The Mobilehome Parks, Special Occupancy Parks,
and Manufactured Housing Regulations
California Code of Regulations
Title 25, Division 1. Housing and Community Development
Chapter 2. Mobilehome Parks and Installations
Chapter 2.2. Special Occupancy Parks
Chapter 3, Factory-Built Housing, Mobilehomes and Manufactured Homes.

Legend:
* Text shown in underline indicates new text.
* Text shown in ~~strikeout~~ indicates deleted text.

CHAPTER 2, MOBILEHOME PARKS AND INSTALLATIONS REGULATIONS

§ 1002. Definitions.

(c) –C-

(1) Cabana. A freestanding accessory building or structure, or building component of a unit, located immediately adjacent to and intended to increase the [DELETE: ~~living~~] [ADD: usable] area of that unit, which is a portable, demountable, or permanent room enclosure or other building [ADD: generally] erected or constructed for habitation. [ADD: A cabana may include closets, pantries, bath or toilet rooms, service rooms, connecting corridors, laundries, storage spaces, utility rooms, and similar spaces.] [DELETE: ~~A~~] [ADD: The total floor area of a] cabana [ADD: (s) on a lot] shall not exceed the [DELETE: ~~size~~] [ADD: total floor] of the unit to which it is an accessory.

(d) -D-

(1) Department. The Department of Housing and Community Development.

(2) Dependent Unit. A unit not equipped with a toilet and sewage disposal system. [ADD: All camping cabins and tents are dependent units.]

(3) Drain Connector. The extension, from [DELETE: ~~the~~] [ADD: a] unit[DELETE: ~~'s~~] or accessory building~~'s~~ or structure~~'s~~ drain outlet, to the lot [DELETE: ~~'s~~] drain inlet.

(4) Drain Outlet. The discharge end of a unit~~'s~~ or accessory building[DELETE: ~~'s~~] or structure's, sewage drainage system.

[ADD: (5) Dry Camp. A camping area where a supply of potable water is unavailable within the camping area.]

(s) –S-

(1) Sanitation Station, Recreational Vehicle. A plumbing receptor designed to receive the discharge of sewage holding tanks of self-contained recreational vehicles and which is equipped with a water hose connection for washing the receptor.

(2) Sewage Drain Lateral. That portion of the park sewage system that extends to an individual lot drain inlet.

(3) Sewage Drainage System. All the piping within or attached to the unit or accessory building or structure that conveys sewage or other liquid wastes to the drain outlet.

(4) Sewer, Park. That part of the park sewage drainage system beginning at the lot drain inlet or from a point two (2) feet downstream from a permanent building drain connection and terminating at the public sewer or private sewer disposal system.

(5) Shall. "Shall" means required, and includes "must" and "will".

(6) Signed. When required by this chapter to verify a permit, plans, or other document, means use of an original or "wet" stamp or signature, or both, of the architect, engineer, or other person verifying the plan, permit, or other document. When such verification is not required by this chapter, an enforcement agency shall not require an original or "wet" stamp or signature, or both.

(7) Skirting. Material used to enclose or partially enclose the area under a unit or accessory building or structure.

(8) Standard Plan Approval (SPA). A plan approved by the department for an accessory building or structure, an engineered tiedown system, or a foundation system, to be installed or constructed on a repetitive basis, for the purpose of obtaining a construction permit through an enforcement agency.

(9) Stairway. A step or any configuration of steps or risers where the run (length) of an individual tread or step does not exceed thirty (30) inches, and which is designed to enable passage from one elevation to another.

(10) Steel Pier. A steel support that incorporates into its structure an adjustable means of raising and leveling the unit or accessory building or structure that the pier supports.

(11) Storage Building. An accessory building that may exceed ten (10) feet in height or one hundred twenty (120) square feet of gross floor area located on a lot, designed and used solely for storage of the personal equipment and possessions of the unit's occupants. The construction of a storage building shall comply with the California Building Standards Code, and a permit to construct is required from the enforcement agency.

(12) Storage Cabinet. An accessory structure, not exceeding ten (10) feet in height or one hundred twenty (120) square feet of gross floor area, located on a lot, designed and used solely for the use and storage of the personal equipment and possessions of the unit's occupants.

(13) Support. The entire pier and footing assembly, used to transfer the loads of a unit, accessory building or structure, or building component to the ground.

(14) Support System. A system of supports, which sustains the vertical loads of a unit, accessory building or structure, or building component. A support system does not include a foundation system.

[ADD: <u>(15) Surcharge, Surcharge Load. A surcharge is a vertical load imposed on retained soil that may impose a lateral force in addition to the lateral earth pressure of the retained soil.</u>]

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Section 11445.20, Government Code, Sections 18007, 18008, 18008.5, 18008.7, 18009.3, 18010, 18013.4,18200, 18206, 18213, 18214.5, 18400.1, 18402, 18403, 18404, 18420, 18421, 18513,18551, 18554, 18603, 18610, 18612, 18613, 18613.4, 18613.5, 18613.7, 18630, 18640, 18670, 18690, 18691, 18909 and 19960-19997, not consecutive, Health and Safety Code.

§ 1018. Permits Required.

(a) No person shall erect, construct, reconstruct, install, replace, relocate or alter any building, structure, accessory building or structure, or building component; any electrical, mechanical, or plumbing equipment; any fuel gas equipment and installations, or fire protection equipment; or installations of, or within, a park, or a lot, or perform any non-load bearing grading or area fill with a depth of one (1) foot or greater, unless exempted from obtaining a grading permit pursuant to Appendix J of the California Building Code, without first obtaining a written construction permit from the enforcement agency.

(b) No person shall create or change a lot line within a park without first obtaining a permit from the enforcement agency pursuant to the requirements of section 1105 of this chapter.

(c) Any person issued a notice indicating violations pursuant to this section shall obtain the required permit from the enforcement agency and provide the appropriate fees as prescribed in this article.

(d) The enforcement agency shall not require a permit to construct for the following work, when the construction is performed in a workmanlike manner, does not present a hazard, and otherwise complies with the requirements of this chapter:

(1) Minor maintenance and repair including the replacement of existing utility metering devices.

(2) Previously installed portable air conditioning equipment reinstalled with the unit installation.

(3) The installation of a storage cabinet on a lot.

(4) Construction or installation of a stairway having a landing not to exceed twelve (12) square feet.

(5) A landing not more than twelve (12) square feet in area.

(6) Construction or installation of a window or door awning.

(7) Construction or installation of removable insect screening, flexible plastic or canvas type material used as an awning or as an awning or carport enclosures.

(8) Construction or installation of a retaining wall less than four (4) feet in height measured from the bottom of the footing to the top of the wall [ADD: , unless it is supporting a surcharge load.]

(9) Construction or installation of a patio, as defined in section 1002(p)(3).

