

**STANDARD INSPECTIONS AND TESTS PERFORMED ON MODULARS
PER CALIFORNIA CODE OF REGULATIONS, TITLE 25 AND
THE CITY OF LIVE OAK**

When a modular consists of two or more units, all utility connections from one unit to another shall be visually inspected and included in the tests.

ELECTRICAL TESTS

- The electrical wiring and power supply feeder assembly of the modular shall be tested for continuity and grounding. The electrical wiring system of the modular SHALL NOT be energized during the test. A modular equipped with a power supply cord shall not be connected to the lot or site service equipment. A modular equipped with a feeder assembly shall have the flexible metal conduit of the feeder assembly connected to the lot or site service equipment; however, the supply conductors, including the neutral conductor, shall not be connected.
- The continuity test shall be made with all modular interior branch switches or circuit breakers and all switches controlling individual outlets, fixtures and appliances in the “on” position. The test shall be made by connecting one lead of the test instrument to the modular grounding conductor at the point of supply to the feeder assembly, and applying the other lead to each of the supply conductors, including the neutral conductor. There shall be no evidence of any connection between any of the supply conductors at the grounding conductor. In addition, all non-current carrying metal parts of electrical equipment of the modular, including fixtures and appliances, shall be tested to determine continuity between such equipment and the equipment grounding conductor.
- Upon completion of the continuity test, the power supply cord or feeder assembly shall be connected at the lot or site service equipment. A further continuity test shall then be made between the grounding electrode and the chassis of the modular.

WATER DISTRIBUTION

- The water distribution system of the modular and the supply connections shall show no evidence of leakage under normal operating pressures. If water at normal operating pressure is not available, the modular water distribution system shall be tested by a 50 pounds per square inch (psi) air pressure test for a period of not less than 15 minutes without leaking.

DRAINAGE PIPING SYSTEM

- The modular drainage piping system shall be connected to the lot or site drain inlet, and tested by allowing water to flow into all fixtures and receptors, including the clothes washer standpipe, for a period of three minutes. If water under pressure is not available, the drainage piping system shall be tested by letting at least three (3) gallons of water into each fixture and receptor. There shall be no visible evidence of leaks.

FUEL GAS PIPING SYSTEM

- The modular fuel gas piping system shall be tested before it is connected to the modular lot gas outlet. The modular gas piping system shall be subjected to a pressure test with all appliance shut-off valves, except those ahead of the fuel gas cooking appliances, in the open position. Appliance shut-off valves ahead of the fuel gas cooking appliances shall be closed.
- The test shall consist of air pressure at not less than 10 inches not more than a MAXIMUM of 14 inches water column. (six (6) ounces to a MAXIMUM of eight (8) ounces psi). The system shall be isolated from the air pressure source and maintain this pressure for not less than two (2) minutes without perceptible leakage. Upon satisfactory completion of the test, the appliance valves ahead of the fuel gas cooking appliances shall be opened and the gas cooking appliance connectors tested with soapy water or bubble solution while under the pressure remaining in the piping system. Solutions used for testing for leakage shall not contain corrosive chemicals. Pressure shall be measured with either a manometer, slope gauge, or gauge calibrated in either water inches or psi with increments of either one-tenth inch or one-tenth psi, as applicable.
- Gas appliance vents shall be visually inspected to insure that they have not been dislodged in transit and are securely connected to the appliance. NOTE: Do not over-pressurize the fuel gas piping system. Pressurization beyond the maximum specified may result in damage to valves, regulators, appliances, etc.

FOUNDATION/SUPPORT SYSTEM

The underfloor area of the modular is to remain open and accessible until the foundation/support system and tie-downs (if applicable) have been inspected and approved by the building inspector.

Depending on the type of foundation/support system designed for the project, the following inspections may be required:

- Setback/Forms/Footing – shall be inspected prior to pouring concrete.
- Rebar/Ufer – shall be installed per plans and properly supported and inspected prior to pouring concrete.
- Support Columns, Pads and Tie-downs – shall be inspected after they are completely installed, but prior to installation of the skirting. A tie-down certificate shall be signed by the “installer” of the tie-downs and a copy shall be provided to the building inspector prior to the final inspection.
- Final – All required clearances (sign-offs) must be received by the Building Division prior to scheduling the final inspection. A Certificate of Occupancy will not be granted until the site receives clearances from all applicable departments and the modular passes all inspections.
- No utilities are to be connected to the modular until a Certificate of Occupancy is granted.

SKIRTING

All modulares installed within the City of Live Oak shall have approved skirting installed before permit can be finalized.

- **Access:** The skirting shall have a removable access panel not less than 18 inches in dimension, and not less than four square feet in area. The access panel shall be located so that the lot utility connections to the electrical, water, sewer and gas systems of the modular are within 20 feet. The access panel shall not be fastened by any means requiring the use of a special tool or device to remove the panel.
- **Ventilation:** Cross ventilation shall be provided by openings having a net area of not less than 1½ square feet for each 25 linear feet of the modular and including all attached enclosed unventilated structures such as porches. The openings shall be provided on at least two opposite sides and shall be as close to all the corners as practicable.
- **Wood:** Where wood is used for the modular skirting within six inches of the ground, it shall be an approved treated material or wood of natural resistance to decay.

EXITS

All modulares installed within the City of Live Oak shall have approved exit facilities installed prior to occupancy. Depending on the type of project, exit facilities shall consist of landings, stairs and/or ramps constructed per California Code of Regulations, Title 24, California Building Code.