

**IDAPA 07  
TITLE 03  
CHAPTER 13**

**07.03.13 – RULES GOVERNING MOBILE HOME REHABILITATION**

**000. LEGAL AUTHORITY.**

In accordance with Section 44-2504, Idaho Code, the administrator of the Idaho Division of Building Safety is authorized to promulgate rules necessary to implement the provisions of Title 44, Chapter 25, Idaho Code, ~~otherwise known as the Mobile Home Rehabilitation Act.~~ (7-1-99)

**001. TITLE AND SCOPE.**

**01. Title.** These rules are titled IDAPA 07.03.13, “Rules Governing Mobile Home Rehabilitation,” Division of Building Safety. (7-1-99)

**02. Scope.** These rules apply to the rehabilitation of mobile homes constructed prior to June 15, 1976, intended for relocation into ~~a city or county~~ Idaho requiring an installation permit pursuant to Section 44-2202, Idaho Code. (7-1-99)

**a.** Before a permit for the installation of the mobile home may be issued, the home must meet the rehabilitation requirements specified in this chapter and receive a certificate of compliance from the administrator of the ~~Idaho~~ Division of ~~Building Safety~~. (7-1-99)

**b.** Upon submission of the rehabilitation form required pursuant to Section 44-2504, Idaho Code, and any other information required by the administrator to establish compliance with this chapter, the administrator issues a certificate of compliance to the homeowner. The certificate ~~of compliance~~ must be presented to the local jurisdiction before a permit for the installation of the home may be issued. (7-1-99)

**c.** Upon receipt of the certificate of compliance, the local jurisdiction issues the installation ~~permit in the same manner as the permit would be issued with respect to a mobile/manufactured home for which rehabilitation is not required.~~ No zoning, ~~or other~~ ordinance or policy of the local jurisdiction ~~prohibiting relocation or installation of a mobile home to which this chapter applies is effective to~~ may prohibit the relocation or installation of a mobile home for which a certificate of compliance has been issued in accordance with this rule. (7-1-99)

~~**002. WRITTEN INTERPRETATIONS.**~~

~~The Division may from time to time provide legal opinions regarding these rules. To the extent not privileged, these documents will be made available for inspection at the Division’s main office, 1090 E. Watertower Street, Meridian, Idaho.~~ (7-1-99)

**003. ADMINISTRATIVE APPEALS.**

This chapter does not provide for administrative relief of the provisions contained herein. (7-1-99)

**004. DEFINITIONS.**

**01. Administrator.** The administrator of the Division of Building Safety for the state of Idaho. (7-1-99)

**02. Division.** The Division of Building Safety for the state of Idaho. (7-1-99)

**03. Local Unit of Government Jurisdiction** A city or county within Idaho which has enacted ordinances which regulate the siting or installation of mobile homes. (7-1-99)

**04. Mobile Home.** A structure similar to a manufactured home, but built to a mobile home code prior to June 15, 1976, the date of enactment of the federal Manufactured Housing and Safety Standards Act (H.U.D. code). (7-1-99)

**005. -- 010. (RESERVED)**

**011. REHABILITATION REQUIREMENTS.**

The mobile home must meet the following rehabilitation requirements: (7-1-99)

**01. Smoke Detectors.** A smoke detector (which may be a single station alarm device) must be installed on any wall in a hallway or space communicating with each bedroom area and the living area on the living area side and, when located in a hallway, the detector must be between the return air intake and the living area. Each smoke detector must be installed in accordance with its listing and the top of the detector must be located on a wall four (4) inches to twelve (12) inches below the ceiling. The detector may be battery powered or may be connected to an electrical outlet box by a permanent wiring method into a general electrical branch circuit, without any switch between the over current protection device protecting the branch circuit and the detector. (7-1-99)

**02. Gas Furnace and Water Heater Compartment Protection.** The walls, ceilings and doors of each compartment containing a gas-fired furnace or water heater must, as a minimum, be lined with five-sixteenth (5/16) inch gypsum board, unless the compartment access door opens to the exterior of the home, in which case, the door may be all metal construction. All exterior compartments must seal to the interior of the mobile home. (7-1-99)

