

IDAPA 24 – DIVISION OF OCCUPATIONAL AND PROFESSIONAL LICENSES

IDAHO FACTORY BUILT STRUCTURES BOARD

24.39.34 – Rules Governing Manufactured or Mobile Home Installations

Who does this rule apply to?

This rule applies to the installation of new and used manufactured and mobile homes, and to local authorities (cities or counties) who may inspect the installation of such homes.

What is the purpose of this rule?

The rule prescribes the requirements for installing new and used manufactured and mobile homes, including the approved standards to which all such homes must be installed. It provides the fees for installation inspections performed by the Division, and also the requirements for the approval of a local inspection program, including inspector training and the scope of inspections.

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

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

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- [Title 44, Chapter 22, Idaho Code](#) – Manufactured Home Installation Standard
- [44-2201, Idaho Code](#) – Mobile and manufactured homes installation
- [44-2202, Idaho Code](#) – Installation permits and inspections required

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
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24.39.34 – RULES GOVERNING MANUFACTURED OR MOBILE HOME INSTALLATIONS

000. LEGAL AUTHORITY.

The rules are promulgated pursuant to Title 44, Chapter 21, Idaho Code. (7-1-21)T

001. SCOPE.

The rules apply to the installation of manufactured or mobile homes in Idaho. (7-1-21)T

002. -- 003. (RESERVED)

004. ADOPTION AND INCORPORATION BY REFERENCE.

The Idaho Manufactured Home Installation Standard (January 1, 2018 edition), is hereby adopted and incorporated by reference into these rules. (7-1-21)T

005. APPLICATION -- COMPLIANCE.

01. Application -- State Preemption. Cities and counties may not adopt or enforce more or less stringent standards, except as permitted by Section 67-6509(a), Idaho Code, as it pertains to the siting of manufactured homes in residential areas. (7-1-21)T

02. Compliance -- Disciplinary Action Against Licensees. Failure to comply with these standards constitutes grounds for discipline as provided in Title 44, Chapter 21, Idaho Code. (7-1-21)T

006. -- 011. (RESERVED)

012. USE OF MANUFACTURERS' INSTALLATION INSTRUCTIONS.

In any instance in which there is a conflict between the DAPIA installation instructions and the Idaho Manufactured Home Installation Standards, the DAPIA installation instructions supersede and serve as the controlling authority. (7-1-21)T

013. INSTALLATION PERMITS AND INSPECTIONS REQUIRED.

Installation permits must be obtained from the Division for installations in areas where there is no approved local program, or from a city or county that has by ordinance adopted building codes pursuant to Section 39-4116, Idaho Code, and whose installation program has been approved by the Division. All installations must be inspected and approved by the authority having jurisdiction before the manufactured home is occupied. (7-1-21)T

014. INSTALLATION PERMIT FEES.

A city or county whose installation inspection program has been approved by the Division establishes their own fee schedule for installation permits within their jurisdiction. Permits obtained from the Division are in accordance with the following schedule: (7-1-21)T

01. Single Section Unit. The permit fee is one hundred fifty dollars (\$150). (7-1-21)T

02. Double Section Unit. The permit fee is two hundred dollars (\$200). (7-1-21)T

03. More Than Two Sections. The permit fee for a home consisting of more than two (2) sections is two hundred fifty dollars (\$250). (7-1-21)T

04. Trade Permits. Trade permits are administered separately from installation permits, and fees for such are separate from the fees identified in Section 014. (7-1-21)T

015. INSTALLATION TAGS REQUIRED.

The owner or installer of a new manufactured home must purchase an installation tag for fifty dollars (\$50) from the Division prior to commencing the installation of a manufactured home in Idaho. Such tag is required regardless of which jurisdiction has authority to perform the installation inspection. (7-1-21)T

016. APPROVAL OF LOCAL MANUFACTURED HOME INSTALLATION INSPECTION PROGRAMS.

01. Division Approval. A city or county that has by ordinance adopted a building code pursuant to Section 39-4116, Idaho Code, is eligible to participate in the inspection of manufactured and mobile homes. Such local installation inspection program must be approved by the Division to provide inspection services if the following minimum criteria is met: (7-1-21)T

a. Inspections are conducted by the city or county employing inspectors holding a valid certification as residential building inspector from the International Code Council; (7-1-21)T

b. Inspectors have attended annual training sessions provided or approved by the Division and received a certificate evidencing successful completion thereof. (7-1-21)T

02. Voluntary Withdrawal. A city or county may voluntarily withdraw from participation in the program to inspect manufactured homes upon providing to the Administrator of the Division thirty (30) days written notice of its intention to do so. (7-1-21)T

017. MINIMUM TRAINING REQUIREMENTS FOR INSPECTORS.

All installation inspectors employed by the Division or a city or county must complete eight (8) hours of training or instruction approved by the Division every three (3) years dedicated to the installation and inspection of manufactured and mobile homes. (7-1-21)T

018. QUALITY ASSURANCE.

01. Inspected Installations. Any inspected installation is subject to quality assurance reviews by Division of Occupational and Professional Licenses. Findings made by the Division pursuant to such reviews will be forwarded to the inspection authority having jurisdiction. (7-1-21)T

02. Inspectors and Programs. All inspectors and approved programs, including the Division, are subject to review. (7-1-21)T

019. MINIMUM SCOPE OF INSTALLATION INSPECTION.

01. Scope. At a minimum, the inspection of the installation of a manufactured home by an installer includes the inspection record document must verify that the installer has visually inspected the installation of the mobile or manufactured home. (7-1-21)T

02. Inspection Minimum Requirements. At a minimum, the inspection of the installation of a manufactured home must include the following by an inspector: (7-1-21)T

a. Verification that site location is suitable for home design and construction, and inspection of site-specific conditions, including preparation and grading for drainage; (7-1-21)T

b. Inspection of the foundation construction; (7-1-21)T

c. Verification that installed anchorage meets minimum requirements; and (7-1-21)T

d. Verification of completed inspection record document from the installer. (7-1-21)T

020. -- 999. (RESERVED)

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