**Building Division** **City and County of Broomfield**
**Community Development** **1 DesCombes Drive** **Broomfield, CO 80020**
**303.438.6370** **303.438.6297 FAX** **www.broomfield.org**

# MOBILE HOMES, CONSTRUCTION TRAILERS AND SALES TRAILERS

## Permits and Inspections

1. A mobile home set-up permit ($50.00) and an electrical hookup permit ($50.00) must be obtained from the Building Division. Inspection requests must be received by 4 p.m. the business day prior to the inspection. Both inspections 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 must be posted on the mobile home and clearly visible from the street prior to inspection.

2. The owner or designated agent must 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 prior to reinspection. No meter will be released until the housing is permanently labeled with the correct address. The structure shall bear a permanent label indicating the standards to which it was constructed.

## Set-Up Procedures

1. 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'.

2. The coach, with all wheels removed, should be placed as close to the ground as practical. Block piers, spaced no more than 7' apart, shall be used to level homes. Place each pier on a concrete or cinder block with no more than 4" of wood spacing between the I-beam and the top block. When leveling the home, wood shims must be installed on <u>both sides</u> of the I-beam.

3. Install tie-downs using a minimum 3/8" diameter steel core cable and minimum 1/2" diameter turn-buckles. At least two (2) cable clamps are required at each loop in the cable. Approved tie-down straps may also be used. Tie-downs should be as taut as possible. The cable or straps must be looped over the top of the I-beam. For single wide mobile homes, no less than four (4) tie-downs are required if the home is more than 57' long. For double wide homes, no less than eight (8) tie-downs are required. Anchors must be nearly equally spaced. Anchors must be helix, 6" diameter; rod, 48" x 11/16" diameter. See manufacturer's set up manual for additional requirements. The manual must be available for the inspector.

4. The Building Official may approve alternate methods or materials for mobile home set-up provided the proposed design meets manufacturer's requirements and is submitted for approval at the time of permit application. Plans for alternate methods must: 1) be prepared by a professional engineer licensed in Colorado; 2) show installation details; 3) contain an affirmative statement that the design is capable of withstanding 110 mph wind loads; and 4) bear the signature and stamp of the design engineer. The approved alternate designs shall also be presented to the inspector at the time of inspection.

5. All exterior doors of single family homes shall have sturdy stairs and handrails in accordance with the 2003 International Residential Code, Section R311. Minimum landing size at doors is 36" x 36"; landing should be 3" wider than the swing of the door. 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; grip portion shall be 1¼" to 2" per IRC. When the deck is 30" or more above grade, a minimum 36" high guard with 4" maximum baluster spacing is required. 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".

6. For sales trailers, the structure shall be accessible by persons with disabilities. Ramps shall have maximum slope of 1" per foot and have handrails on both sides. Thresholds shall be ½ inch maximum above the floor. Landings shall be provided on each side of doors, with adequate maneuvering clearances in accordance with ICC/ANSI A117.1, 1998. Restrooms shall also comply with ICC/ANSI A117.1, 1998.

## Gas Lines

The gas line inspection will include an air pressure test at which time the gas piping must stand a pressure of not less than 20 p.s.i. The owner or agent is responsible for pressurizing the system. Gas lines must run completely to the served appliance and be disconnected and capped off at the union. The union must be as close as possible to the appliance control valve. Gas cocks must be installed and opened for the test. Gas lines installed under the mobile home must be strapped every 8' and must not be strained or bent. Rigid, black iron pipe must 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 must be used for direct burial with a minimum depth of 12" for iron gas pipe. The fittings must be wrapped with approved PVC wrap tape and sealed to prevent water entry to exposed metal joints.

## Electrical Service

1. 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) must extend to the electrical pedestal. Inside the home, remove the cover from the electrical panel for inspection. The panel is placed ahead of any branch circuit wiring and serves as the main disconnect within the home. The life line cannot be less than 21' nor more than 36 1/2'.

2. 100-amp services must be hard wired to the sub-panel. Under the home, the wiring must 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 must have 100-amp disconnects. Service equipment must not be more than 30' from the exterior wall of the home. All penetrations in the exterior panels must be weather tight. A ground rod is required at the meter pedestal.

3. 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.

## Plumbing

1. Provide an anti-siphon device on each hose bib.

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

3. 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.

## Smoke Detectors

Mobile homes must have at least one (1) ionization smoke detector in the hallway leading to the sleeping rooms and one (1) ionization smoke detector in each sleeping room. If sleeping rooms are at opposite ends of the home, a smoke detector is required in the hallway or area outside both sets of sleeping rooms. Battery operated units are accepted in retrofit situations.