**03. Egress From Sleeping Areas.** Each room designated expressly for sleeping purposes must have an exterior exit door or at least one (1) outside egress window or other approved exit device with a minimum clear dimension of twenty-two (22) inches and a minimum clear opening of five (5) square feet. The bottom of the exit must not be more than thirty-six (36) inches above the floor. (7-1-99)

**04. Electrical System Testing.** All electrical systems must be tested for continuity to assure that 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 connections are proper. The electrical system must be properly protected for the required amperage load. If the unit wiring is of aluminum conductors, all receptacles and switches rated twenty (20) amperes or less directly connected to the aluminum conductors must be marked CO/ALR. Exterior receptacles other than heat tape receptacles must 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 Section 110-14 of the National Electrical Code. (7-1-99)

**05. Gas System Testing.** The mobile home's gas piping must be tested with the appliance valves removed from the piping system and piping capped at those areas. The piping system must withstand a pressure of at least six (6) inch mercury or three (3) psi gauge for a period of not less than ten (10) minutes without showing any drop in pressure. Pressure must be measured with a mercury manometer or a slope gauge calibrated so as to read in increments of not greater than one-tenth (1/10) pound or an equivalent device. The source of normal operating pressure must be isolated before the pressure test is made. After the appliance connections are reinstalled, the piping system and connections must be tested with line pressure of not less than ten (10) inches nor more than fourteen (14) inches water column air pressure. The appliance connections must be tested for leakage with soapy water or a bubble solution. All gas furnaces and water heaters must be vented to the exterior in accordance with the latest state adopted mechanical code. (7-1-99)

**06. Water System Testing.** A full water or air pressure test will be performed on the mobile home's water and sewer system. (7-1-99)

**a.** Water piping must be tested and proven tight under a water pressure not less than the working pressure under which it is to be used. The water used for tests must be obtained from a potable source of supply. A

fifty (50) pound per square inch (344.5kPa) air pressure may be substituted for the water test. In either method of test, the piping must withstand a test without leaking for a period of not less than fifteen (15) minutes. (7-1-99)

**b.** A water test must be applied to the drainage and vent system either in its entirety or in sections. If applied to the entire system, all openings in the piping must be tightly closed, except at the highest opening, and the system filled with water to the point of overflow. If the system is tested in sections, each opening must be tightly plugged except the highest opening of the section under the test and each section must be filled with water, but no section must be tested with less than a ten (10) foot head of water. In testing successive sections, at least the upper ten (10) feet of the next preceding section must be tested, so that no joint or pipe in the structure, except the uppermost ten (10) feet of the system, must have been submitted to a test of less than a ten (10) foot head of water. The water must be kept in the system or in the portion under testing for at least fifteen (15) minutes before inspection starts. The system must be tight at all points. (7-1-99)

**07. Requirements for Obtaining Certificates of Compliance.** All repairs or other work necessary to bring the mobile home into compliance with requirements of this section must be completed before a certificate of compliance may be issued by the Division. (7-1-99)

**012. REHABILITATION FORM AND CHECKLIST -- COMPLIANCE CERTIFICATE.**

**01. Rehabilitation Checklist.** The rehabilitation form will be completed and signed by an authorized representative of an Idaho licensed manufactured home ~~service company or~~ installer or ~~dealer~~ retailer holding an installer's license. Electrical, gas, water and sewer inspections and any necessary repairs must be performed by a person ~~or company~~ properly licensed and authorized to perform the work under in Idaho law, ~~with the person or company performing the inspections and repairs to be noted and identified~~ on the rehabilitation form. ~~The term "Inspections" in the context of this section is intended to~~ means testing of the various electrical, gas, water and sewer systems. A properly completed rehabilitation form must be presented to the Division before a certificate of compliance may be issued. (7-1-99)

**02. Rehabilitation Checklist and Compliance Certification Form.** The following is the official rehabilitation checklist and compliance certificate:

(7-1-99)

**013. -- 999. (RESERVED)**