



# CITY OF OCEANSIDE

Building Division  
300 N Coast Highway  
Oceanside, CA 92054  
760-435-3950  
[www.ci.oceanside.ca.us](http://www.ci.oceanside.ca.us)

I.B. 108

2022 California Codes

1/1/2023-12/31/2025  
*Effective Date*

## Manufactured Building Installation

### Within Mobile Home Parks

#### Informational Bulletin & Checklist

##### References:

- Title 25 California Code of Regulations
- Seismic Design Category (SDC) is “D” when using the 2022 CBC and “D2” when using the 2022 CRC or based on updated code requirement and soils report.
- Basic wind speed: 110 mph based on 2022 CBC Table 1609A Category II Buildings.
- Maximum rain intensity: 1.5” per hour
- 2022 editions of the California Electric Code (CEC), California Building Code (CBC), California Plumbing Code (CPC), California Mechanical Code (CMC), California Fire Code (CFC), and California Health and Safety Code amendments.
- 2022 California Energy Code Energy Efficiency Standards, Climate Zone 7
- 2022 CBC Title 24 Accessibility Regulations
- Soils Class per CBC Table 1804.2 or a soils report per CBC §1805.

**All inspections of manufactured buildings will be done using the following checklist, (if applicable).** As part of the inspection process, the building inspector will check each box as that inspection is made. The project will not be finalized unless every box that applies to that particular installation has been checked. This checklist will become a permanent record of the inspections made.

Re-inspection fees are charged for re-inspections per the HCD fee schedule.

##### Foundation:

**Note:** Verify all lot markers are in place at the time of inspection. If markers are not present, recall for inspection.

- Check required set backs from property lines and from slopes – must match approved plot plan. CBC §1805.1 & Title 25, 1330
- Footings, forms, reinforcing steel, bolts, etc., to match approved plans. CBC §105.4
- Drainage: No home shall be installed in a manner that will allow water to migrate under the home. Make sure drainage is provided for the area around the home; and due to added flat work, doesn't place the home in a pit type condition where trapped water could not run off. Title 25 1116

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- Check manufacturer’s instructions. Some units require vapor barriers placed on the ground beneath the units.
- Ufer Ground/Grounding Electrode – check if installed. CEC §250.50
- Underfloor clearances – 18-inch minimum below floor joist, 12-inch minimum below main chassis beams. Title 25 §1344

**Utilities:**

**General Notes:**

<input type="checkbox"/>	Electric	Check for proper sizes, depth of trenches, fittings and connections, protection and support as per model codes, listed for Direct Burial installations, if new services are run. Verify the Disconnect within the power pedestal, to assure that it is of the same rating that’s specified on the plot plan. On Units that are wired directly to the power pedestal, verify conductor size, and type. Verify Grounding.
<input type="checkbox"/>	Gas	No electric or gas shutoff valves or controls to be located beneath mobile. Title 25 §1333.5
<input type="checkbox"/>	Water	Check trenches. If new services are run, verify clearances to the Building Drain, and or Building Sewer. CPC § 609.2.1 and 609.2.2
<input type="checkbox"/>	Sewer-Drainage	Some drainage piping under the unit is made up in the field, so inspection should be made for proper fittings and supports. Connections of all utilities are to be made permanent, in a manner applicable to permanent buildings. Title 25 §1333.5
<input type="checkbox"/>	Septic System	A permit is required from San Diego County Department of Environmental Health.

**Structural:**

- All foundation systems, State approved or engineered, to be installed as per manufacturer’s instructions and the approved plans. Title 25 §1333
- Underfloor access- minimum of 18 by 24 inches. Unobstructed by pipes, ducts, or other equipment. No tools or special device required to remove access panel. Title 25 §1346(a)
- Underfloor ventilation – 1.5 square feet for each 25 linear feet of mobile home and on at least 2 opposite sides. Title 25 §1346(b)
- Ridge connections (ridge to ridge) – Per manufacturer’s set up instructions. Title 25 §1335

**Ridge, Floor, and End Wall connections to be left open for inspections.**

- Pier support locations - Per manufacturer’s set up instructions. Title 25 §1335

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- Note: 2-foot-high maximum on State approved systems and on standard support piers unless engineered and approved for individual applications. Pay particular attention to pier locations at centerline of double-wide units.

