



Tazewell County Building Inspector
173 Main Street
Tazewell, VA 24651

Telephone: 276-385-1215
Fax: 276-988-0811

Monday – Friday: 8AM – 4:30PM
24-hr notice requested for inspections

MANUFACTURED HOME CHECKLIST FOR OWNERS AND INSTALLERS

SITE RESTRICTIONS:

There are site restrictions prior to placement of manufactured homes in designated floodplain areas.

- If the site is determined to be in a floodplain, all conditions of the Tazewell County Flood Damage Prevention Ordinance must be met. Maps for determination are on file in the Tazewell County Engineer's Office at 106 East Main Street, Tazewell, VA.

When placing the mobile home, there must be proper clearance from other structures and property lines.

- A minimum of 20 feet away from any other structure.
- A minimum of 10 feet away from any adjoining property line.
- Must not set on any right of ways or easements.

As of April 1, 2009, all new manufactured homes that have not yet been titled through the DMV, must comply with the new Federal Regulation 24 CFR. These regulations must be met before a Certificate of Occupancy will be issued by this Department.

1. The manufactured home must be installed by a licensed contractor who has been certified by the Department of Professional and Occupational Regulations as a Manufactured/Mobile Home Installer. The license must be presented at the time of application for a building permit and shall be posted at the job site.
2. All subcontractors (HVAC, plumbing, electrical) must hold a valid Virginia contractor's license. A copy of this license or their license number shall be submitted at the time of application for a building permit.



WATER AND SEWER CONNECTIONS:

Do not mix black (ABS) and white (PVC) sewer line and couplings together.

SEWER: If public sewage disposal is not available, all owners of new and replaced mobile homes must furnish written approval by the Tazewell County Health Department of the sewage disposal system before locating the home at the site. Mobile home parks usually have an approved system, but approval is required under specific situations.

WATER: If public water is not available, all owners of new and replaced mobile homes must furnish written approval by the Tazewell County Health Department of the well or other approved source of water before locating the home at the site. Most mobile home parks usually have an approved system, but approval is required under specific situations.

1. Water source approved and connected Yes No
2. A dual check valve with a shut-off valve is required on water lines prior to entering the home. The check valve prevents the water from being drained from the home in case a line ruptures from freezing, etc.
Has dual check valve with shut-off valve been installed?
 Yes No
3. Water supply line is a minimum of ¾ inch pipe Yes No
4. Sewage disposal approved and connected Yes No
5. Clean-outs on sewer installed where required Yes No
6. All joints tight, soldered and glued Yes No
7. Sewage pipe supported every 4 feet Yes No

FOOTERS AND PIERS:

1. Footers 18 inches deep. (Frost Depth)
2. Piers 8-10 feet on center, (if you have questions please ask the building inspector for the correct center spacing for your specific home).
3. Less than 2 feet of frame extension beyond end piers.
4. 16 inches x 16 inches x 8 inches concrete pad supporting piers for doublewide homes.
5. Treated wood or hard wood shims required for fill in between the top of the pier and the frame.
6. Inspections are **required** before footers are poured.



TIE DOWNS AND ANCHORS:

Manufacturer's instructions followed

Yes

No

ELECTRIC:

The mobile home must be wired (see wiring schematic) from outside the pedestal to inside panel box.

Yes

No

EXIT:

Two exit doors (front and back) must have at least a 3' x 3' landing. If more than 3 entrance steps are installed the porch/deck must have guardrails measured from the nose of the step a minimum of 36" and a handrail on at least one side of the steps. If the landing is over 30" high from finished grade, must have a guardrail and balusters no more than 4" apart including the steps and landing. All decks and landings shall meet the current IRC Code. Please call if you have questions.

Yes

No

MISCELLANEOUS:

All mobile homes must be underpinned with an approved weather resistant material within 60 days per county ordinance.

The mobile home must be undamaged and in safe living condition.

If the mobile home was manufactured after June 1976, there should be a HUD label attached to it on the exterior of the structure.

For all questions concerning manufactured home installation, please contact our office at **276-385-1215** for assistance.

