

Mobile Home Wiring Requirements

NEC Article 550

Colorado Department of Local Affairs- Division of Housing

Manufactured and Factory Built Housing Installation Handbook – JAN 2016

- Each mobile home or moveable structure shall have its service (including the feeder termination in the distribution panel inspected any time they are moved, or if any modifications or changes are made in or on the service equipment. This is the obligation of the owner (12-23-116[2]), or the person responsible for the service.
- When any other changes or additions are made, (for example additions to out-buildings, or air conditioners are added) only that portion of the wiring need be inspected unless the additional load is such that it requires an increase in the service size.

A homeowner may obtain a permit and complete the service work only if they fulfill all of the following:

1. They own the structure involved.
2. They will be occupying the home.
3. They own the property the home is on. It is **NOT** located in a mobile home court.

Note:

All wiring in a mobile home park **must** be performed by a licensed electrical contractor.

An exception to this is: If the mobile home is of such a size and rating (normally this will be 50 amps) that it may be supplied with a proper cord and plug connection, and the service equipment involved is properly set up for the plug, and meets the current National Electrical Code requirements, a homeowner may obtain the permit.

- **Mobile home service equipment shall not be rated less than 100 amps**, and mobile homes with 100 amp ratings shall be serviced by a permanent wiring method rated at 100 amps. Older mobile homes with a 40 or 50 amp rating may utilize an existing 50 amp service. If the mobile home is rated more than 100 amps, the service equipment shall have a rating equivalent to that of the distribution panelboard in the mobile home.
- Mobile homes with a 40 or 50 amp rating may be cord connected. The mobile home cord shall be of an approved type with four conductors. The cord shall be of molded butyl rubber neoprene or equivalent, with a molded or securely attached plug cap, no less than 21 feet, and no more than 36 1/2 feet in length, without splices. **40 or 50 amp cords shall have proper over current protection for the rating of the cord.**
- Mobile home service equipment shall also contain a means for connecting a mobile home accessory building or structure or additional electrical equipment located outside a mobile home by a fixed wiring method.
- Additional receptacles shall be permitted for connection of electrical equipment located outside the mobile home, and all such 125 -volt, 15 and 20-ampere receptacles shall be protected by approved ground fault circuit protection for personnel.

- Mobile home service equipment shall be readily accessible and shall be mounted a minimum of two (2) feet above grade, and be located in sight from and not more than thirty (30) feet from the exterior wall of the mobile home.
- All mobile home service equipment shall be grounded in accordance with Article 250 of the NEC for service equipment. The chassis of the mobile home, the metallic water and gas pipes shall be bonded to the equipment ground in the distribution panel. The bonding connections shall be made with listed clamps.
- When permanent connections are made between the service equipment and the distribution panelboard in the mobile home, it shall be done with four, insulated color-coded conductors. These conductors require mechanical protection from the point of attachment to the service equipment. The neutral is required to be isolated from the distribution panelboard in the mobile home.

Any Hazardous condition or wiring deficiency observed during the course of inspection will be noted and corrections required.

Any electrical installation that has been made to a mobile home since it was manufactured shall meet the minimum standards of the current National Electrical Code. Permits and inspections are required at the time of installation