

**IDAPA 24 – DIVISION OF OCCUPATIONAL AND PROFESSIONAL LICENSES  
DIVISION OF BUILDING SAFETY – IDAHO FACTORY BUILT STRUCTURES  
ADVISORY BOARD**

**24.39.35 – Rules Governing Mobile Home Rehabilitation**

**Who does this rule apply to?**

*This rule applies to those who install mobile homes in Idaho, and those that may inspect such installations.*

**What is the purpose of this rule?**

*The rule sets forth the procedure for the installation in Idaho of existing mobile homes constructed prior to June 15, 1976, and the rehabilitation of such relocated homes to ensure the safety thereof. This includes permitting requirements, the rehabilitation of specified systems or components therein, along with a checklist and compliance certificate.*

**What is the legal authority for the agency to promulgate this rule?**

*This rule implements the following statutes passed by the Idaho Legislature:*

Labor -

- [Title 44, Chapter 25, Idaho Code](#) – Mobile Home Rehabilitation
- [44-2504, Idaho Code](#) – Rehabilitation form and checklist – Administrative fee

**Who do I contact for more information on this rule?**

Idaho Division of Building Safety  
1090 E. Watertower Street, Suite 150  
Meridian, ID 83642  
Phone: (208) 334-3950  
Fax: (877) 810-2840  
Email: [customer.service@dbs.idaho.gov](mailto:customer.service@dbs.idaho.gov)  
Website: <https://dbs.idaho.gov/>

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## 24.39.35 – 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. (3-20-20)

### 001. TITLE AND SCOPE.

**01. Title.** These rules are titled IDAPA 24.39.35, “Rules Governing Mobile Home Rehabilitation.” (3-20-20)

**02. Scope.** These rules apply to the rehabilitation of mobile homes constructed prior to June 15, 1976, intended for relocation in Idaho requiring an installation permit pursuant to Section 44-2202, Idaho Code. (3-20-20)

**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 Division. (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 must be presented to the local jurisdiction before a permit for the installation of the home may be issued. (3-20-20)

**c.** Upon receipt of the certificate, the local jurisdiction issues the installation. No zoning, ordinance or policy of the local jurisdiction may prohibit the relocation or installation of a mobile home for which a certificate of compliance has been issued in accordance with this rule. (3-20-20)

### 002. -- 003. (RESERVED)

### 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 Jurisdiction.** A city or county within Idaho that has enacted ordinances that regulate the siting or installation of mobile homes. (3-20-20)

**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 installer or 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 in Idaho and identified on the rehabilitation form. Inspections 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. (3-20-20)

**02. Rehabilitation Checklist and Compliance Certification Form.** The following is the official rehabilitation checklist and compliance certificate: (7-1-99)

DIVISION OF BUILDING SAFETY  
 Manufactured Housing Section  
 1090 E Watertower St Ste 120  
 Meridian, ID 83642  
 FAX : 208-855-9399

<b>FOR DIVISION USE ONLY</b>	
Compliance Certificate Issued	
By:	_____
Title:	_____
Date:	_____

**MOBILE HOME REHABILITATION CHECKLIST -- COMPLIANCE CERTIFICATE**  
**(TITLE 44 CHAPTER 25 IDAHO CODE)**

These rehabilitation/testing requirements are applicable only to non-HUD mobile homes manufactured prior to June 15, 1976. Separate permits and inspections may be required for any repairs made to plumbing or electrical systems. Additional permits may be required by the local authority having jurisdiction in order to do any work or make any repairs on the mobile home not involving plumbing or electrical systems. Check with your local building department to determine the need for permits and inspections before initiating any repair work or before installing your mobile home at a new site.

**The undersigned installer/service company representatives, electrical or plumbing contractors attest and verify that rehabilitative repairs and testing have been completed in accordance with Title 44 - Chapter 25 Idaho Code:**

1. Smoke Detection	_____	_____	_____
	DBS Licensed Installer/Service Co. Rep.	Installer/Service Co. License #	Date
2. Egress Windows/Exterior Exit Doors From All Sleeping Areas	_____	_____	_____
	DBS Licensed Installer/Service Co. Rep.	Installer/Service Co. License #	Date
3. Fire Protection of Gas Water Heater/ Furnace Compartments	Home is equipped with gas water heater or furnace. _____ Yes _____ No		
Verified or Repaired By	_____	_____	_____
	DBS Licensed Installer/Service Co. Rep.	Installer/Service Co. License #	Date
4. Gas System Testing/Repairs	Home has gas appliances _____ Yes _____ No		
If Yes, Testing Performed By	_____	_____	_____
	DBS Licensed Installer/Srvc Co. License #	Date	Gas Utility Date
Repairs (If Required) Made By	_____	_____	_____
	DBS Licensed Installer/Service Co. Rep. Or Licensed HVAC Contractor	License #	Date
5. Electrical System Testing Performed By	_____	_____	_____
	DBS Licensed Electrical Contractor	License #	Date
Repairs (If Required) Made By	_____	_____	_____
	DBS Licensed Electrical Contractor	License #	Permit # Date
6. Water/DWV System Test Performed By	_____	_____	_____
	DBS Licensed Plumbing Contractor	License #	Date
Repairs (If Required) Made By	_____	_____	_____
	DBS Licensed Plumbing Contractor	License #	Permit # Date

NAME ON TITLE: _____ HOME VIN #: _____
HOMEOWNER NAME: _____ TELEPHONE: _____
HOMEOWNER MAILING ADDRESS: _____
LOCATION OF HOME AT TIME OF REHABILITATION/TESTING: _____

**MAIL OR FAX COMPLETED FORM TO THE DIVISION ADDRESS LISTED AT THE TOP OF THIS FORM**

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

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