(10) Fences not over six (6) feet high.

[ADD: (11) Canvas or cloth awnings provided they meet the setback and separation requirements of section 1428 of this Chapter.]

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18500, 18507, 18551, 18610, 18610.5, and 18613, Health and Safety Code.

§ 1020.9. Application and Fee Requirements for Accessory Building, Foundations System, or Engineered Tiedown System Standard Plan Approvals.

(a) A standard plan approval is available from the department for a plan for an accessory building or structure constructed and installed pursuant to this article and Article 9 of this chapter, for a foundation system installed pursuant to section 18551 of the Health and Safety Code, and Section 1333(d) of this chapter, and for an engineered tiedown system designed pursuant to Section 1336.3 of this chapter.

(b) In order to obtain a standard plan approval, the applicant shall submit to the department the following items:

(1) A completed application for standard plan approval on the form, as defined in Section 1002 of this chapter, designated by the department

(2) Three (3) copies of the plans, specifications, and/or installation instructions, and two (2) copies of the design calculations, when required, to substantiate the design. Specifications shall be shown on the plan. Design calculations shall be submitted separately from the plan sheet.

(3) An application fee of two hundred three dollars ($203) for each plan.

(4) Plan check fee for initial, resubmission, or renewal. Two hundred three dollars ($203) providing the related plan check does not exceed one hour. Where the related plan check exceeds one hour, the following fees shall apply:

(A) Second and subsequent whole hours: ninety-two dollars ($92).

(B) Each thirty (30) minutes, or fractional part thereof: forty-six dollars ($46).

(5) Additional plan check fees shall be due and payable prior to the issuance of a plan approval or a revised plan approval, if more than one (1) hour is required to conduct the plan check.

(6) When plans and specifications fail to comply with the requirements of this chapter, the enforcement agency shall notify the applicant in writing, stating in what respects the plans do not comply. The applicant shall correct the plans and/or specifications and resubmit them to the enforcement agency or withdraw them from consideration, forfeiting all submitted fees.

(7) An Identification Label of Approval shall be provided for each accessory building or structure to be manufactured under the standard plan approval and each accessory building or structure shall have an approved identification label of approval attached in a visible location.

(8) The actual identification label shall be submitted to the department for approval with the application for a standard plan approval prior to issuance of the approval. The approved identification label of approval shall:

(A) be not less in size than 3 inches by one and one-half (1½) inches ;

(B) contain the following information as applicable;

ACCESSORY BUILDING OR STRUCTURE

1. Name of Manufacturer

2. Standard Plan Approval No._____

3. Designed for:

____lbs. per square foot roof live load

____lbs. per square foot horizontal wind load

____lbs. per square foot snow load

____lbs. per square foot floor live load

____lbs. per square foot wind uplift load

4. Structure (may) (may not) be enclosed.

Department of Housing and Community Development

(C) be provided by the manufacturer and be permanently imprinted with the information required by this section;

(9)The identification label of approval shall be either Type I, II, or III as specified in this section, each capable of a ten-year life expectancy when exposed to ordinary outdoor environments. Letters and numbers shall be bold Gothic or similar style, varied for emphasis, as large as space permits, with the minimum size being 5/64 inches. Wording shall be easily read and concise. Where permanent type adhesives are used on Type I, II, or III plates, adhesives shall have a minimum thickness of .004 inches, and the plates shall be affixed to a relatively smooth surface.

(A) Type I. Rigid metal plates affixed by screws, rivets, or permanent type adhesives.

Minimum size: One and one-half (1 1/2) inches by three (3) inches by .020 inches thick net dimensions (inside fastener heads).

Material: Aluminum, brass or stainless steel etched, stamped, engraved, or embossed to 0.015 inches minimum depth differential, color anodized or enamel filled.

(B) Type II. Flexible metal plates affixed by permanent adhesives, either pressure sensitive acrylics or solvent activated resins.

Minimum Size: .005 inches by one and one-half (1 1/2) inches by three (3) inches.

Material: Aluminum foil etched or stamped to .001 minimum depth differential with color anodized background.

(C) Type III. Metallized Mylar (polyester), surface bonded.

Minimum Size: .003 inches by one and one-half (1 1/2) inches by three (3) inches.

Material: Aluminum/vinyl surface bonded (to be used for nameplates where variable information is required by embossing, which can be done with a conventional typewriter). Minimum Size: .006 inches by one and one-half (1 1/2) inches by three (3) inches.

(c) Plans submitted to the department shall be on sheets of paper no smaller than eight and one-half (8 1/2) inches by eleven (11) inches, and no larger than thirty (30) inches by forty-two (42) inches.

(1) Plans shall indicate the details of connections, dimensions, footings, foundations, general notes and method of installation, necessary for the design and construction of the system.

(2) A plan shall indicate only one model or type of system.

(3) Each plan sheet shall provide a space not less than three (3) inches by three (3) inches for the department's standard plan approval stamp and number.

(4) When the design of the system requires an engineering analysis of structural parts and methods of construction, such as required for an engineered tiedown system or engineered accessory building or structure, the plans, specifications, and calculations shall be signed by an architect or engineer.

(5) Each plan shall be identified by a model number.

(d) If an application or plans are incomplete or do not conform to this chapter, the applicant shall be notified in writing within ten (10) working days of the date they are received by the department. The applicant shall resubmit a corrected application or plans within ninety (90) days of the notice, or within ninety (90) days of any subsequent notification relating to a resubmittal, along with the fees required by Section 1020.9 of this section.

(e) Should the applicant cancel the application for the standard plan approval prior to obtaining department approval, all fees submitted will be retained by the department for services rendered.

(f) A standard plan approval shall expire twenty-four (24) months from the date of the department's approval as designated on the department's stamp of approval placed on the plans.

(g) A standard plan approval may be renewed on or before the expiration date by submitting an application, together with three (3) copies of the plan as required by subsections (b)(1) and (2), and a renewal fee of two hundred three dollars ($203).

(1) Renewal of a standard plan approval is permitted only when the plan submitted is identical to the plan on file with the department.

(2) Each plan submitted for renewal shall provide a space not less than three (3) inches by three (3) inches for the department's standard plan approval stamp and number.

(3) When a standard plan approval is renewed, the department-issued number shall remain the same.

(h) An application for approval of revisions to a standard plan approval, which does not change the structural system or method of the system's construction, and is submitted prior to the approval's expiration date, shall be submitted with the following documentation:

(1) three (3) copies of the revised plan and specifications;

(2) two (2) copies of the revised design calculations, as required by subsection (b)(2); and

(3) the plan check fee, for the first hour, for each plan.

(i) An applicant with a revised standard plan approval shall submit the following to the department:

(1) an application for a standard plan approval as specified in subsection (b)(1) above;

(2) copies as specified in subsections (h)(1) and (2) above; and

(3) a resubmission fee, as specified in Section 1020.9 above, for each plan.