WEATHER HEAD

BLACK WIRE

BLACK WIRE
WHITE WIRE

ALL EXPOSED CONDUIT
MUST BE OF GRAY SUNLIGHT
RESISTANT SCHEDULE 40 OR
GALVANIZED MAST

NEUTRAL WIRE SHALL
BE EITHER WHITE OR
IDENTIFIED WITH WHITE
TAPE ON EACH END

WHEN USING ALUMINUM
WIRING ALL CONNECTIONS
MUST BE COATED WITH
NOALOX TYPE GREASE

METER BASE SHOULD BE
APPROXIMATELY 6 FEET
FROM GROUND

NIPPLE

LOCKNUT AND
BUSHING

DISCONNECT BOX SHALL
HAVE A MINIMUM OF SIX (6)
AVAILABLE SPACES PROVIDED
FOR ADDITIONAL BREAKERS

GROUND BOND SCREW
MUST BE IN PLACE
ON BONDING BAR

WHITE
WHITE
GREEN
BARE

WEATHER PROOF
DISCONNECT SWITCH
BOX

CONTINUOUS

#4 BARE GROUND WIRE

CONTINUOUS

6" GROUND
ROD - MIN
6' APART

CHECK WITH YOUR LOCAL POWER
COMPANY ABOUT THE LOCATION OF THE
METER BASE PRIOR TO SETTING
DISCONNECT

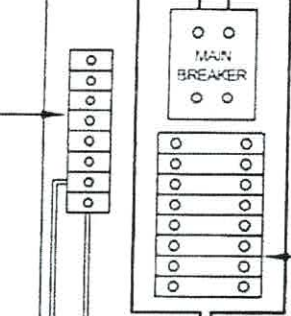
WIRING REQUIREMENTS 100 AMP CIRCUIT		
	CONDUCTORS	NEUTRAL
COPPER	#4	#4
ALUMINUM	#2	#4

WIRING REQUIREMENTS 200 AMP CIRCUIT		
	CONDUCTORS	NEUTRAL
COPPER	2/0	1/0
ALUMINUM	4/0	2/0

PANEL INSIDE MOBILE HOME

GROUND BAR

NEUTRAL BAR



BREAKERS

NEUTRAL WIRE MUST
BE INSULATED

LOCKNUT AND
BUSHING

#6 GREEN/BLACK INSULATED
GROUND TO THE INSIDE PANEL
GROUND BUS BAR

DEPTH OF WIRE
24" DIRECT BURIAL
18" PVC
6" INTERMEDIATE METAL CONDUIT

MOBILE HOME WIRING SCHEMATIC



Install Stabilizing Systems

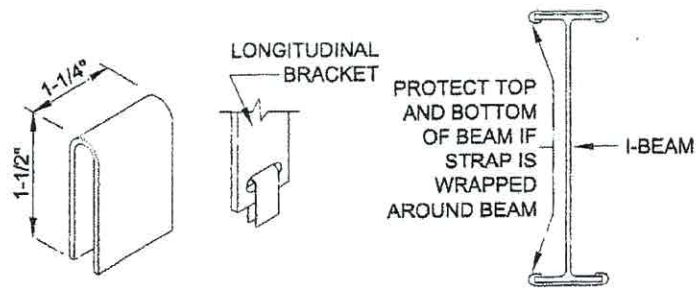


Figure 58. Radius clips

SPLICING STRAPS

Splicing may be required when a pre-cut strap is of insufficient length. Splices must be made by overlapping the straps by 12 inches, applying one splice clip from above and the other from below; use a crimping tool to tightly seal the splice clips (Figure 59). Do not run any portion of the splice through an anchor head bolt.

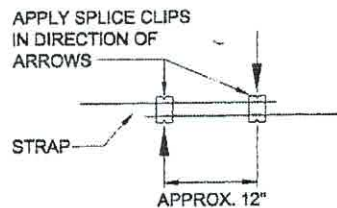
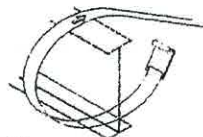


Figure 59. Tie down strap splice

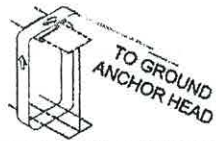
FRAME ANCHORS

Install straps to frame anchors as follows:

1. **Connect strap to home.** Connect one end of the strap to the top of the I-beam using approved buckles or clips (swivel or hook clip preferred). When frame ties are connected to the bottom of the beam it must be within 3" of a crossmember.



① WRAP STRAP AROUND MAIN BEAM



② CONNECT HOOK TO TOP OF MAIN BEAM AND CONNECT OTHER END OF STRAP TO ANCHOR HEAD.

Figure 60. Strap to beam connection

2. **Connect strap to anchor.** Connect the other end of the strap to the split bolt in the anchor. Leave enough strap length to be able to make three complete turns, or minimum required per manufacturer's installation instructions, around the bolt before it becomes tight (approximately 2-1/2 inches per turn or 13 inches total). Fewer than three turns, or required per manufacturer's installation instructions, and the strap may not hold onto the bolt when force is applied. Conversely, too many turns may not fit within the U-channel of the anchor head. Follow the procedure outlined in Figure 61.

