

CHEBOYGAN COUNTY DEPARTMENT OF BUILDING SAFETY

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www.cheboygancounty.net

REQUIRED INSPECTIONS FOR SINGLE-WIDE MOBILE HOMES & HUD SECTIONAL HOMES

- 1.) **Footing and/or Pier Inspection:** **** Pea-Stone Gravel NOT Acceptable for Footings-Concrete only. ****
Call (24) hours before concrete is planned to be poured. The Inspector will check for the following items:
 - ♦ Straight Sides
 - ♦ Flat Bottoms
 - ♦ Depth
 - ♦ Code Minimums
- 2.) **Foundation Inspection/Backfill:** **** Required for Crawlspace and Basement Foundations ****
Inspection needs to be completed when foundation walls are complete, reinforcing and anchors are installed, damp proofing or waterproofing and drainage system installed. Also **before** housing unit is set and **before** backfill is completed.
- 3.) **Final – Occupancy Inspection:**
A Final Inspection **can** be completed when:

Building:

- ♦ **Pea-Stone Gravel: Not acceptable for footings. Concrete Footing Only.**
- ♦ **Anchoring:** The mobile home or sectional should be securely anchored to meet the manufacturer's specifications.
- ♦ **Smoke Detector:** Every mobile home or sectional must have a smoke detector installed near each sleeping area. (Act 133, P.A. 1974)
- ♦ **Fire Extinguisher:** Every mobile home or sectional must have a fire extinguisher. (2A-10B-C)
- ♦ **Porch - Landings at Doors:** There shall be a floor or landing on each side of each exterior door.
Exceptions:
 - 1) Where a stairway of two or fewer risers is located on the exterior side of a door, other than the required exit door, a landing is not required for the exterior side of the door provided the door, other than an exterior storm or screen door does not swing over the stairway.
 - 2) The exterior landing at an exterior doorway shall not be more than 7 ¾ inches (196 mm) below the top of the threshold, provided the door, other than an exterior storm or screen door does not swing over the landing.
 - 3) The height of floor at exterior doors other than the exit door required by Section R311.4.1 shall not be more than 7 ¾ inches (186 mm) lower than the top of the threshold.
- ♦ **Riser height:** The maximum riser height shall be 8-¼ inches (210 mm). The riser height shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 of an inch (9.5 mm). Risers shall be vertical or sloped from the underside of the leading edge of the tread above at an angle not more than 30 degrees from the vertical. Open risers are permitted, provided that the opening between treads does not permit the passage of a 4-inch-diameter (102 mm) sphere.
- ♦ **Tread depth:** The minimum tread depth shall be 9 inches (229 mm). The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than 3/8 of an inch (9.5 mm). The radius of curvature at the leading edge of the tread shall be no greater than 9/16 inch (14.3

mm). A nosing not less than 3/4 inch (19 mm) but not more than 1-1/4 inches (32 mm) shall be provided on stairways with solid risers. The greatest nosing projection shall not exceed the smallest nosing projection by more than 3/8 inch (9.5 mm) between two stories, including the nosing at the level of floors and landings. Beveling of nosing shall not exceed 1/2 inch (12.7 mm).

- o **Exceptions:**
 1. A nosing is not required where the tread depth is a minimum of 11 inches (279mm).
 2. The opening between adjacent treads is not limited on stairs with a total rise of 30 inches (762 mm) or less.
- ◆ **Guards required:** Porches, balconies, ramps or raised floor surfaces located more than 30 inches (762 mm) above the floor or grade below shall have guards not less than 36 inches (914 mm) in height. Open sides of stairs with a total rise of more than 30 inches (762 mm) above the floor or grade below shall have guards not less than 34 inches (864 mm) in height measured vertically from the nosing of the treads. **Guards opening limitations:** Required guards on open sides of stairways, raised floor areas, balconies and porches shall have intermediate rails or ornamental closures which do not allow passage of a sphere 4 inches (102 mm) or more in diameter.
 - o **Exceptions:**
 1. The triangular openings formed by the riser, tread and bottom rail of a guard at the open side of stairway are permitted to be of such a size that a sphere of 6 inches (152 mm) cannot pass through.
 2. Openings for required guards on the sides of stair treads shall not allow a sphere 4-3/8 inches (107 mm) to pass through.
- ◆ **Handrails:** Required handrails shall be continuous the full length of the stairs with 4 or more risers from a point directly above the top riser of a flight to a point directly above the lowest riser of the flight. Handrails shall have a minimum height of 34 inches and a maximum height of 38 inches, measured vertically from the nosing of the treads, shall be provided on at least 1 side of stairways.

Electrical:

- ◆ The electricity is connected, **approved** and working.
- ◆ The smoke detectors need to be installed, **approved** and working.

Plumbing:

- ◆ The plumbing (water & sewer) is connected, **approved** and working.

Mechanical:

- ◆ The gas is connected, **approved** and working.

All Building, Electrical, Mechanical and Plumbing finals need to take place and everything **approved** before a Certificate of Occupancy can be issued.

CHEBOYGAN COUNTY INSPECTORS

Al Hoard	Building Official
Dan Chase	Building Inspector
Steve Sackett.....	Electrical Inspector
Brian King	Plumbing & Mechanical Inspector

**INSPECTIONS MUST BE CALLED IN TO THE OFFICE 24 HOURS IN ADVANCE
(231) 627-8813**