

**Jones County Planning & Zoning**  
**478-986-5117**

## **Manufactured Home Inspections**

Before power can be connected to your new home, 2 or more inspections will be required. When you are ready for an inspection, call our office to schedule it(Monday-Friday, 8:00AM -5:00PM). *Please call 24 hours in advance.*

### **Minimum Health & Safety Standards Inspection (required for Used MHs only):**

1. The MH must meet **HUD code**.
2. The **exterior** must have no loose or rotting boards or other conditions that might admit rain or moisture.
3. **Siding** must be free of rot and rust.  
The **roof** must be sound and have no obvious defects that might admit rain or moisture.
4. **Interior:**  
**Floors, walls, and ceilings** must be in sound condition.  
**Doors and windows** must be operable, watertight, and in good working condition.  
**Floors** must be sound with no warping, holes, water damage or deterioration.
5. **Sanitary facilities:**  
Every **plumbing fixture, water, and waste pipe** must be in sanitary working condition when connected, and have no leaks or obstructions.  
**Each bathroom** must contain a sink and a toilet. **At least one bathroom** must have a tub/shower.
6. The **kitchen** must have at least one working window or other ventilation device.
7. The **heating system** must be in safe working condition and must be vented.
8. The MH must have a **water heater** in safe working condition.
9. **Each bedroom must have at least one window large enough to allow egress** if necessary.
10. The MH must have a working **battery-powered smoke detector in each bedroom and in the kitchen**.
11. **Electrical switches, receptacles, fixtures, etc**, must be in safe working condition.  
The **panel box** must be in compliance with the approved listing, in safe working condition, with all unused openings covered appropriately.

**Footing Inspection (required for block underpinning only):**

Masonry block underpinning must have a poured 2500 PSI concrete foundation which is 8" deep and 12" wide. **The inspection must be conducted before concrete is poured.**

**Setup Inspection:**

**Building inspectors will need access to the *inside* of the home for this inspection.**

Home should be tied down, and plumbing and electrical hookups should be completed. Any trenches should be left uncovered, so that depth may be inspected. **Do not underpin until after this inspection.**

**Final Inspection:**

Steps, landings, railings (required only if landings are higher than 30"), and underpinning should be in place and secure.

**AS SOON AS YOUR HOME HAS PASSED THESE INSPECTIONS OUR OFFICE WILL CONTACT THE POWER COMPANY AND AUTHORIZE THEM TO RELEASE POWER TO YOUR LOCATION.**

## Manufactured Home Inspection Specifics / Technical Information relating to set-up

- \_\_\_\_\_ Setbacks conform with zoning district and street classification.
- \_\_\_\_\_ Tie downs are flush with ground. (model number \_\_\_\_\_)
- \_\_\_\_\_ Home has appropriate number of ties (vertical straps must be secured)
 

Length of home	0'-40'	41'-60'	61'-84'
Number of ties per side	3	5	6
- \_\_\_\_\_ Piers are on 16"x16"x4" solid block ( or equivalent), flush with ground level.
 

Single-max ht. 40"	Double-max ht. 80"	Over 80"- rebar & filled block
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- \_\_\_\_\_ Correct pier spacing (corners must be double-stacked).
 

Width of unit: 12'	14'	16'
Pier Spacing: 8'	8'	6'
- \_\_\_\_\_ Meter ht 2 1/2 ft to eye level, mast must be strapped securely, hub & weatherhead must be provided.
- \_\_\_\_\_ Wires from disconnect must be protected. 24" minimum buried unprotected 18" PVC.
 

Wire:	Aluminum:	4/0	200 Amp	Copper:	2/0	200 Amp
		2/0	150 Amp		#1	150 Amp
		#2	100 Amp		#4	100 Amp
- \_\_\_\_\_ Two hot wires to main breaker, neutral & grounds tie together at disconnect.
- \_\_\_\_\_ Wires are cut properly, installed tightly, & have noalox on aluminum.
- \_\_\_\_\_ Box is grounded properly, ground wire to top if Tri-County.
- \_\_\_\_\_ Ground rod is tight, wire installed opposite of screw.
- \_\_\_\_\_ Sides A & B are grounded together.
- \_\_\_\_\_ Inside the house: 4 wire entrance cable shall be provided. The two black conductors will be connected to the main breaker, the white or gray wire will be connected to the neutral bar and the green wire will be connected to the ground bar.

## Manufactured Home Electrical Installation

The following is a list of answers to the most commonly asked questions dealing with electrical system installation requirements in Jones County.

1. The service may be mounted on the home itself if the home and lot are owned by the same individual.
2. All homes must have a disconnect mounted outside at the meterbase. Four **insulated** conductors shall be installed from the outside disconnect to the interior panel.
3. All wire directly buried in the ground must be approved for that purpose. **URD, or USE** are acceptable types. **SE, SEU, SER** cables **shall not** be used for service for a manufactured home. Types SE, SEU, and SER wire can be identified by their grey covering, and they contain a bare wire.
4. Wire that is buried directly in the ground must be 24" below grade, and wire in PVC must be buried 18" below grade. The trench shall be left uncovered so the depth can be inspected.
5. Aluminum wire must have inhibitor at **all** terminations inside and outside the home.
6. 2 8' ground rods, at least 6' apart, need to be driven at the service pole or as close to it as possible.
7. All wires, pipes, nipples, etc. shall use appropriate fittings when entering and exiting a disconnect, meterbase, or other location. The pipes and wires shall be securely fastened. Just placing a pipe into a hole in the box is not acceptable.
8. Where the wire is not buried in the ground it is required to be in PVC or a metal conduit. This will be arranged in such a way that the service wire itself is not exposed at any location.

**Please give this listing to your electrician.**

If you have any further questions please contact the Jones County Planning & Zoning Office at 478- 986-5117.