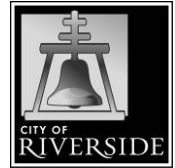


# City of Riverside

Building & Safety Division

Phone: (951) 826-5697

[www.riversideca.gov](http://www.riversideca.gov)



## ❖ MANUFACTURED AND FACTORY – BUILT HOMES ❖

### PLAN REVIEW & INSPECTION REQUIREMENTS

As a point of clarification, manufactured homes are "HUD Code" houses, built to the National Manufactured Housing Construction and Safety Standards, whereas, Factory-Built Homes are built to the current State of California building codes contained in Title 24. The following information is intended to clarify how the City of Riverside governs such installations.

#### 1) **Plan Check**

The traditional set of architectural plans and calculations are **not** required for Manufactured or Factory-Built homes when the homes bear either a Federal Certification (HUD) or a State of California Department of Housing and Community Development Certification (HCD). Nevertheless, the following plans are required for our review of the project proposal:

##### A) For the home

- 1) The house drawings from the manufacturer with the imprint of the HUD or HCD designated design approval inspection agency. This is our proof that the home was approved and inspected under the appropriate auspices of the HUD or HCD programs.
- 2) The plot plan for the project.
- 3) Any drawings for field installed appendages (i.e. eaves, porch covers, etc.).

##### B) For foundation system

The manufacturer's installation instructions (HUD or HCD Approved) or, installation instructions prepared by a California Licensed Architect or Engineer for the specific home.

##### C) For site-built structures (Garage, Carport, Patio Cover, etc.)

Structures that are conventionally built on-site must comply with the Uniform Building Code. A complete set of architectural and structural plans (and calculations as necessary) must be submitted as for a traditional City plan review.

D) Plan Check Turn-around time

Due to the fact that these types of homes have previously been designed and inspected at the factory, the usual plan review turnaround times are shorter than for a traditional site-built home. In most cases, the initial plan review turn around time is 2 weeks with subsequent re-submittals being completed in 1 week. Also, in order for the plan review process to proceed as quickly as possible through the various Departments, several sets of plans will be required at time of submittal. Check with a member of the City staff to determine how many sets to submit.

2) **Permit Fees**

A) Plan Check and Inspection Fees

Due to the fact that manufactured and factory-built homes are plan checked and inspected at the factory, the City's Plan Check and Inspection fees are substantially reduced. The City's plan review and inspection responsibilities are to review the foundation system, on-site plumbing (i.e. water and sewer laterals), on-site electrical improvements beyond the walls of the home, and the home set-up. Plan check and Inspection fees vary depending on the scope of the work being proposed, nevertheless, the plan check and inspection fees for a manufactured or factory-built home are usually less than half of those for a traditional site-built home of a similar size.

**NOTE:** Any site-built improvements, such as garages, car ports, and patio covers, that are not an integral part of the factory-built or manufactured home are subject to the standard plan check and inspection fees.

B) Other Fees

Other permit related impact fees will be applicable as for any other type of new home. However, if the home is built on a City designated "Infill Lot", then many of the normal impact related fees have been reduced in order to encourage development. For more information about the Riverside Infill Development Incentive Program go to [www.riversideca.gov/planning/infill.html](http://www.riversideca.gov/planning/infill.html) or contact the Planning Department or the Development Department.

3) **Inspections**

Factory-built and Manufactured homes undergo various inspections and system tests at the factory in which they are built, therefore, State and Federal law precludes these types of homes from undergoing the traditional on-site inspections that are required for other types of site-built homes.

During the installation of the home at the new site, the following inspections are performed by the City's Building and Safety Division:

- A) WATER: Normal operating pressure or, as an alternate, 50 p.s.i.g. air pressure for 15 minutes.
- B) FUEL GAS: 6 to 8 ounces p.s.i. for two minutes. All appliance shut-off valves (except the cooking appliances) should be in the opened position. The cooking appliance shut-off valves should then be checked under the same pressure by opening the valve and checking for leaks with soapy water or bubble solution.
- C) VENTS: All gas appliance vents should be visually inspected to insure that they have not been dislodged in transit and are securely connected to the appliance.
- D) DRAINAGE: A flow test of the drainage system contained in the home is all that is required. However, any drainage plumbing that is constructed on-site (i.e. sewer laterals, septic systems, etc.) must conform to the Uniform Plumbing Code and be inspected in accordance with that code.
- E) ELECTRICAL: A negative continuity test between the grounding terminal and the current carrying conductors, including the neutral. After connecting the power supply, a positive continuity test is required between the chassis of the unit and the grounding electrode of the service equipment. A letter from a Licensed Electrical Contractor stating that the tests were performed successfully will serve as proof compliance with this requirement.
- F) STRUCTURAL: Generally, the only structural items that need to be inspected by the City's Building and Safety Division Staff are those items that were not inspected at the factory where the home was built. The foundation system and attachments thereto should be inspected against the City approved plans. Additionally, any "add-on" items (i.e. field installed eaves) that are attached to the home on the site must be inspected by the City Building Inspector according to the City approved plans.
- G) OTHER: Any site built improvements, such as garages, car ports, and patio covers, that are not an integral part of the factory-built or manufactured home are subject to the standard inspection requirements.

#### 4) Other Items of Interest

- A) Energy Conservation: Manufactured homes (mobile homes) are not subject to California Residential Energy Standards (Title 24), whereas the Factory-built homes must comply with the State's energy codes.
- B) Additions or Alterations: The local Building Department has **NO** jurisdiction to permit nor inspect any structural alterations to a HCD Manufactured home. That duty falls on the State of California, Department of Housing and Community Development (HCD). Consult your local phone directory for their location and phone number. Nevertheless, the actual set-up of the home and any appendages, such as patios or car ports are permitted and inspected by the City of Riverside's Building and Safety Division.
- C) Older or Used homes: According to State law, local requirements may preclude the installation of a manufactured home on an individual lot (outside of a mobile home park) when more than 10 years has elapsed between the date of manufacture and the date of application for the permit to install the manufactured home on the property.
- D) Identification Labels: Manufactured homes must maintain their HCD or HUD Label, which are small red plates affixed to the outside surface of the rear wall at the floor level of each transportable unit. If lost, replacement labels may be requested by contacting the State of California Department of Housing and Community Development (HCD).