



## Mobile Home Inspection Checklist

A permit is required to locate and install a mobile home within the City of Abilene city limits. State law requires that a licensed person transport and install mobile homes. The cost of this permit is a standard \$100.00 fee. Below you will find some of the requirements pertaining to the installation of a mobile home.

- **Plumbing Requirement-** Shall be installed by a licensed plumber.
  1. **Sewer Tie-in**
    - a) Shall be a minimum of 3" line
    - b) Shall have a minimum 3" two way cleanout
    - c) Cleanout shall be no more than 4' from mobile home\*\*
    - d) If drain line from mobile home is exposed above grade, it shall be protected from sunlight and physical damage.  
\*\*Cleanout may be under mobile home only if there is a minimum 18" vertical and 30" horizontal clearance.
  2. **Water Connection**
    - a) Riser shall not be less than ¾" nominal size
    - b) Shall have an accessible shut-off valve within 4' of home
    - c) Connections made shall meet the listing requirement located in the current adopted International Plumbing code.
    - d) Above ground connections shall be insulated to protect against freezing conditions.
  3. **Gas Connection**
    - a) Gas connection shall meet the regulations of the current adopted International Fuel Gas Code.
    - b) No gas lines shall be buried beneath a mobile home.
    - c) The riser shall be located so that horizontal piping from the riser to the home does not exceed 4'.
    - d) All gas piping shall be tested in accordance to the International Fuel Gas Code
- **Electrical Requirements** – Shall be installed by a licensed electrical contractor
  1. **Power Supply**
    - a) Shall be permanent installed, Or of cord assembly type that consist of not more than 50 amperes. Max length shall be 36.5" and a minimum length of 21". Cord shall be marked for mobile home use-50 amperes etc.
  2. **Underground Installation** – Requires separate permit and shall be performed by a licensed electrical contractor
  3. **Meter Loop-** Point of attachment shall be a minimum of 10' above highest grade.
  4. **Disconnect-** Shall be a minimum 100 amperes and weatherproof enclosure

5. **Feeders**- Wires or cables shall be protected by metallic conduit where exposed to physical damage.
  6. **Ditches**- Underground installation shall be a minimum of 18" in depth.
  7. **Wire Sizes**- Minimum fused services shall be 100 amperes containing three each #4THHN/THWN with one #8 SWG for ground. An 8' ground rod shall be driven and bonded to service disconnect, meter base, and mobile home with continuous continuity.
- **Heating/Air Conditioning Requirements**
    1. All dwelling shall be equipped with a means of permanent heat
    2. Gas heat shall be vented
    3. Condensing unit shall be set and connected if mobile home is wired with electrical wiring penetrating the exterior wall and provided with a disconnect.

*Air Conditioning may be installed at the same time the mobile home is installed under Article Section 8861, Sec.6(f), by the manufacturer, retailer, or installer without a State of Texas Air Conditioning and Refrigeration license.*
  - **Building/Planning Requirements**
    1. Address shall be posted and visible from the street
    2. Setback requirements:  
*Subdivision: min 7'6" each side; min. 15' front and rear*  
*Parks: min. 3' on one side total 15' combined sides; min 15' front and rear*
    3. Subdivisions: Driveway with off-street parking required for minimum of two vehicles
  - **Final Inspections**  
 Gas and electrical service will be made available once final mobile home inspection has been approved.

\*The following items should also be completed, prior to calling for final mobile home inspection:

- All tie downs are installed. If in flood zone, foundation must be complete and must have all required inspections.
- Appropriate setbacks are met.
- Address, legible from streets, is posted
- Gas is hooked up and gas check gauge is holding.
- Water and sewer are connected.
- Electrical is plugged in, or appropriate permit and inspections have been secured for hard wired units.
- A/C is properly wired in.
- If in flood zone, elevation certificate must be on file at City Hall.
- If in subdivisions, driveway with off-street parking for minimum of two vehicles.
- Final inspection will be made by either the Plumbing/Mechanical Inspector or the Electrical Inspector, whoever is scheduled last