



**ROUTT COUNTY REGIONAL  
BUILDING DEPARTMENT**

136 6<sup>th</sup> Street \* P.O. Box 773840 \* Steamboat Springs CO80477  
(970)870-5566 \* FAX (970)870-5489\* Email: [Building@co.routt.co.us](mailto:Building@co.routt.co.us)

## 2018 Manufactured Homes and Factory Built Housing

Routt County Regional Building Department (RCRBD) is a Participating Jurisdiction in the Mobile Home Inspection Program (MHIP) approved by the Colorado Department of Housing (DOH). Therefore, RCRBD has exclusive authority to inspect installations in Routt County and may impose additional installation requirements that are consistent with DOH rules

Permit applications are done online at [www.co.routt.co.us](http://www.co.routt.co.us) the following information is required by the building department for application. Other departments may have additional requirements.

- Site plan
- Soils report
- Home type – Mobile, HUD, Factory-built
- Manufacturer's Installation instructions and State approved floorplans (unless HUD)
- Engineered plans for permanent foundation and/or Alternative Construction (decks, garages, dormers and/or other site-built (A/C) features).
- Scheduled Installation date
- Registered or Certified Installer name, contact information and ID#

New homes shall be installed as per the manufacturer's installation instructions. Contact the Division of Housing if for some reason the manufacturer's installation instructions are not available for a new home. If the manufacturer's installation instructions are not available for a used or older home then the following standards must be used:

### Factory Built Modular Units (Permanent foundation):

- A. Foundation System and Structural attachment requirements approved by a state of Colorado licensed engineer and RCRBD
- B. Current version of the International Residential Code, International Plumbing code and National Electrical Code as adopted by the State of Colorado Housing Board
- C. Permanent Foundation Installations: Permanent Foundation, Guide for Manufactured Housing, September 1996 or most recent version published by US Dept. of Housing and Urban Development

### HUD Homes (Mobile homes/ Non-permanent foundations):

- A. NFPA 225, Model manufactured Home Installation Standard, 2013 edition as amended by Resolution 38

**DATA PLATE:** Each HUD home shall bear a data plate affixed in a permanent manner near the main electrical panel, master bedroom closet, laundry room, or other readily accessible and visible location. The data plate contains the name of the manufacturer, the design approval agency, factory-installed equipment, and the wind, roof load and thermal zones for which the unit was constructed. The Installer shall ensure that the home has been constructed for the requirements of Colorado as outlined in CFR24 part 3280

**Data Plates of HUD homes** installed in the State of Colorado shall indicate the following minimums:

WIND ZONE – ZONE 1

THERMAL – ZONE 3

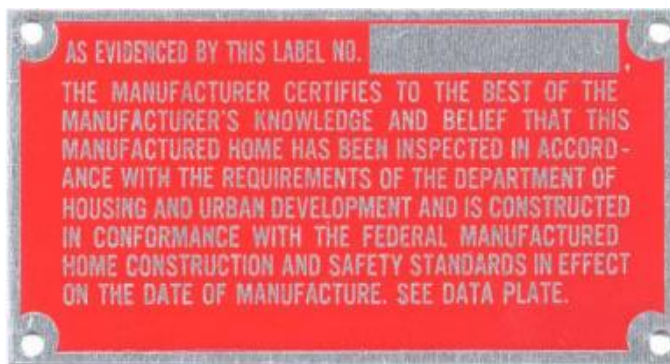
ROOF LOADS – MIDDLE (30 PSF)

**IF ANY OF THE CRITERIA DO NOT MEET THE MINIMUM REQUIRMENTS, DO NOT SET THE HOME. CALL THE DIVISION OF HOUSING**

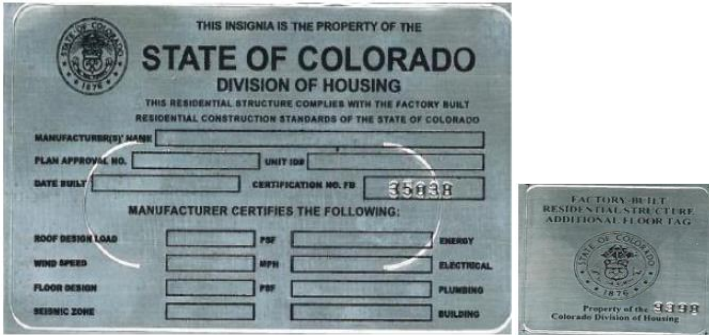
**Special Snow and Wind Load Conditions:** Homes designed for and located in heavy snowfall areas or high wind areas may require special piers and footings or tie-downs. Check with Routt County Regional Building Department.

**HUD Label:** Each section of home manufactured under the Federal Manufactured Home Construction and Safety Standard shall contain a label (see below). The label is generally located on the rear of each unit and is required to be affixed in a permanent manner. The label indicates the **manufacturer** has certified that the home meets the applicable standards and that the construction process has been monitored by a third-party inspection agency.