(j) A revised plan submitted pursuant to Section 1020.9 above, shall be processed as provided by subsection (h) or subsection (i), depending upon whether or not the changes to the plan are substantive. A plan submitted after the final expiration shall be processed as a new application with appropriate fees assessed.

(k) When amendment of applicable laws or the department's regulations requires changes to an approved plan, the department shall:

(1) notify the applicant of the changes, and

(2) allow the applicant one hundred eighty (180) days from the date of notification to submit a revised plan for approval or until the expiration date of the standard plan approval, whichever occurs first.

(l) Written approval shall be evidenced by the department's stamp of approval on the plans. The stamp of approval shall include a unique department-issued standard plan approval identification number for each approved plan, specification, or installation instruction.

(m) Standard plan approval for each accessory building or structure, foundation system, or engineered tiedown system is contingent upon compliance with the requirements of this article. The department may conduct inspections to determine compliance with an approved plan. Violation of any of the provisions of this article or variations from an approved plan shall be cause for cancellation of the standard plan approval.

(n) Reproductions of an approved plan bearing a department-issued standard plan approval for the purpose of obtaining a permit to construct a foundation system or accessory building or structure shall be clear and legible.

(o) When an applicant who has obtained a standard plan approval discontinues the business, has notified the department, or the department makes that determination, the standard plan approval shall be canceled.

(p) The department shall be notified of any change in the name of an applicant or change in name or ownership of an applicant's business. The department may grant a standard plan approval to the new owner, if the new owner provides a written certification that the accessory building or structure foundation system or engineered tiedown system will be constructed in accordance with the existing standard plan approval and

submits the completed form designated by the department, together with a ten dollar ($10) fee. The certification, application, and fee shall be submitted for each plan with a separate standard plan approval.

(q) An applicant shall notify the department, in writing, within ten (10) days of any change to their address. The notification shall be accompanied with a ten dollar ($10) change of address fee.

(r) Plans with a standard plan approval from the department shall be accepted by the enforcement agency as approved for the purpose of obtaining a construction permit when the design loads and allowable soil conditions specified in the plans are consistent with the requirements for the locality. Local enforcement agencies shall not require the original signature [ADD: or stamp] of the architect or engineer on [DELETE: ~~the~~] [ADD: a] standard plan [DELETE: ~~approval~~] [ADD: approved by the department.]

NOTE: Authority cited: Sections 18300, 18502, 18502.5, 18551 and 18613.4, Health and Safety Code. Reference: Sections 18502, 18502.5, 18551, 18552 and 18613.4, Health and Safety Code.

§ 1034. Plans [ADD: - General].

(a) Three (3) complete sets of plans and specifications shall be submitted for all work to be performed, if required by the enforcement agency.

(b) Plans and specifications submitted to the enforcement agency shall be of sufficient clarity to indicate the nature and extent of all work proposed and show in detail that the work will conform to the provisions of this chapter.

(c) When the design of the system requires an engineering analysis of structural parts, or methods of construction, the plans, specifications, and calculations shall be signed by an architect or engineer. [ADD: At the time of submission, the engineer's stamp of approval must be current.]

(d) Any deviation from the approved plans and specifications shall be approved by the designer, engineer, or architect and shall be submitted to the enforcement agency for approval.

(e) The enforcement agency may waive the requirement for plans and/or specifications when the proposed work is of a minor nature.

(f) Complete plans, specifications, calculations, and supporting data shall be submitted where the work proposed is not in conformity with or deviates from the provisions of this chapter.

[DELETE: ~~(g) Electrical plans shall include a single line diagram of the electrical equipment to be installed, altered or changed. Complete load calculations of the electrical system shall be provided with plans.~~

~~(h) Complete engineering plans, specifications, calculations and supporting data, signed by an electrical engineer, shall be submitted when the park's electrical main service or any of the electrical wiring system exceeds the voltage of the secondary system.~~

~~(i) Any person applying for a permit to install additional electrical equipment in a park shall submit the following information with the application for a permit to construct:~~

~~(1) The size of the feeder circuit and overcurrent protection of that feeder circuit; and~~

~~(2) The number of lots and the load of any other electrical equipment supplied by the feeder circuit.~~]

[DELETE: ~~(j)~~] [ADD: (g)] An approved set of plans and specifications and a copy of the permit to construct shall be kept on the job site until the enforcement agency has made a final inspection.

[DELETE: ~~(k) The provisions of this chapter are not intended to prevent the owner of an accessory building or structure or building component from reinstalling the accessory building or structure or building component when the unit is relocated. Structural plans, other than details of footings and foundations, are not required for reinstallation of an accessory building or structure or building component which complied with the requirements of the regulations in effect at the time of original installation, provided the accessory building or structure or building component:~~

~~(1) is structurally sound;~~

~~(2) does not present a hazard to the safety of the occupants and/or the public;~~

~~(3) meets the live load design requirements contained in article 9 of this chapter; and~~

~~(4) complies with all other installation requirements contained in this chapter.~~]

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Section 18501, Health and Safety Code.

§ 1038. Extension of Permit to Construct.

(a)[DELETE: ~~An extension of a permit to construct may be granted provided work has commenced. No extension shall be granted where work has not been started prior to the expiration of the initial permit to construct. Each extension shall be limited to six (6) months. No permit to construct or reconstruct shall be extended more than two (2) years from the date of issuance of the initial permit to construct.~~]

[ADD: A permit to construct may be extended up to three (3) times during the life of a construction project. Each extension shall be limited to six (6) months. Only one extension of a permit to construct shall be granted if work described in the permit has not commenced. No permit to construct shall be extended more than two years from the date of issuance of the initial permit to construct.]

(b) Where a permit to construct has expired, all work shall cease until a valid permit to construct has been issued by the enforcement agency. A reapplication need not be accompanied by plans and specifications or installation instructions where:

(1) construction is to be completed in accordance with plans filed with the initial permit to construct; and

(2) the approved plans are made available to the enforcement agency during the construction; and

(3) plans were approved less than two (2) years prior to the request for extension.

(c) Fees paid for a permit to construct shall be forfeited to the enforcement agency if the applicant does not start construction within six (6) months of the date of issuance of the permit, or upon expiration of the permit where work has commenced and no extension has been granted pursuant to subsection (a).

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Section 18509, Health and Safety Code.

§ 1048. Inspections.

(a) The person to whom a construction permit is issued [DELETE: ~~,~~] shall request [ADD: the] inspection [ADD: and all necessary re-inspections of that permitted construction project.]

[ADD: (b) Scheduled progress inspections are required for the following:]

(1) any underground or enclosed work prior to covering;

(2) permanent buildings; and

(3) accessory buildings or structures, or building components.

