent foundation mobile home landings require footings as detailed above.

Redwood, Pressure Treated or Manufactured



Acceptable handrail shapes
Must extend from top riser to bottom riser



other shapes may be acceptable

Soft Set mobile home landings do not require footings and must use pressure treated wood or redwood.

NOTE: 7 3/4" maximum step down to landing, provided, door does not swing out over landing. If door swings out, maximum step down to landing is 1"

SKIRTING REQUIREMENTS

TEHAMA COUNTY CODE, SECTION 15.28.090

"All mobile homes placed on any site subject to regulation under this part shall be equipped with adequate skirting. Adequate skirting is defined as the placement of standard metal skirting, wood, masonry or other sight proof materials in such position as to screen the exposed parts under a mobile home."

1.) ACCESS: Where the space beneath a mobile home is enclosed, there shall be provided a removable access panel 18"x24" inches in dimension. The access panel shall be located so that the lot utility connections to the electrical, water, sewer and gas systems of the mobile home are within 20 feet. The access panel shall not be fastened by any means requiring the use of a special tool or device to remove the panel.

2.) VENTILATION: Cross ventilation shall be provided by openings having a net area of not less than 1½ square feet for each 25 linear feet of the mobile home and including all attached enclosed unventilated structures, such as porches. The openings shall be provided on at least two opposite sides and shall be as close to all the corners as practicable.

3.) WOOD: Where wood is used for the mobile home enclosure within eight inches of the ground, it shall be an approved treated material or wood of natural resistance to decay.

EXIT REQUIREMENTS

Commercial coaches and mobile homes shall have approved exit facilities at ALL exterior doors PRIOR to the issuance of the certificate of occupancy.

CONSTRUCTION OF A PORCH/LANDING MUST MEET MINIMUM CODE STANDARDS. CONTACT THE DEPARTMENT OF BUILDING AND SAFETY FOR FURTHER INFORMATION.