



Neighborhood Services Department
Building Safety Division

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MANUFACTURED HOME PARK REGULATIONS

THE FOLLOWING REGULATIONS ARE IN EFFECT AT ALL MANUFACTURED HOME PARKS WITHIN UNINCORPORATED ADAMS COUNTY:

Manufactured home/mobile home setup fee is calculated by valuation; this includes gas line, blocking and tie down. If a re-inspection fee is assessed, it must be paid prior to scheduling any further inspections.

For manufactured homes built prior to June 15th, 1976, a label certifying compliance to the Standard for Manufactured homes, NFPA 501, ANSI 119.1, in effect at the time of manufacture is required.

No manufactured home unit shall be occupied prior to an approved final inspection of the gas line and tie down installation, and until it meets all Adams County Building Safety Division requirements as follows:

1. Manufactured home sewer line must be connected to existing line by means of a secure fastener. Sewer line from mobile home to sewer connection must have a minimum slope 1/8" per foot fall. All bends shall be of long sweep 90 degree or 45 degree bends.
2. Manufactured home site branch water supply connection shall not be less than 1/2" in diameter and shall have UL approved heat tape
3. Manufactured home shall be secured and anchored prior to inspection, and must be skirted within ninety (90) days of approved final inspection.
4. Manufactured home gas line installation shall be as follows:
 - a. From the meter to manufactured home, gas pipe drip leg, approved manufactured home connector (no rubber connectors) and a shutoff valve. Flex connector must be specifically designed for mobile home use only.
 - b. From the meter to manufactured home if meter is not located close to the mobile home, buried gas pipe shall be protected from corrosion and shall have a minimum depth of not less than 12", devoid all rocks and debris. Riser must be a minimum 6" above grade.
 - c. Gas line shall be tested by means of a minimum 30psi test gauge, with a minimum of 10psi test.
 - d. Gas piping may run exposed on the underside of the manufactured home provided it is anchored securely by an approved means at min 8' o.c.
 - e. All gas piping shall be black schedule 40 pipe. No galvanized pipe, copper pipe, or fittings will be allowed.
5. Manufactured home hot water heaters shall be equipped with a pressure relief valve in good working condition.