[DELETE: ~~(b)~~] [ADD: (c)] The required [ADD: progress] inspections shall occur at the following stages of construction, when applicable:

(1) Form inspection: When trenching is completed and forms have been set for the foundation, including all plumbing, mechanical, and electrical installations which may be concealed beneath the foundation or slab.

(2) Frame inspection: When all structural framing is completed, including all electrical, mechanical, and plumbing installations which are to be enclosed within the walls.

(3) Lath and/or wallboard inspection: When all lathing and/or wallboard interior and exterior is completed, but before any plaster is applied or before wallboard joints and fasteners are taped and finished.

(4) Final inspection: When the permanent building, accessory building or structure, or building component, is completed.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18552, 18610, 18620, 18630, 18670, and 18690, Health and Safety Code.

§ 1102. Responsibility.

(a) The owner, operator, or the designated agent for the park shall be responsible for the safe operation and maintenance of all common areas, park-owned electrical, gas, and plumbing equipment and their installations, and all park-owned permanent buildings or structures, within the park. [ADD: When not owned by the serving utility, the park is responsible for lot services to include the gas riser, water riser, lot drain inlet and the electrical pedestal. The unit owner is responsible for the connections to those utilities.]

(b) The owner of a unit, [ADD: its appurtenances, an] accessory building or structure, or building component shall be responsible for the use and maintenance of the unit, [ADD: its appurtenance,] accessory building or

structure, or building component and [DELETE: ~~its~~] utility connections up to the lot services in compliance with the requirements of this chapter.

(c) Any person obtaining a permit to construct shall be responsible for the construction or installation in accordance with the requirements of this chapter.

(d) The operator of a park shall not permit a unit, accessory building or structure, building component, or any park utility to be constructed, installed, used, or maintained in the park unless constructed, installed, used, and maintained in accordance with the requirements of this chapter.

(e) Procedures related to notice of violation and responsibilities to abate violations are set forth in article 10, commencing with section 1600 of this chapter.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18400, 18401, 18402, 18552, and 18603, Health and Safety Code.

[ADD: § 1142. Design and Plan Requirements - Electrical.]

[ADD: (a) Electrical plans shall include a single line diagram of the electrical equipment to be installed, altered or changed. Complete load calculations of the electrical system shall be provided with plans.

(b) Complete engineering plans, specifications, calculations and supporting data, stamped and signed by an electrical engineer, shall be submitted when the park's electrical main service or any of the electrical wiring system exceeds the voltage of the secondary system.

(c) Any person applying for a permit to install additional electrical equipment in a park shall submit the following information with the application for a permit to construct:

(1) The size of the feeder circuit and overcurrent protection of that feeder circuit; and

(2) The number of lots and the load of any other electrical equipment supplied by the feeder circuit.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18501 and 18670, Health and Safety Code.]

§ 1180. Lot Electrical Service.

(a) Lot electrical service and its equipment for a new lot shall be rated at not less than 100-amperes [ADD: (24,000 volt-amperes)] and shall be listed and labeled "Service Equipment", "Suitable for Use as Service Equipment" or “Suitable for Use as Service Equipment for Manufactured Homes or Mobilehomes". The rating of the overcurrent protection in the MH-unit lot service equipment shall not exceed the rating of the feeder assembly connected by a permanent wiring method. MH-unit lot service equipment may contain any or all of the approved receptacles conforming to section 1186 of this chapter.

(b) The lot service equipment for existing lots need not be upgraded to comply with the minimum standards contained in subsection (a). However, subject to the conditions and park approvals contained in section 1188, lot service must meet the rated load of the existing or proposed unit installed on the lot, including other attached loads.

(c) MH-unit lot service equipment may also contain a means for supplying accessory buildings or structures or building components or other electrical equipment located on the lot, provided the MH-unit lot service equipment is designed and listed for such application.

(d) Only one power supply connection shall be made to a unit.

(e) Lot service equipment may also contain additional receptacles for supplying portable electrical equipment, provided that such receptacles are listed grounding type receptacles. All 120-volt, single-phase, 15- and 20-ampere receptacle outlets in lot service equipment shall be protected by ground-fault circuit protection. The requirement for ground-fault circuit protection shall not apply to equipment or installations constructed, installed, or approved for construction or installation prior to September 1, 1975.

(f) When an electrical meter is installed as an integral component of the lot service equipment, it shall be of a class or rating that will accurately measure all loads up to the rated ampacity of the lot service equipment.

(g) When the electrical meter-base equipment is to be attached to the MH-unit at the time of installation, an alteration permit for the unit is required pursuant to Section 18029 of the Health and Safety Code.

(h) Parks constructed after January 1, 1997, shall have individual electric meters for each lot and shall be served by electrical distribution facilities owned, operated, and maintained by the electrical corporation as defined in section 218 of the Public Utilities Code providing electric service in the area, in accordance with Public Utilities Code section 2791.

NOTE: Authority cited: Section 18300 and 18605, Health and Safety Code. Reference: Sections 18550, 18605 and 18670, Health and Safety Code; Section 2791 Public Utilities Code.

1317. Private Fire Hydrant Test and Certification.

(a) Verification of Private Fire Hydrant Test and Certification. The Private Fire Hydrant Test and Certification Report, a form defined in section 1002 of this chapter, shall be used to verify that private fire hydrants have been tested and certified for operation and water flow. All park operators shall submit the form, including parks that qualify for testing exceptions, to the enforcement agency for the park.

(b) Annual Test and Certification of Operation. Private fire hydrants shall be tested annually in order to determine that they are operational as specified in subsection 1316(b) of this article. Verification shall be submitted to the enforcement agency and to the fire agency responsible for fire suppression in the park, as required in section 1319 of this article. The annual hydrant operational test may be performed and verified by a park operator for the years between the five-year water flow tests. However, the five-year test and certification of water flow and the operational test performed at that time shall not be certified by the park operator. The five-year test and certification of water flow and the operational test shall only be certified by one of the entities listed in subsection (c) of this section.

(c) Five-Year Test and Certification of Water Flow and Operational Test.

(1) Private fire hydrants shall be tested and certified at least once every five (5) years for minimum water flow as prescribed in section 1316 of this article, as well as for operation as specified in subsection 1316(b) of this article. Certification shall be submitted to the enforcement agency and to the fire agency responsible for fire suppression in the park as required in section 1319 of this article.

(2) Parks existing prior to December 31, 2002, shall submit verification of their five-year test and certification for minimum water flow, beginning with the permit to operate renewal year 2008, after the initial water flow test has been completed.

(3) The five-year test and certification of the required water flow and the operational test shall be conducted during the 12 months prior to the renewal of each fifth year park permit to operate. The previous five-year renewal for the prior permit to operate must have complied with the required water flow standards set forth in section 1316 of this article.

