



Navajo County Public Works Department

Planning & Zoning

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Rehabilitation of Mobile Homes

The following is a list of upgrades that will need to be completed for inspection on mobile homes older than June 15, 1976. These are the minimum guidelines, and each inspector may require additional upgrades.

Arizona Administrative Code R4-34-606

1. A smoke detector (which may be a single station alarm device) shall be installed on any wall in a hallway or space connecting bedroom(s) and living areas. When located in a hallway the detector shall be between the return air intake and the living area. Each smoke detector shall be installed in accordance with its listing. The top of the detector shall be located between 4-inches and 12 inches below the ceiling.
2. The walls, ceilings, and doors of each gas fired furnace and water heater compartment shall be lined with 5/16-inch gypsum board, unless the door opens to the exterior of the unit in which case the door may be all metal construction. All exterior compartments shall seal to the interior of the unit. (Navajo County requires 5/18" gypsum board.)
3. Each room designated expressly for sleeping purposes shall have at least one outside egress window or approved exit device, unless it has an exterior exit door. The window or exit shall have a minimum clear dimension of 22 inches and minimum clear opening of 5 square feet. The bottom of the exit shall not be more than 36 inches above the floor.
4. All electrical systems shall be tested for continuity to assure the 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 connection are proper. The electrical system shall be properly protected for the required amperage load. If the unit wiring is of the aluminum conductors, all receptacles and switches rated 20 amperes or less directly connected to the aluminum conductors shall be marked CD/ALR. Exterior receptacles other than heat tape receptacles shall be of the ground fault circuit interrupter (GFI) type. Conductors of dissimilar metals (Copper/Aluminum/or Copper Clad Aluminum) must be connected in accordance with NEC Section 110-14; and
5. The unit's gas piping shall be tested with the appliance valves removed from the piping systems and piping capped at those areas. The piping system shall withstand a pressure of at least 6-inch mercury or 3 psi gauge for a period of not less than 10 minutes without showing any drop in pressure. Pressure shall be measured with a mercury manometer or a slope gauge calibrated so as to read in increments of not greater than 1/10 pound or equivalent device. The source of normal operating pressure shall be isolated before the pressure test is made. After the appliance connections are reinstalled, the piping system and connections shall be tested with line pressure of not less than 10-inches nor more than 14-inches water column air pressure. The appliance connections shall be tested for leakage with soapy water or bubble solution. All gas furnaces and water heaters shall be vented to the exterior in accordance with the UMC Chapter 8.

