



REGULATIONS GOVERNING
Manufactured Homes, Park Models & Modular Homes
Inspection Requirements

PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING SAFETY DIVISION
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INFORMATION
BULLETIN

017C

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This bulletin is only a guideline and is not intended to be a complete list of requirements. The licensed installer or designated agent must call for one or more of the following inspections when the work is ready. Copies of ADOH and Pinal County stamped documents, specs/plans, site plan, and the permit card must be on the job-site and accessible for each requested inspection. The address must be posted and visible from street. (Feb 2023)

Code & Inspection

11: Footing Design & Setback-

Lower section of foundation. Depth and width of footings, placement & size of reinforcement steel. (vertical, horizontal) Setbacks according to county approved site plan. Identify property line for accurate measurement. Grade pins for footing thickness. Ufer ground must be in place near electric meter location.

12: Support System Tie Downs-

Installed per manufacturer's requirements. Anchoring system (longitudinal and/or ground anchor augers) installed. Pier supports and all mechanical, plumb, and electric complete under building.

13: Stem wall-

Concrete forms or CMU blocks in place. Size & location of reinforcing steel, type & placement of any hold down straps per approved plans prior to pouring any concrete or grout.

17: Underground Electric-

From pedestal/service to Manufactured Home and/or detached structures, wells, yard landscaping. Depth, size, and type prior to burial or backfill.

23: HVAC System-

Equipment installed for HVAC system for heating and cooling.

52: Gas Line Service-

Minimum 10 psi for 10 minutes for testing. Gauge sealed to be no larger than 15 psi. It is the licensed installer's responsibility to have line pressurized at time of inspection. Minimum depth size for metal piping 12", nonmetallic piping 18". Yellow 18 gauge tracer wire suitable for direct burial and exposed at one (12" above grade) end. See Bulletin 009 for more information.

53: Sewer or Septic Line-

Size, material of piping, solid bed of sand or approved material for backfilling. Green 18 gauge tracer wire suitable for direct burial extending from cleanouts down to sewer/septic tank connection. Tracer wire 12" above grade. Septic lines, tank and disposal field are inspected by the Pinal County Aquifer Protection Division (520) 866-6442.

55: Water Service-

Piping from meter to structure. On water lines connected to line pressure or under air test to be not less than 50 psi for at least 15 minutes or manufacturer's recommendation. Nonmetallic piping 18 gauge blue tracer wire suitable for direct burial and exposed at one end. (12" above grade)

89: Skirting-

Pinal County requires skirting on all Manufactured Homes and Park Models.

91: Aluminum Awning-

Must be included on permit submittal if installing. Installed per manufacture requirements. Design plans to be on site for inspection.

90: Final including- Please call the final and electrical inspections at the same time.

51: Electrical Service-

Grading slope away from the Manufactured Home, landings at doors per code, HVAC system installed, electric service and water service installed. HUD labels and Installation certificates installed. Penetrometer and Utility reports completed and left for inspector to file with permit. Electrical wires are terminated to circuit breakers, all grounding and bonding installed. Breakers are labeled. All fixtures, switches, and receptacles installed. Access to inside of building is required.

(Feb 2023)