(4) Testing for the required water flow shall be conducted in such a manner as to ensure there is no pollution of the storm drain system or any other water or drainage systems within, or serving, the park, and no damage to structures or improvements within or outside of the park.

(5) The test results reported on the designated form shall only be certified by one of the following:

(A) the fire agency responsible for fire suppression in the park,

(B) a local water [DELETE: ~~supplier~~] [ADD: <u>district</u>],

(C) a licensed C-16 Fire Protection Contractor, or

(D) a licensed Fire Protection Engineer.

(6) In order to certify the test results reported on the form, the fire agency responsible for fire suppression in the park, local water [DELETE: ~~supplier~~] [ADD: <u>district</u>], licensed C-16 fire protection contractor, or licensed Fire Protection Engineer shall witness the test. The fire agency responsible for fire suppression in the park, local water [DELETE: ~~supplier~~] [ADD: <u>district</u>], licensed C-16 fire protection contractor, or licensed Fire Protection Engineer, may also perform the test.

Note: Authority cited: Sections 18300, 18610, and 18691, Health and Safety Code. Reference: Section 18691, Health and Safety Code.

§ 1320. Application and Scope.

(a) The requirements of this article shall apply to the installation of MH-units and shall apply to all parts of the state within and outside of parks.

(b) Installation provisions that apply to manufactured homes and mobilehomes shall apply equally to multifamily manufactured home installations subject to California Health and Safety Code section 18008.7, this chapter and any other applicable laws or regulations.

(c) The requirements of this article also apply to any MH-unit reinstallation or any alteration, addition or changes to an original or prior MH-unit installation.

(d) These installation requirements do not apply to recreational vehicles or to MH-units set up for display on dealer sales lots. However, MH-units displayed as sales models in parks shall comply with the requirements of this chapter.

(e) An installation or reinstallation on a different lot pursuant to Health and Safety Code section 18613, shall include the following:

(1)(A) A tiedown system consisting of listed tiedown assemblies installed as required by section 1336.2 of this article, or

(B) An engineered tiedown system designed by an engineer or architect in compliance with section 1336.3 and installed according to the engineered plans and specifications; and

(2) If concrete piers or steel piers are used in the support system for the MH-unit, mechanical connection of the piers to the MH-unit and of the piers to their footing in compliance with the requirements of section 1334.1.

(f) Existing construction, connections, and installations of MH-units made before the effective date of the requirements of this chapter, may continue in use so long as they were in compliance with requirements in effect at the date of their installation and are not found to be substandard.

(g) Sections 1333 and 1333.5 of this article apply to commercial modulars installed on foundation systems and are applicable to all parts of the state both within and outside of parks.

[ADD: (h) At the discretion of the local jurisdiction, a commercial modular as defined in Health and Safety Code section 18001.8 that is built upon an attached chassis may be installed using the same support system requirements as an MH-unit.]

NOTE: Authority: Section 18300, 18551, 18613, and 18613.4, Health and Safety Code. Reference: Sections 18008.7, 18045.6, 18551, 18613, and 18613.4, Health and Safety Code.

§ 1333. Foundation Systems.

(a) Pursuant to Health and Safety Code section 18551, the requirements for MH-unit and commercial modular foundation systems are applicable throughout the state.

(b) The foundation system and the connection of [DELETE: ~~the~~] [ADD: a]MH-unit [DELETE: ~~or commercial modular~~] to the foundation system shall be designed to withstand the vertical and lateral forces due to dead load, roof and floor live loads, wind and seismic loads in accordance with the provisions of the California Residential Code and local soil conditions. The roof live load, wind and seismic loads as established for [DELETE: ~~permanent buildings~~] [ADD: dwellings] within specific local areas shall apply.

[ADD: (c) The foundation system and the connection of a commercial modular to the foundation system shall be designed to withstand the vertical and lateral forces due to dead load, roof and floor live loads, wind and seismic loads in accordance with the provisions of the California Building Code and local soil conditions. The roof live load, wind and seismic loads as established for permanent buildings within specific local areas shall apply.]

[ADD: (d)]The vertical and lateral load resisting elements shall be sized and located to resist the loads specified in the manufacturer's installation instructions. The manufacturer's installation instructions shall become a part of the foundation system plans. In the absence of the manufacturer's installation instructions, plans and specifications signed by an architect or engineer covering the installation of an individual MH-unit or commercial modular shall be provided to the enforcement agency.

[DELETE: ~~(d)~~] [ADD: (e)] The foundation system and the connection of the MH-unit or commercial modular to the foundation system shall be capable of withstanding the vertical and lateral loads shown in the manufacturer's

installation instructions, or plans and specifications signed by an architect or engineer, including locations where there are concentrated loads.

[DELETE: ~~(e)~~] [ADD: (f)] When an MH-unit or commercial modular is installed on a foundation system, a foundation system plan shall be provided to the enforcement agency. The manufacturer may provide a foundation system plan in its installation instructions, or a foundation system plan may accompany the installation instructions. Foundation systems may be approved by the enforcement agency or the department. Foundation systems approved by the department shall be accepted by every enforcement agency as approved for the purpose of obtaining a construction permit when the design loads and conditions are consistent for the locality. The department shall require that foundation system plans and supporting data be signed by an architect or engineer.

[ADD: (g) Local enforcement agencies shall not require the original signature or stamp of the architect or engineer on a foundation plan approved by the department.]

[DELETE: ~~(f)~~] [ADD: (h)] Foundations for cabanas, porches, and stairways which are accessory to MH-units on foundation systems and foundations for building components shall be subject to approval of the enforcement agency. Porches and stairways which are accessory to commercial modulars on a foundation system shall be subject to approval of the enforcement agency.

~~(~~[DELETE: ~~(g)~~] [ADD: (i)] When it is necessary for the department to approve plans or to make investigations of complaints relating to foundation system plans, fees shall be paid in accordance with section 1020.9 of article 1.

[DELETE: ~~(h)~~] [ADD: (j)] A standard plan approval may be obtained from the department for a plan for MH-unit or commercial modular foundation systems. The requirements for obtaining a standard plan approval are contained in section 1020.9 of article 1.

[DELETE: ~~(i)~~] [ADD: (k)] Multifamily manufactured homes consisting of three (3) or more dwelling units shall be installed on a foundation system pursuant to Health and Safety Code section 18551(a) or (b).

[ADD: (l) In flood hazard areas, foundation systems must be capable of resisting loads associated with flood and wind events or combined wind and flood events, and homes must be anchored to prevent floatation, collapse, or lateral movement.

(1) The foundation installation instructions must indicate whether:

(A) The foundation specifications have been designed for flood-resistant considerations, and, if so, the conditions of applicability for velocities, depths, or wave action; or

(B) The foundation is not designed to address flood loads..

(2) This subsection becomes operative July 1, 2013.]

