INSPECTION GUIDELINES:
MANUFACTURED HOMES

INSPECTION CODE: 101

SCOPE: RESIDENTIAL

CODES ENFORCED: 2016 CBC, CRC, CPC, CMC, CEC, CALGreen, CEnC, and PAMC

The information provided in this document is general and intended as a guide only. Each project is unique and additional requirements may be enforced as deemed appropriate.

APPLICATION
- The Department of Housing and Community Development Division of Codes and Standards (HCD) issues the permit for the alteration of Manufactured Home (MH).
- The Department of Housing and Urban Development (HUD) regulates and inspects the MH-unit during construction.
- California Code of Regulations (CCR), Title 25, Section 1366 (a) and (b) state that the enforcing agency having jurisdiction (CPA) shall perform final inspection and issue the Certificate of Occupancy if the MH is installed within their jurisdiction.
- The City of Palo Alto (CPA) issues “Certificate of Occupancy” when the MH-unit complies with the requirements shown below.

INSPECTIONS
- See “Final” inspection checklist.
- Any alterations to the MH-unit such as: adding a photovoltaic or solar heating system to the roof, adding or moving walls, windows, skylights, adding or relocating mechanical, electrical and plumbing requires a permit from HCD and inspection from HUD prior to CPA final inspection. (Provide CPA inspector with documentation indicating compliance at final inspection.)
- Verify that the manufactured home is installed in accordance with the manufacturer’s installation instructions and California Code of Regulations, Title 25, Article 7.