HUD Label



**Labeling of Factory Built Units:** Each living unit of a factor- built home is constructed to the International Series of Codes and the National Electric Code. The home will bear an insignia (see below) issued by the State of Colorado, Division of Housing. The insignia indicates that the **manufacturer** has certified that the unit is built in compliance with Colorado standards, and that the construction process has been monitored by the division of housing or an approved third-party inspection agency. The insignia will be found in the kitchen sink cabinet.



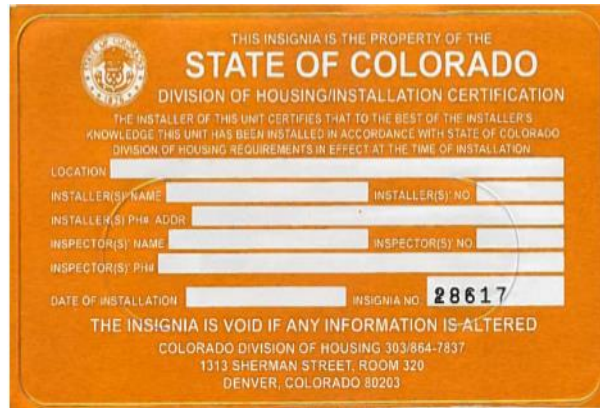
Factory built Primary insignia

Additional floor tag

**Blower door testing** Factory built modular homes constructed to 2012 and possible later versions of the IECC, set in Steamboat Springs City limits, are required to complete a blower door test showing less than 3 air changes per hour. This test is performed onsite after the home is set and the furnace ductwork is complete. The person performing the blower door test shall be qualified to do so. See the Yampa Valley Sustainability Council's website for a list of approved third-party blower door contractors in Routt County.

**Whole House ventilation** Factory built modular homes constructed to the 2012 and possible later versions of the IECC will also require whole house ventilation. The whole house ventilation should be provided by the **manufacturer**. The installer shall verify the ventilation equipment is installed and working properly.

**Installation Insignia:** Every manufactured home (includes mobile homes, HUD homes and Factory Built Modular Homes) that is installed in a temporary or permanent location and is designed and commonly used for residential purposes, must display a an installation insignia (see below) issued by the Division of Housing certifying that the unit is installed in compliance with the rules and regulations of the Division of Housing. All homes found to be in compliance shall have an installation Insignia completed and permanently attached by RCRBD at Final inspection. RCRBD will then report the results to the Colorado DOH.



**No Permanent utilities will be released to the home prior to affixing of the installation insignia!**

Temporary Utility connections are permitted for construction purposes when pertinent testing has been completed.

**The Installation Insignia shall be affixed to the unit prior to occupancy of the home.** Shown above is an installation insignia. The insignia will be placed by RCRBD within 30” of the expected location of the meter housing, or electric service entry or on the meter housing.

**Required Inspections:** All inspections to be done prior to concealment. Approved plans and installation instructions are required to be on-site for installation and inspection. **Pictures are not accepted for inspections!**

**Permanent Foundation- Factory Built with A/C (if applicable):**

- Construction Electrical Service (CES)
- Footings
- Foundation Walls
- Pads/Piers
- Foundation Drain (Drain tile)
- Drain, waste, vent (DWV)
- **Rough** – This inspection is to confirm marriage walls, sill plate and sill bolt anchoring, ridge beam strapping, hinged roof mechanisms and to confirm installation of the home is to the manufacture’s installation instructions. This inspection will also include additional rough plumbing, rough mechanical and rough electrical required for the installation and in Alternative Construction (A/C) areas.
- Interior gas piping
- Exterior gas tank and line(propane)
- Approval for Service (AFS) – for natural gas or propane gas connection
- Temporary Electrical Service (TES) – Permanent electrical service and meter approval.
- **Final** – This confirms completion of the installation and A/C areas. This includes Final Plumbing, Mechanical and Electrical inspections. Attic insulation depth will be confirmed. Blower door test (Steamboat) must be approved at this time. Installation Insignia will be installed by Routt County Regional Building Dept. upon approval of Final inspection.

## Non-permanent Foundation - HUD/ modular:

- **Rough** -- This inspection confirms installation is performed to manufacturer's installation instructions. Items inspected at this time include but are not limited to: ground prep, drainage, vapor retarder, supports, piers, footings, strapping, ties, anchoring and shimming. Any rough plumbing, electrical, mechanical or framing meant for concealment will be inspected if required at this time.
- TES – Permanent Electrical service to a Pedestal (Mobile Home Park) or remote electrical service. Underground wiring or conduit must be approved prior to burial. See RCRBD handout for “**Mobile Home Wiring Requirements**” for more information
- AFS – approval for gas service, interior gas piping, appliance approval
- **Final** – This inspection is to confirm installation is in compliance with manufacturer's installation instructions. Skirting must be complete. Address marker installed. This will include Final Plumbing, Mechanical and Electrical inspections. Installation insignia will be installed by RCRBD upon approval of final inspections.