NOTE: Authority cited: Sections 18300, Health and Safety Code. Reference: Sections 18551 and 18008.7, Health and Safety Code.

§ 1335.5. Load Bearing Support Systems[DELETE: ~~.~~] Without Manufacturer's Installation Instructions.

(a) MH-units manufactured prior to October 7, l973, or MH-units for which the manufacturer's installation instructions are unobtainable, shall be supported in accordance with this subsection or on a foundation system in accordance with section 18551 of the Health and Safety Code. MH-units installed in areas exceeding a thirty (30)-pound roof live load, or to different requirements than prescribed in this section, shall have support systems designed and approved by an architect or engineer. The MH-unit shall be supported as follows:

(1) Main chassis beam supports spaced not more than six (6) feet apart longitudinally, as determined from table 1335.5-1,

(2) Ridge beam support systems as determined from table 1335.5-2, and

(3) wall supports under each end of a side wall opening that is forty-eight (48) inches or more in width, and under the perimeter walls at eight (8) foot intervals with footing sizes not less than two hundred seventy-five (275) square inches.

TABLE 1335.5-1 MH-unit Section Widths	
Width of MH-unit Section	Footing Area
8 ft. wide	~~260~~ 175 sq. in.
10 ft. wide	~~324~~ 217 sq. in.
12 ft. wide	~~388~~ 259 sq. in.
14 ft. wide	~~452~~ 303 sq. in.
16 ft. wide	~~516~~ 346 sq. in.

TABLE 1335.5-2				
Span in feet Between Ridge Beam Locations	Unit Section Width			
	10 Foot	12 Foot	14 Foot	16 Foot
	LOAD IN POUNDS PER SQUARE FOOT			
Up to 5	1250	1500	1750	2000
6	1500	1800	2100	2400
7	1750	2100	2450	2800
8	2000	2400	2800	3200
9	2250	2700	3150	3600
10	2500	3000	3500	4000
11	2750	3300	3850	4400
12	3000	3600	4200	4800
13	3250	3900	4550	5200
14	3500	4200	4900	5600
15	3750	4500	5250	6000
16	4000	4800	5600	6400
17	4250	5100	5950	6800
18	4500	5400	6300	7200
19	4750	5700	6650	7600
20	5000	6000	7000	8000
21	5250	6300	7350	8400
22	5500	6600	7700	8800
23	5750	6900	8050	9200
24	6000	7200	8400	9600
25	6250	7500	8750	10000

(b) Multi-section homes manufactured prior to October 7, 1973 or multi-section homes for which the manufacturer's installation instructions are unobtainable, shall be interconnected as designed and approved by an architect or engineer or as follows:

(1) Floor connections shall be made with a three-eighths (3/8) inch diameter lag bolt or equivalent, of a length sufficient to ensure a tight connection as determined by the enforcement agency at the time of inspection. The lag bolts shall be installed twenty-four (24) inches on center. The lag bolts shall be staggered on alternating sides located where the multi-section floor lines meet.

(2) Roof connections shall be made with a three-eights (3/8) inch diameter lag bolt or equivalent, of length sufficient to ensure a tight connection as determined by the enforcement agency at the time of inspection. The lag bolts or equivalent shall be installed twenty-four (24) inches on center. The lag bolts shall be staggered on alternating sides where the multi-section rooflines meet.

(3) End wall connections shall be made with a number eight (8) screw or equivalent, of length sufficient to ensure a tight connection as determined by the enforcement agency at the time of inspection. The screws shall

be installed eighteen (18) inches on center. The screws shall be staggered on alternating sides where the multi-section end walls meet.

NOTE: Authority cited: Sections 18300 and 18613, Health and Safety Code. Reference: Section 18613, Health and Safety Code.

§ 1336.2. Installation Requirements for a Tiedown System Consisting of Listed Tiedown Assemblies.

The installation of a tiedown system consisting of listed tiedown assemblies shall comply with the requirements of this section.

(a) Unless otherwise specified in the MH-unit manufacturer's installation instructions, the number of tiedown assemblies that must be installed for each longitudinal side of an MH-unit shall be determined by dividing the wind load calculated as required in section 1336 by the working load of the listed tiedown assembly chosen for use.

(1) The quotient shall be rounded up to equal the number of listed tiedown assemblies required for each longitudinal side.

(2) [DELETE: ~~The working load of the listed tiedown assembly used in the calculations shall be for type 5 soil, also known as one thousand (1,000) pound soil, consisting of clay, sandy clay, silty clay and clayey silt, as classified in the California Building Code, Table 18-1-A.~~]

[ADD: The working load of the listed tiedown assembly used in the calculations, shall be calculated for one-thousand five-hundred (1,500)-psf soil, consisting of clay, sandy clay, silty clay and clayey silt, as classified in the California Residential Code, Table R401.4.1.]

(b) The number of tiedown assemblies required pursuant to subsection (a) may be reduced to no less than two (2) under the following circumstances:

(1) If the MH-unit's installation instructions provide for a reduction in the number of tiedown assemblies and for the subsequent, concentrated amount of resistance at specific points on the MH-unit ; and

(2) if engineered data is submitted to and approved by the enforcement agency which substantiates a different class of materials constituting the soil into which the anchor is to be inserted, as provided in the California Building Code, Table 18-1-A.

(c) No less than two (2) tiedown assemblies shall be installed at each end of each transportable section of the MH-unit. The working load of the tiedown assemblies installed at each end of an MH-unit shall be the same as the working load of the tiedown assemblies installed along each of the longitudinal sides of the MH-unit.

(d) It is the responsibility of the contractor/installer to determine the location of all underground utilities within the MH-unit's lot, such as gas, water, sewer, electrical or communications systems, and to avoid the location of all underground utilities when choosing the specific location for the insertion of each ground anchor. The location of each anchor shall not violate the clearance requirements from underground utilities adopted by the Public Utilities Commission in General Order 128, pursuant to section 768 of the Public Utilities Code.

(e) If the MH-unit manufacturer's installation instructions are available and provide for the installation of a tiedown system, listed tiedown assemblies shall be installed as follows:

(1) The number of tiedown assemblies and the manner of attachment and location of the attachment of the tiedown assemblies to the MH-unit shall be as required by the installation instructions provided by the manufacturer of the MH-unit and by subsection (c); and

(2) The listed tiedown assemblies shall be installed as required by their listing and by subsections (a)(2), (h) and (j).

(f) If the installation instructions provided by the MH-unit's manufacturer do not provide for the installation of a tiedown system or if the MH-unit manufacturer's installation instructions are not available, all tiedown assemblies shall be installed as required by their listing and by this section.

(g) The required tiedown assemblies shall be spaced as evenly as practicable along the length of each side and end of the MH-unit, with no more than two (2) feet of open-end spacing at any end of the MH-unit, measuring from the point of the attachment of the tie to the MH-unit.

