

**BUNCOMBE COUNTY PERMITS & INSPECTIONS**  
**MANUFACTURED HOME INSPECTIONS PROCEDURES**

Before calling for an inspection of your manufactured home be sure that the manufacturer's setup manual is in the home and no skirting has been installed. The following must be completed:

**FOOTING INSPECTION**

Required for any masonry skirting over 40 inches high, perimeter foundations, and any additions such as porches, decks, garages, before any concrete is poured.

The footing must meet all the requirements of the N.C. One and Two Family Dwelling Code and be free of any loose soil, mud, water, roots or any other foreign matter.

**SET UP/FINAL INSPECTION**

1. All piers, anchors, tie down straps, shims, and any other foundation requirements are complete per Manufacturers set up manual.
2. Water and sewer lines installed to State Code. Insulate the water line above ground except in crawl spaces when masonry underpinning is used.
3. Sewer line installed to septic tank or sewer per State Code with required cleanouts. Seal sewer line at tank. Leave ditches open for inspection.
4. Water line installed to well or public water system per State Code. Ditch must be a minimum of 18 inches deep where well wire is installed in the same ditch.
5. Marriage wall connections and fasteners per manufacturers setup manual. Do not cover up end walls.
6. HVAC cross over ducts installed per State Code. Avoid kinks in the duct and use approved hanger straps that are a minimum of 1 1/2 "wide. Keep ducts a minimum of 4" off of the ground.
7. Install vapor barrier on the ground in the crawl space where required by the set up manual. Make sure there is no trash or debris in the crawl space.
8. All new Manufactured Homes shall have a copy of the Manufacturers Installation Manual available on site.
9. All electrical work must be completed to current National Electric Code, including any exterior feeders such as well pumps and A/C units.
10. All porches, steps, and decks installed per the N.C. One and Two Family Dwelling with footings where required. Leave footings exposed for inspection.
11. Septic tanks have been inspected and passed by the Environmental Health Department.
12. All heating and air-conditioning work is completed per State Code.
13. The home must have positive drainage under the home so that no water can run under the home and water should drain away from the home at least 3 feet away from the home on all four sides of the home.
14. All subcontractors/contractors have to call in for inspection.
15. Any prefab fireplaces must be complete, including the chimney cap.
16. Post house number on unit in a plainly visible location and the outside panel for heating/ air conditioning equipment.
17. A N.C. engineer shall design all pier and tie-down systems when more than 25% of the support piers are greater than 36 inches in height.
18. Leave a door unlocked.

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\*No power will be authorized for the home until everything is completed and passes inspection. (**PROGRESS ENERGY** customers must have an 8-digit PREMISE ID # before power is released). To obtain this number **CALL PROGRESS ENERGY @ 1-800-452-2777.** Also make sure that application for power has been made with your power company ahead of time.

**\*A copy of the Penetrometer/Soil Compaction Test (completed by Set-Up Contractor) must be given to the Buncombe County Permits & Inspections Department before THE CERTIFICATE OF OCCUPANCY OR POWER IS RELEASED.**

Inspection requests must be scheduled between 7:00-9:00 AM, at the following numbers:

Building Inspection	250-5367
Electrical Inspection	250-5372
Plumbing Inspection	250-5378
Mechanical Inspection	250-5382

**ALWAYS HAVE CASE NUMBER AVAILABLE WHEN CALLING THE PERMIT OFFICE**