



COCHISE COUNTY PLANNING DEPARTMENT

1415 Melody Lane, Bisbee, Arizona 85603

Phone: (520) 432-9240

Fax: (520) 432-9278

Susan Buchan, Director

PLANNING AND ZONING INSPECTION REQUIREMENTS FOR MANUFACTURED HOMES AND REHABILITATED MOBILE HOMES.

1. All *Manufactured Homes* must be **completely** installed and inspected at the property within **six (6) months** of permit issuance. One permit extension for an additional six (6) month period may be granted upon review and approval by the *County Zoning Inspector*, only if the applicant applies for the extension prior to the permit expiration date.
2. Please ensure that the enclosed yellow permit placard and stamped site plan are posted in a visible location at the property. **If the permit placard and stamped site plan are not available during the scheduled inspection, or the home is locked, the inspection will be failed automatically.** It is your responsibility to adhere to the Native Plant Law.
3. All *Manufactured Homes* must be installed in accordance with the installation manual provided by the manufacturer of the home and the requirements of the State of Arizona – Office of Manufactured Housing. **The Manufacturer Installation Manual must be onsite at the time of County inspections.**
4. **Initial Inspection:** The following items will be inspected at this initial inspection: site plan conformance and the required setbacks of the home to the property lines, soils report and grading, piers and blocking including tie-downs, all of the electrical, gas, water and sewage disposal connections, utility trenches, and accessory structures attached to the manufactured home (if applicable). **Please note that the underside of the *Manufactured Home* must be fully accessible for this initial inspection with NO skirting installed.** To schedule this initial inspection, when all items have been verified as complete, please contact the *Building Safety Division* at (520) 432-9263 (a voice message system).
5. All *Utility Trenches* must remain completely open for inspection. The depth of the trench and proper installation of utilities will be checked to insure full code compliance. The installation of skirting (if applicable) will be inspected by the *County Building Inspector* during the final inspection process. Please note that skirting is **required** in all *Manufactured (Mobile) Home Parks*.
6. If the *Manufactured Home* installation fails the initial inspection, one re-inspection will be provided at no cost. When more than two inspections are required, an \$80 fee for each additional site inspection visit will be charged. This fee must be paid at one of the *Planning Department* offices – prior to the scheduling of the re-inspection.
7. **Final Inspection:** When the *Manufactured Home* has been **completely** installed at the property including the required permanent code compliant exterior stairways and skirting (if applicable), please contact the *Building Safety Division* at (520) 432-9263 to schedule a final inspection. No one may occupy any *Manufactured Home* prior to the *County Building Inspector* approving the final inspection and occupancy of the home.
8. Please remember it is **YOUR** responsibility to call for all of the required inspections.

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“Our Programs are Public; Our Service is Personal.”

Your County Questions Answered at: www.cochise.az.gov