(h) No portion of the tiedown assembly shall extend above the ground beyond the vertical plane of the side or end wall of the MH-unit.

(i) A tie shall be wrapped around a main structural frame member and shall not attach to a steel outrigger beam that fastens to and intersects a main structural frame member.

(j) After the tie is connected with the MH-unit and to the ground anchor, the tie shall be drawn tight to eliminate all slack.

NOTE: Authority: Sections 18300, 18613, and 18613.4, Health and Safety Code. Reference: Section 18613.4, Health and Safety Code.

[ADD: § 1336.4. Tiedown Anchors in Flood Hazard Areas.]

[ADD: (a) In flood hazard areas, foundation and support system anchoring must be capable of resisting loads associated with flood and wind events or combined wind and flood events, and homes must be anchored to prevent floatation, collapse, or lateral movement.

(b) The tiedown manufacturer's installation instructions must indicate whether:

(1) The tiedown specifications have been designed for flood-resistant considerations, and, if so, the conditions of applicability for velocities, depths, or wave action; or

(2) The tiedown specifications are not designed to address flood loads..

(c) This section becomes operative August 1, 2013.

NOTE: Authority: Sections 18300, 18613, and 18613.4, Health and Safety Code. Reference: Section 18613.4, Health and Safety Code.]

§ 1422. Application and Scope.

(a) Except as otherwise noted, the requirements of this article shall apply to the construction, use, maintenance, and occupancy of accessory buildings or structures and building components constructed or installed adjacent to units both within and outside of parks.

(b) Accessory buildings or structures or building components that are constructed and maintained in accordance with those statutes and regulations which were in effect on the date of original construction, are not subject to the requirements of subsequent regulations. An accessory building or structure or building component that is moved to a different location shall be subject to the permit to construct fee requirements of this chapter. Any alterations or additions must comply with the current provisions of this chapter.

[ADD: (c) The provisions of this chapter are not intended to prevent the owner of an accessory building or structure, or building component from reinstalling an accessory building or structure or building component when it is relocated. Structural plans and installation instructions, other than details of footings and foundations, are not required for reinstallation of an accessory building or structure, or building component which complied with the requirements of the regulations in effect at the time of original installation, provided the accessory building or structure, or building component:

(1) is structurally sound;

(2) does not present a hazard to the safety of the occupants and/or the public;

(3) meets the live load design requirements contained in article 9 of this chapter; and

(4) complies with the installation requirements contained in this chapter, except for the structural plans and installation instructions.]

[ADD: (d)] No accessory structure may be attached to or be supported by an MH-unit if the manufacturer's installation instructions prohibit attachment or transmission of loads to the unit or require freestanding structures.

[DELETE: ~~(d)~~] [ADD: (e)] When the manufacturer's installation instructions are not available, accessory structures with a roof live load greater than ten (10) psf shall be freestanding. An existing awning or carport, exceeding ten (10) psf that was previously supported by the unit, may be reinstalled at the time of MH-unit installation.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18254 and 18552, Health and Safety Code.

§ 1438. Mechanical Installations.

[ADD: (a)] Requirements for heating, ventilating, comfort cooling systems, and fireplaces constructed or installed in, or in conjunction with, accessory buildings or structures or building components are contained in the California Mechanical Code.

[ADD: (b) No cooking or heating equipment shall be installed in an awning enclosure.]

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18552, 18630, and 18690, Health and Safety Code.

§ 1462. Cabana-Cooking [ADD: and Fuel Burning Equipment] [DELETE: ~~Facilities~~].

[ADD: (a)] Cooking appliances or facilities shall not be installed or used in a cabana.

[ADD: (b) When a fuel burning water heater is enclosed in a cabana, the water heater shall comply with the requirements for installation in bedrooms and bathrooms contained in Chapter 5 of Title 24, Part 5, the California Plumbing Code and the requirements for seismic bracing.

(c) When a fuel burning furnace is enclosed in a cabana, the furnace shall comply with the requirement for the installation in bedrooms and bathrooms contained in Chapter 9 of Title 24, Part 6, the California Mechanical Code.]

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18552 and 18610, Health and Safety Code.

§ 1606. Substandard MH-unit.

Any MH-unit shall be deemed substandard and a nuisance when any of the following conditions exist that endanger the life, limb, health, property, safety, or welfare of the occupants or the public.

(a) Health hazards or inadequate sanitation that include, but not be limited to, the following:

(1) Lack of, inoperable, or defective water closet, lavatory, bathtub or shower.

(2) Lack of, inoperable, or defective kitchen sink.

(3) Lack of or inadequate hot and cold running water to plumbing fixtures. (4) Dampness of habitable rooms.

(5) Infestation of insects, vermin, or rodents.

(6) General dilapidation or improper maintenance.

(7) Lack of or defective connection of plumbing fixtures to a sewage disposal system.

(b) Structural hazards include, but are not limited to, the following:

(1) Deteriorated or inadequate foundation or stabilizing devices.

(2) Defective or deteriorated flooring or floor supports.

(3) Members of walls, partitions, or other vertical supports that split, lean, list, or buckle due to defective material or deterioration.

(4) Members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split, or buckle due to defective material or deterioration.

(5) Lack of adequate or defective ventilation.

(6) Lack of adequate room and space dimensions.

(c) Nuisance as defined in section 1002.

(d) Electrical hazards include, but are not limited to, the following:

(1) All electrical wiring that did not conform with all applicable laws and regulations in effect at the time of its installation, has not been maintained in good and safe condition, or is not being used in a safe manner.

(2) Electrical conductors which are not protected by overcurrent protective devices designed to open the circuit when the current exceeds the ampacity of the conductor.

(3) Electrical conductors which do not have ampacity at least equal to the rating of outlet devices or equipment supplied.

(4) Electrical conductors which are not protected from physical damage.

(5) Metallic boxes, fittings, or equipment in an electrical wiring system which are not grounded to prevent shock.

(6) Lack of, inoperable or defective electrical lighting.

(e) Plumbing hazards include, but are not limited to, the following:

(1) Plumbing that did not conform with all applicable laws and regulations in effect at the time of its installation, has not been maintained in good or safe condition, or has cross-connections and siphonage between fixtures.

(2) Lack of effective traps providing a water seal for each plumbing fixture.

(3) Lack of effective venting of plumbing drain piping.

(4) Broken, unsanitary or leaking plumbing pipe or fixtures.

(5) Any fixture, fitting, device or connection installed in such a manner as to permit contamination of the potable water supply.

(f) Hazardous mechanical equipment shall include, but not be limited to, the following:

(1) Mechanical equipment, including all heating equipment and its vent, that did not conform with all applicable laws and regulations in effect at the time of its installation or which has not been maintained in good and safe condition, or is not being used in a safe manner.

(2) Unvented fuel burning heating appliances unless their use is permitted by all applicable laws and regulations.

