



A Tradition of Stewardship
A Commitment to Service

Planning, Building & Environmental Services

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Director

MOBILEHOME PARK INSPECTION GUIDELINES FOR RESIDENTS

The mobilehome in your Park are scheduled for inspection by this department in the near future. Please see posted dates of planned inspection in your Park. The following is a guide to items to be covered in the inspection. Section numbers provided in parentheses refer to the State Housing Law, Title 25, unless otherwise noted. This is the law governing mobilehome parks and the requirements for which we will inspect.

Please read this guideline for typical violations, and make any corrections necessary before inspection. After inspection, if you have violations, a written notice will be mailed to you by this office: you may then refer back to these guidelines to better understand violations noted for your space, if any.

GENERAL EQUIPMENT

Equipment inaccessible or no access panel in skirting. (1646, 1346a)
Unapproved or damaged water connector. (1682)

ELECTRICAL

Unapproved power supply connector. (1352)
Damaged power supply connector or adaptor. (1704)
Buried power supply connector. (1634d)
Power supply connector contacting the ground. (1352f)
Multiple power supply cords to mobilehome. (1352h)
Breaker Box inaccessible. (1646)
Power supply connector under-rated for lot equipment ampacity. (1352)
Unsafe or exposed wiring and/or exposed breaker panel. (1704e)
Open knockout on electrical panel cover. (1704e)
Ungrounded coach. (1648, 1352g)
Unapproved deck or miscellaneous wiring. (1704e)
Unapproved wiring to accessory structure. (1436)
Exterior appliance not properly wired. (1650, 1644)

SEWER DRAIN AND VENT

Damaged sewer/drain connector. (1704f, 1358)
Unapproved or flex-less drain connector. (1680a, 1358)
Drain connector slopes from drain toward coach. (1680c)
Drain connector inadequately supported. (1704f)
No access to drain connector or drain. (1326-8)

Uncapped sewer or cleanout. (1704f)

Drain connector leak. (1704f)

Improper, encumbered or missing vent pipe. (1262)

Missing or inadequate vent pipe support. (1262)

NATURAL GAS

Damaged or buried gas connector or equipment. (1704I, 1216)

Unapproved or flex-less gas connector. (1214-16, 1224, 1704I)

No gas shut-off valve, or valve located under mobilehome. (1220)

Gas leak. (1704I)

LIQUID PETROLEUM GAS (LPG)

LPG vessel(s) less than 10 feet from ignition source, structure or lot line. (1666c)

Fuel oil tanks less than 3 feet from lot line or roadway. (1698a)

LPG vessel located under unit or structure. (1670)

Unapproved LPG connector or location. (1666, 1670)

LPG tanks improperly secured (1666b)/improper footing or pad. (1698)

More than 2 LPG vessels, 12-60 gallons. (1666a)

More than 2 fuel oil tanks, 60 gallons. (1698)

EXITS AND STRUCTURAL

Unsafe or inadequate blocking of unit or deck. (1704, 1334)

Unsafe deck. (1500, 1628, 1498a)

Unsafe walkway, landing or stairs. (1628, 1498e)

Landing too narrow/outward swinging door cannot open 90°. (1498c)

Landing riser too high. (1498b,d)

One of two exterior doorways has no exit facilities, or egress prohibited. (1496b)

Third or more doorway has no exit facilities. (1496b)

HANDRAILS AND GUARDRAILS

Hazardously loose or broken handrail(s) or guardrail(s). (1628)

Railing gaps greater than 9 inches. (1502, 1504)

Handrails, or outer handrail, missing. (1628, 1504)

Second handrail(s) missing. (1628, 1504)

Handrail(s) lower than 30 inches or higher than 34. (1504)

Guardrail missing. (1628, 1502)

Guardrail lower than 36 inches. (1502)

COMBUSTIBLES AND COMBUSTIBLE SETBACKS

Combustible storage less than 3 feet from lot line. (1690)

Combustible storage under unit. (1690)

Combustible overgrowth on lot. (1696, 1688)

Combustible accessory or miscellaneous structure less than 3 feet from lot line or 6 feet from mobilehome. (1424d, 1428a)

NON-COMBUSTIBLE SETBACKS

Non-combustible structure projects over lot line. (1428a)

Mobilehome less than 6 feet from adjacent coach or permanent building. (1330a)

Mobilehome less than 3 feet from lot line not bordering a roadway. (1330a)

Non-combustible storage cabinet(s), awning(s), or carport less than 3 feet from adjacent mobilehome or accessory. (1428, 1510)

STORAGE STRUCTURES AND ACCESSORY STRUCTURES

Storage structures more than 100 square feet total area or over 10 feet high. (1512)

Storage cabinet(s) in violation of dimensions or numbers. (1508-12)

Accessory structure in hazardous condition. (1738, 1640)

Accessory structure or alteration not under permit. (1424e)

GENERAL LOT

Mobilehome in serious disrepair. (1704)

Inadequate potential-fume ventilation in skirting. (1346b)

Inadequate ventilation for air circulation under unit. (1346b)

Inadequate drainage on lot. (1610b)

Inadequate clearance under coach. (1344)

Tongue, hubs and/or axles illegally removed. (18605, H&S)

More than one mobilehome on lot. (1614)

Illegally occupied or connected R.V. or camper on lot. (1614)

Occupied area on lot exceeds 75%. (1430)

No valid registration. (18550, H&S)

Loose animals on lot. (1608)

Unused outdoor refrigerator or appliance not secured. (402b, H&S)

AWNINGS

Awning supports farther than 12 inches of vertical. (A-1556)

Damaged vertical awning support(s). (1738a/4)

Awning(s) in violation of dimension, enclosure, other. (1470-76)

CARPORTS, CABANAS, RAMADAS

Carport in violation of dimension, enclosure or other. (1476-84)

Ramada in violation of clearance, enclosure or other. (1486-94)

Cabana in violation of dimensions, conditions or other. (1444-64)