



## **COCHISE COUNTY PLANNING DEPARTMENT**

1415 Melody Lane, Bisbee, Arizona 85603

(520) 432-9240

Fax 432-9278

Susan Buchan, Director

### **Building Division Bulletin # 05-003**

**Topic: Guidelines on Cochise County's Rehabilitation Program for Pre-1976 Mobile Homes.**

**Affected Area: Countywide**

**Effective Date: August 5, 2005 - Revised 7-2-08**

**Background:** All Mobile Homes built before the *June 15, 1976 HUD* standards requirement, which are to be located to properties within the unincorporated areas of Cochise County from other properties within the *County* or from outside the *County* and are intended for residential occupancy other than storage shall be rehabilitated based on the following conditions:

**Procedure:**

- 1) A Rehabilitation / Installation Building Permit shall be obtained from the Planning Department prior to any modification or relocation of the Mobile Home.
- 2) No occupancy of the Mobile Home is allowed until the required rehabilitation and installation work has been fully completed, inspected and a Certificate of Compliance has been issued by the Planning Department.
- 3) The following requirements, based on the County's adopted 2003 International Existing Building Code, shall be met for the Mobile Home to be issued a Certificate of Compliance:
  - a) A survey of the structure to determine the scope of work required under the rehabilitation permit, to include the testing of the electrical, plumbing and gas (fuel) systems by licensed trade contractors. The results of such testing shall be submitted with the permit application.
  - b) Application for permit shall include the pre-determined scope of work, testing results, basic floor plan and a site plan.
  - c) Smoke Alarms shall be installed in the following locations:
    - In each sleeping room.
    - Outside each separate sleeping area in the immediate vicinity of the bedrooms (normally a hallway).

Smoke Detectors shall receive their primary power from the structure wiring and when the primary power is interrupted, shall receive power from a battery. All detectors shall be interconnected in such a manner that actuation of one alarm unit will activate all of the alarms in the structure.

- d) The walls, ceiling and doors of each gas-fired furnace and water heater compartment shall be lined with a minimum of 5/16 inch gypsum board, unless the door opens to the exterior of the structure in which case the door may be of all metal construction. All exterior compartments shall seal to the interior of the unit. Combustion Air will not be taken from the living space.
  - e) Each room designated expressly for sleeping purposes shall have at least one (1) outside egress window or approved exit device, unless it has an exterior door. The window or exit shall have a total minimum net clear opening of five (5) square feet. The minimum net clear opening height shall be twenty-four (24) inches. The minimum net clear opening width shall be twenty (20) inches. The bottom of the exit window shall not be more than thirty-six (36) inches above the floor.
  - f) All electrical systems shall be tested for continuity to assure that metallic parts are properly bonded, tested for operation to demonstrate that all equipment is connected and in working order, and given a polarity check to determine that connections are proper. The electrical system shall be properly protected for the amperage load. If the wiring is aluminum conductors, all receptacles and switches rated 20 amperes or less directly connected to the aluminum conductors shall be marked CO/ALR. Kitchen, bathroom and exterior receptacles shall be the ground fault interrupter (GFI) type. All new wiring shall comply with the adopted electrical code.
  - g) The structure's gas piping shall be tested with the appliance valves removed from the piping system and piping capped at those areas. The system shall withstand a pressure of at least 6 inches mercury or 3 psi gauge for a period of not less than 10 minutes without showing any drop in pressure. The system passes if there is no drop in pressure during the test. Pressure shall be measured with a mercury manometer or slope gauge calibrated in increments not greater than 1/10 th of a pound, or an equivalent devise. The source of normal operating pressure shall be isolated before the pressure testing. All gas furnaces and water heaters shall be vented to the exterior in accordance with the adopted fuel gas code.
  - h) Structural defects and repairs required by the initial survey or inspection by county building inspectors shall be completed under the guidelines of the 2003 International Existing Building Code.
- 4) After the rehabilitation permit has been issued by the county, the permitted rehabilitation work can be performed by the Owner-Builder and / or a Licensed Contractor.
- 5) The Mobile Home shall be inspected by the Planning Department to ascertain compliance with the requirements of the rehabilitation program and a Certificate of Compliance will be issued when all work is completed and inspected.
- 6) The Rehabilitated Mobile Home shall be installed on the property based on the standard State of Arizona - Office of Manufactured Housing regulations.

7) A Rehabilitation Certificate of Compliance issued by the County or Rehabilitation Sticker issued by the State of Arizona - Office of Manufactured Housing will be considered as full compliance with the mobile home rehabilitation requirements adopted by Cochise County.