**Installation manual to be on job for all inspections.**

- Wood within 6 inches of the ground to be treated or decay resistant. Title 25 §1346
- Plywood/siding nailing and Z-bar flashing or caulking on all horizontal joints as per manufacturer’s specifications. Title 25 §1335

**Tests:**

- Water supply piping shall be tested at 50 psi air pressure or the working water pressure for 15 minutes without leaking, per CPC §609.4.
- Drainage piping and all underfloor connections to be checked and flow tested for 3 minutes at all drainage fixtures. Title 25 §1362(b)
- Gas test – manometer test – 10-inch to 14-inch water column or 6 to 8 ounces for 2 minutes on piping within unit. Gas test for underground gas piping to structure is minimum 10-pounds for 15 minutes. Tests provided by installer. Title 25 §1362(c)(1)
- All appliance shutoff valves shall be in the open position except those ahead of fuel gas cooking appliances. Title 25 §1362(c)
- Continuity test – To be performed before the home is energized, (ring out). Neutral to be disconnected from buss at main panel. All noncurrent-carrying metal parts shall be checked for ground continuity: outlets, light fixtures, switches, appliances, range hoods, duct registers, window frames, and anything else likely to become energized. Verify the electrical bond connection, per the Mfg. Installation Guide, bonding all halves together. Also verify that the Service Panel in the home is rated to be not less than 100 Amp. Title 25 §1362(d), §1362(1), and 1180.

**Installer to provide all test equipment.**

**Final:**

- Check all plumbing and gas appliance roof vents for completed installation. (Sometimes not installed for transporting of mobile.) A.B.S. and P.V.C. Vent pipes to be painted. CPC and CMC
- Check dryer vent material and length and back draft damper. Fourteen feet maximum length with two 90-degree elbows. Shall not terminate underneath units. CMC §504.3.2.2 Material shall be metal and rigid.
- Check that propane tank is 10 feet away from structure. Fire Department permit required.
- Re- check the Finish grading and drainage. Title 25 §1116(b)(c)(d)
- Address numbers posted. Title 25 §1104(A)

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- Check installation of A/C condensing units as per CMC and CEC requirements, if installed.
- Skirting installed – must be solid material compatible with siding of unit and must completely enclose underneath of units. (Skirting is not required, but if installed, shall meet the requirements of Title 25 §1346(A) (B) (C).

### **Porches and Steps**

- Landings, porches and stairway design and construction shall be constructed per the requirements of Title 25 §1498.
- If exit door swings out (in direction of exit travel),
  - It must open onto a landing of at least the same width and length as the door opening. Title 25 §1498(a)(b)(c)
- If door opens in,
  - The landing or top step may not be more than 7-1/2 inches below the door. Title 25 §1498(d)
  - And the occupant steps directly onto the top step, the distance from the door to the top step shall be the same as laid out for the stair risers. Title 25 §1498(d)
- The maximum variations in the height of any riser and the width of any tread shall not exceed 3/8 inch. CBC §1009.7.4.
- Stairway risers shall not exceed 7.75 inches in height and treads shall not be less than 10 inches in depth. CBC §1009.7.2 exception 5
- Landings and porches 30 inches or more above grade shall have railings not less than 34 inches in height above the floor. Intermediate rails in open-type railings shall be spaced so as not to have more than a 4-inch diameter sphere cannot pass through any opening. CBC §1013.2 exception and 1013.3
- Stairways having one or more risers shall have handrails not less than 34 inches or more than 38 inches as measured vertically from the nosing of stair treads. CBC §1013.2 exception 1
- Stairways may be supported on piers in lieu of continuous footings. Individual load-bearing footings for piers may be placed on the surface of the ground, but they shall be placed level, on firm, cleared soil or compacted fill. Individual load-bearing footings for piers shall be adequate in size to withstand tributary dead and live loads. (Precast or poured-in-place concrete footings shall be at least 3-1/2 inches in thickness.) Title 25 §1500 and §1334
- Porches and steps may be supported on 2-inch thick redwood or pressure-treated pads. Title 25 §1500 and §1334