Install Stabilizing Systems

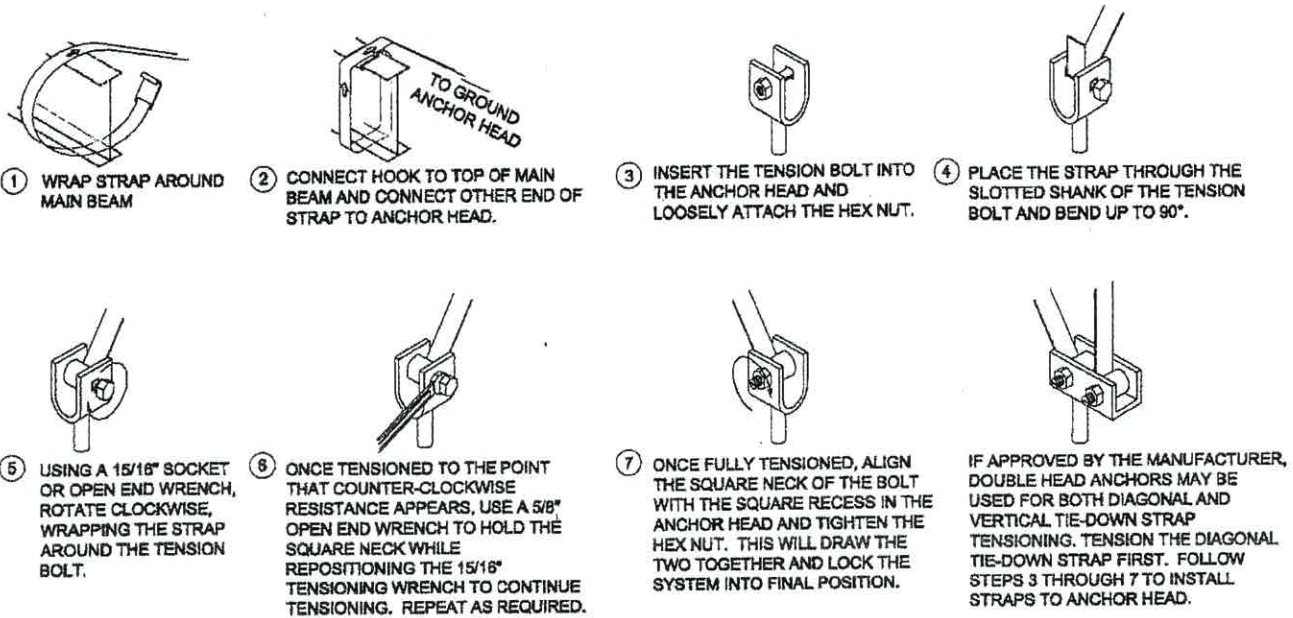
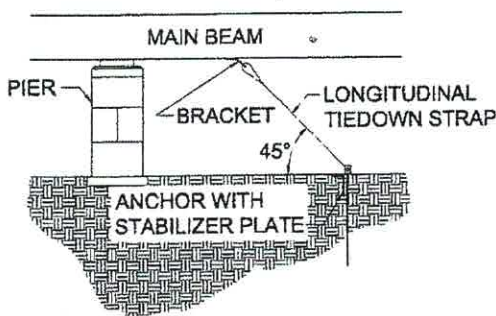


Figure 61. Procedure for connecting the strap to frame and anchor

3. **Pretension anchor.** For anchors with stabilizer plates, pretension the anchor by pulling it up to the stabilizer plate using the strap and take-up bolt to move the anchor head. Continue pulling the strap until the plate moves a small amount (about 1/2 inch). This is called packing the plate and it will yield the strongest resistance (the bottom of the anchor head should be a maximum one inch above the top of the stabilizer plate).

LONGITUDINAL FRAME ANCHORS

Attach straps to the bracket welded by the manufacturer to the frame (Figure 62). If no brackets have been installed, use approved beam clamps designed specifically for this purpose, available from anchor suppliers or connect the strap to a spring hanger or a crossmember (within 3" of the main I-beam). Connect straps to anchors following same procedure as for sidewall frame anchors. Protection of the strap at sharp corners must be provided (p.91).



Anchor head location. As the anchor is pulled up to meet the stabilizer plate, the head of the anchor will rise. In its final position, the bottom of the anchor head should be no more than 1/4 inch above the top of the stabilizer plate.

Figure 62. Longitudinal frame anchor attachment method