



Caroline County

SEQUENCE OF INSPECTIONS SINGLE/DOUBLE-WIDE MANUFACTURED HOMES ON FRAME

May 1, 2008

Must follow all requirements of the 2006 Virginia Manufactured Home Code

The following list of inspections is required to be scheduled when installing a single/double wide manufactured home. The scheduling of these inspections is the responsibility of the permit holder. Please remember that any failed inspection is subject to a \$100.00 re-inspection fee which is the responsibility of the permit holder. The bond posting is also the responsibility of the permit holder. This is a general guideline. There may be other inspections required based on the submittal of your documents.

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1. **Initial Erosion & Sediment.** This inspection includes all E&S measures in-place, construction entrance installed, and an all-weather container on site for approved plans and inspection results. The permit must be posted so it is clearly visible from the public way.
 2. **Footer.** This inspection must be performed prior to the placement of concrete. All deck footers must be a minimum of 18" deep and bearing on undistributed soil, 12" diameter, and a minimum of 8" of concrete under the support posts. Follow manufactures specifications for footer size and location of the manufactured home model installed. ****Note: We assume 2000 psf soil.****
 3. **Set-Up/Rough-Ins.** Since these homes are inspected at the factory, this inspection will consist of the following: The block and tie down. The plumbing connection for the home with a plumbing test. All required HVAC connections under the home to include setting of the unit. The marriage wall inspection which will include the beam (crawl), all wall connections, beam (attic), and truss/ridge connections. Since a lot of these installations require that straps be installed under the roof underlayment, pictures must be provided of the installation if the permit holder doesn't want to wait for the building inspector to perform this inspection. The manufactures specifications for these connections must be on site for the model installed. **All of these inspections will be done at the same time and before the curtain wall/skirting is installed. Failure to follow this guidance will cause the permit holder to have an approved third party inspector perform this inspection.**
 4. **Permanent Electrical Service.** This inspection can not be scheduled prior to marriage wall inspection.
 5. **Water/Sewer Line.** This inspection is for the burial depth and sleeve/cleanout placement.
 6. **Gas Line.** This inspection will include pressure test and burial depth if required.
 7. **G&D.** This inspection must be scheduled with the E&S Department. It must be scheduled 1 day prior to the final inspection/Certificate of Occupancy.
 8. **Final Inspection.** This inspection will include all code issues and require that an Operations Permit from the health department be on file with this office. If complete, a Certificate of Occupancy will be issued.

Failure to assure that inspections have been conducted under Section 113 can be considered an Unlawful Act under Section 115.1 of the Virginia Uniform Statewide Building Code and be prosecuted under Section 36-106 of the Code of Virginia.

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