

Frequently Asked Installation Questions

1. As of what date is the green board skirting – retaining wall not allowed anymore?

Answer: January 1, 2009.

Exception: A registered engineer design may include green board skirting – retaining wall in accordance with the 2006 International Residential Code. The design must be submitted to and approved by the State.

2. Flood zone site-specific foundation. When does this take effect?

Answer: October 20, 2008

3. When can a pad set on top of the soil in a frost area?

Answer: If a home is set in an area that has a frost depth, the local jurisdiction determines the measurement of the frost depth.

Note: Although there are changes coming with regard to frost depths, effective January 30, 2009 and until further notice, continue to install and inspect to the requirements in effect prior to January 1, 2009.

4. How do we know if the home is in the Flood zone?

Answer: The local jurisdiction where the home will be installed determines flood zones. A permit is required from the local jurisdiction PRIOR to obtaining an Installation Permit from the Department.

5. If a home is to be installed in a flood hazard area, what issues will I need to address?

Answer: All flood zone areas require a site-specific engineered plan designed by an Arizona Registered Engineer submitted to the Department for approval. When approved by the State, the plan will be “red-stamped” and a plan approval number will be issued. A plan approval number is required PRIOR to obtaining an Installation Permit from the Department.

Note: The Department is working with an Arizona Registered Engineer to develop typical sheet flood zone plans to reduce the costs of site-specific designs.

6. What if I can't get a ½ inch per foot slope for ten feet drainage?

Answer: When property lines and natural terrain do not allow for a ½ inch per foot for ten feet drainage, alternative options include installing drains or swales, or grading.

7. Do all mobile homes and used manufactured homes need to be anchored?

Answer: Yes, all mobile homes, and used/new manufactured homes must be anchored using an approved tie down system.

8. Can we use 3/8 inch treated plywood for a retaining wall?

Answer: Yes, if part of the design by a Registered Engineer and approved by the Department.

9. What testing is required and who will witness test?

Answer: Water, sewer, gas and electrical tests are required. Once the insignia is placed on the unit, it certifies that the Installer performed the required testing. (Note: Gas tests have always been required).

10. Will every new home require all utilities to be tested?

Answer: Yes all homes installed require that the Installer test utilities.

11. In a flood zone, can poured runners be used?

Answer: Yes, if part of the design by a Registered Engineer and approved by the Department.

12. If there is a testing problem in the process of testing the utilities - a failure, water leak or something of that nature, does the Installer affix their insignia on the home?

Answer: Yes. The insignia is required to be affixed to the home prior to scheduling an installation inspection with the Department.

13. Is a soil test required before installation? If so, by whom and how?

Answer: Yes, an Installer is required to verify soil conditions prior to installation. An Inspector is required to verify the soil was tested by: 1) observation of the soil conditions and review of soil penetrometer test results performed by the Installer; or 2) review of a soil conditions report from a registered engineer.

14. Are plans required for ribbon footings?

Answer: Yes, State approved plans are required for ribbon footings.

15. Can plans be typical (a.k.a.: generic) for manufactured homes foundations?

Answer: Yes.

16. When are new rules applicable?

Answer: January 1, 2009.

Note: The installation rules in place prior to January 1, 2009, will still apply to the installation of any mobile/manufactured home for any purchase or installation contract signed by all Parties prior to January 1, 2009. It will be up to licensee who contracted for the installation of the home to provide information as to when contract was signed by the home owner and the licensee.

17. Is the permit closed out once the utilities are approved and “green tagged”?

Answer: No, the permit is not closed out until the installation of the home is 100% complete, has been inspected and signed off by the Inspection. If the utilities have been altered in any way after approved, the next installation inspection will rescind the prior utilities approval and violation(s) will be written.

18. Is crowning of the soil underneath homes always required as part of soil preparation?

Answer: Yes. However, there are two (2) exceptions: 1) homes installed in a mobile home park do not require crowning; and 2) homes installed in flood zones do not require crowning.