

**TOWN OF RANGELY**  
**MOBILE HOME INFORMATION SHEET**  
**Town Building Inspector (970) 675-8476**

This information sheet is provided to help explain the process of installing a manufactured home. Please review carefully and keep this information for future reference

A. The State of Colorado regulates minimum standards for mobile homes and publishes these guidelines in The Installation Handbook; this book is available by request or review on the Internet at [www.dola.state.co.us/doh/Documents/Codes/handbook.pdf](http://www.dola.state.co.us/doh/Documents/Codes/handbook.pdf). In general, this handbook covers requirements on:

1. Foundations
2. Structural
3. Exteriors
4. Plumbing
5. Electrical
6. Mechanical

The handbook is specifically designed for newer homes where manufacturer specifications are available. Older homes with no manufacturer specifications require other information. Please call for details.

B. The Town of Rangely has adopted specific municipal codes regulating manufactured homes which must be met in addition to the minimum State requirements. These codes can be obtained from the Building Inspector's office at Town Hall, 209 E. Main Street, Rangely, CO 81648. Information in the Rangely Municipal Code includes:

1. Where a particular type of home or building can be placed. (Title 19)
2. Setback requirements. (Title 19)
3. Building codes. (Title 15)
4. Mobile home ordinances. (Title 17)

C. Application Process

1. Pick up or download a manufactured home packet.
2. Read, sign, and return the manufactured housing installation program (MHIP) owner installer disclosure statement.
3. Fill out and return the manufactured housing application with fee for installation authorization, inspection and insignia.
4. Place MHIP installation authorization in a window facing the street.
5. Keep MHIP compliance procedures with your files for future reference.
6. Fill out, return and pay fee for a "Foundation Only" permit. Please note, foundation plans and a plot plan is required before issuance
7. Pay use tax collection. This will be calculated at 3.6% of 52% value of home plus 3.6% of materials for foundation. This tax must be collected before you will receive your permit.
8. Place inspection information with installation authorization.

D. Inspections Required:

1. *Plot plan and foundation plan:* Site specific as well as specifically designed for specified home or building.
2. *Footer:* Compaction of soil, any steel required and width and depth will be inspected.
3. *Stem wall:* Make sure the finish grade is 6" below top of foundation, 6" above the center line of street or prior approved drainage plan, and a 42" frost line depth is observed.
4. *Gas Inspection:* Pressure must be applied at 10 psi for 15 minutes and witnessed by a representative from the Town of Rangely Gas Department.
5. *Water:* PRV valve, water meter and back flow device installed and tested under maximum operating pressure. Note: Home must be placed over buried water lines with a minimum depth of five feet. Lines will be protected from freezing. No exceptions.
6. *Sewer lines:* Homes must be placed over sewer service. Minimum depth of sewer service is 3'. Schedule 40 ABS minimum, 4' OC. Strapping attached to home. No ground supporting required.
7. *Electrical:* Inspection conducted by by State of Colorado Inspector Bill White. Please call (970) 824-2513 to schedule.
8. *Set up:* State codes, Town codes and manufacturer specifications.
9. *Final grades:* Water must be diverted according to engineer or minimum requirements.
10. *Steps & Decks:* As per requirements.
11. *Off-street parking:* As per Town ordinances.
12. *Certificate of Occupancy:* All requirements must be met before occupancy and permanent utilities are allowed to remain.

D. General Information

1. Please contact the Building Inspector at (970) 675-8476 for more information on the following topics, as required by your project:
  - a. Setback requirements for zoning.
  - b. Minimum skirting requirements.
  - c. Minimum deck and stair requirements.
  - d. Minimum L.P. Gas installation.
2. When planning, be sure to locate the home to accommodate future additions of porches, carports, garages, etc., all of which are regulated by setback requirements and applicable codes.
3. For further information or questions please call the building inspector or the utility/permit clerk at Rangely Town Hall (970) 675-8476.