



Manufactured Dwelling Inspections

This Inspection Checklist reflects code requirements of the 2010 Oregon Manufactured Dwelling Installation Specialty Code (ORSC).

1-Site Inspection

Includes a verification of the following:

- Site setbacks are maintained
- Plot plan information (*includes soil compaction test or soil investigation report when required*)
- Engineered fill tested and report submitted (*if applicable*)
- Stand leveled (*area where dwelling is to be placed*)
- Site graded and drained
- Sewer utility piping underground installation
- Water supply piping underground installation
- Poured-in-place footing and slab forms and reinforcement
- Concrete encased grounding electrodes, if applicable

Exception: If there are no poured-in-place footing, slab, or concrete encased grounding electrodes, the site inspection will be done with the Set-Up Inspection.

Note: Underground water service and building sewer shall remain exposed until inspection.

2-Set-up Inspection

Includes a verification of the following Structural, Marriage Line, Plumbing, Mechanical, and Electrical conditions, prior to skirting installation:

Structure

- Stand preparation, vegetation removal, placement of gravel pad, and gravel compaction when required
- Foundation installation
- Vapor barrier installation



- Pier and footing type, size, and spacing
- Perimeter foundation or basement construction
- Anchorage installed (*earthquake-resistant bracing system if applicable*)
- Temporary steps in place and adequately supported

Marriage Line Connections

- Weather stripping and weather seals at floor, walls, and roof connections
- Exposed roof and wall marriage line structural connections
- Floor marriage line structural connections

Plumbing Connections

- Shut-off valve within 5 feet of unit perimeter (*pressure reducing valve if required*)
- Pipe size, material, grade, and support
- Marriage line cross-over pipe connections
- Drain line connection to sewer utility and cleanout location

Mechanical Connections

- Under-floor dryer and range exhaust duct rough-in
- Duct crossover material, R-value, size, clearance, and connection
- Flue, chimney and vent material, size, clearance, connections, and terminations. (*this inspection is for new or aftermarket installations*)

Fuel Gas Piping

- Pipe type, size, material, fittings, and support
- Marriage line fuel gas pipe cross-over connection
- Fuel gas supply pressure test

Electrical Connections

- Feeder type, size, clearance, and installation within 30 feet and in sight of home
- Service type, size, clearance, location, support, and installation
- Marriage line electrical cross-over connections
- Conduit and fitting type, size, material, and support
- Wiring type, size, material, and securement
- Wiring methods and connections



3-Final Inspection

Includes a verification of the following, prior to occupancy;

- Skirting installation
- Under-floor and utility connection access
- Under-floor ventilation
- Temporary step removal
- Permanent step or ramp installation
- Permanent landing, guardrail, and handrail construction
- Site grading and drainage
- Door and window adjustment, seal, and securement
- Accessory building and structure permits obtained (*i.e. deck, awning, cabana, ramada, support, and garage*)
- Under-floor dryer and range exhaust duct through skirting or perimeter foundation and terminated with approved devices
- Smoke detector location, installation, and test
- Ground fault circuit interrupter (GFCI) test
- Installer's certification tag(s) are installed

Installer certificate required

- Upon completion of a manufactured dwelling installation, cabana installation, anchoring system installation, skirting installation or perimeter retaining wall installation and prior to request for inspection, the person who performed the installation shall affix an Installer Certification Tag. Certification tags shall be affixed to the manufactured dwelling, cabana, or skirting in a visible location on the exterior of the rear end wall near the insignia or HUD label. Certification tag placement indoors at electrical panel is also acceptable.
- When more than one installer installs a manufactured dwelling (*i.e. one installs the foundation, one installs the tie-downs, and another installs the skirting*), each installer shall affix a separate Installer Certification Tag on the manufactured dwelling indicating the work performed.
- On secondary installations, all previous Installer Certification Tags shall be removed and replaced with new tags for the new installation.
- When plumbing or electrical installations or connections are done by an Oregon licensed plumbing or electrical contractor Manufactured dwelling Installer Certification Tags are not required to be installed.



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