(3) Heating or fuel burning equipment, including its vent, without adequate clearance from combustible material.

(4) Unsupported, loose, or leaking fuel supply piping.

(5) Lack of, inoperable, or defective heating.

(g) Faulty weather protection shall include, but not be limited to deteriorated or ineffective waterproofing of exterior walls, roof, or floors, including broken windows or doors.

(h) Any MH-unit or portion thereof, device, apparatus, equipment, or combustible material which is in such a condition as to cause a fire or explosion or provide a ready fuel to augment the spread and intensity of fire or explosion arising from any cause.

(i) Materials or construction not allowed or approved by this chapter or which have not been adequately maintained in good and safe condition.

(j) Those premises on which an accumulation of weeds, vegetation, rubbish, dead organic matter, debris, garbage, offal, rat harborages, stagnant water, combustible materials, and similar materials or conditions constitute fire, health, or safety hazards.

(k) All MH-units or portions thereof not provided with adequate exit facilities as required by this chapter except those MH-units or portions thereof whose exit facilities conformed with all applicable laws at the time of their construction, and those facilities which have not been adequately maintained.

[ADD: <u>(l) Any MH-unit containing fossil-fuel burning appliances or an attached garage that is not supplied with an operational carbon monoxide alarm.</u>]

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18402, 18404, 18550, 18605, and 18610, Health and Safety Code.

§ 1750. Application and Scope.

(a) The provisions of this article apply to the procedures available to a cited person, as defined by section 1002 of this chapter, who has received a notice of a violation ordering abatement or correction of a violation of this chapter, the Health and Safety Code, or any other applicable provision of law, issued by the enforcement agency.

(b) [ADD: <u>A request for an informal conference or hearing will not extend the time for correction of immediate risks to life, health, or safety.</u>]

[ADD: <u>(c)</u>] None of the procedures for the appeal and subsequent hearing process extends the time allowed for the correction of violations noted in the original notice of violation or notice of abatement noted in subsequent notices of violation issued to the same person or about the same situation unless:

(1) the final date of compliance occurs before the later of either the date of the informal conference or the date of the written determination of the enforcement agency;

(2) the final date of compliance occurs before the later of either the date of the hearing or the date of the hearing officer's final order;

(3) an extension of time allowed for the correction of violations is contained in the written determination provided by the enforcement agency pursuant to subsection 1754(b); or

(4) an extension of the time allowed for the correction of violations is contained in the final decision issued by an enforcement agency pursuant to subsection 1757(d).

NOTE: Authority cited: Sections 18300, 18421, and 18605, Health and Safety Code. Reference: Sections 18402, 18403, 18420, and 18421, Health and Safety Code.

§ 2002 Definitions.

(c) –C-

(1) Cabana. A freestanding accessory building or structure, or building component of a unit, located immediately adjacent to and intended to increase the [DELETE: ~~living~~] [ADD: usable] area of that unit, which is a portable, demountable, or permanent room enclosure or other building [ADD: generally] erected or constructed for habitation. [ADD: A cabana may include closets, pantries, bath or toilet rooms, service rooms, connecting corridors, laundries, storage spaces, utility rooms, and similar spaces.] [DELETE: ~~A~~] [ADD: The total floor area of a] cabana [ADD: (s) on a lot] shall not exceed the [DELETE: ~~size~~] [ADD: total floor] of the unit to which it is an accessory.

(d) -D-

(1) Department. The Department of Housing and Community Development.

(2) Dependent Unit. A unit not equipped with a toilet and sewage disposal system. [ADD: All camping cabins and tents are dependent units.]

(3) Drain Connector. The extension, from [DELETE: ~~the~~] [ADD: a] unit [DELETE: ~~'s~~] or accessory building~~'s~~ or structure~~'s~~ drain outlet, to the lot [DELETE: ~~'s~~] drain inlet.

(4) Drain Outlet. The discharge end of a unit~~'s~~ or accessory building[DELETE: ~~'s~~] or structure's, sewage drainage system.

[ADD: (5) Dry Camp. A camping area where a supply of potable water is unavailable within the camping area.]

(s) –S-

(1) Sanitation Station, Recreational Vehicle. A plumbing receptor designed to receive the discharge of sewage holding tanks of self-contained recreational vehicles and which is equipped with a water hose connection for washing the receptor.

(2) Sewage Drain Lateral. That portion of the park sewage system that extends to an individual lot drain inlet.

(3) Sewage Drainage System. All the piping within or attached to the unit or accessory building or structure that conveys sewage or other liquid wastes to the drain outlet.

(4) Sewer, Park. That part of the park sewage drainage system beginning at the lot drain inlet or from a point two (2) feet downstream from a permanent building drain connection and terminating at the public sewer or private sewer disposal system.

(5) Shall. "Shall" means required, and includes "must" and "will".

(6) Signed. When required by this chapter to verify a permit, plans, or other document, means use of an original or “wet” stamp or signature, or both, of the architect, engineer, or other person verifying the plan, permit, or other document. When such verification is not required by this chapter, an enforcement agency shall not require an original or “wet” stamp or signature, or both.

(7) Skirting. Material used to enclose or partially enclose the area under a unit or accessory building or structure.

(8) Standard Plan Approval (SPA). A plan approved by the department for an accessory building or structure, an engineered tiedown system, or a foundation system, to be installed or constructed on a repetitive basis, for the purpose of obtaining a construction permit through an enforcement agency.

(9) Stairway. A step or any configuration of steps or risers where the run (length) of an individual tread or step does not exceed thirty (30) inches, and which is designed to enable passage from one elevation to another.

(10) Steel Pier. A steel support that incorporates into its structure an adjustable means of raising and leveling the unit or accessory building or structure that the pier supports.

(11) Storage Building. An accessory building that may exceed ten (10) feet in height or one hundred twenty (120) square feet of gross floor area located on a lot, designed and used solely for storage of the personal

equipment and possessions of the unit's occupants. The construction of a storage building shall comply with the California Building Standards Code, and a permit to construct is required from the enforcement agency.

(12) Storage Cabinet. An accessory structure, not exceeding ten (10) feet in height or one hundred twenty (120) square feet of gross floor area, located on a lot, designed and used solely for the use and storage of the personal equipment and possessions of the unit's occupants.

(13) Support. The entire pier and footing assembly, used to transfer the loads of a unit, accessory building or structure, or building component to the ground.

(14) Support System. A system of supports, which sustains the vertical loads of a unit, accessory building or structure, or building component. A support system does not include a foundation system.

[ADD: (15) Surcharge, Surcharge Load. A surcharge is a vertical load imposed on retained soil that may impose a lateral force in addition to the lateral earth pressure of the retained soil.]

NOTE: Authority: Section 18865, 18865.05, 18865.3 and 18873, Health and Safety Code. References: Sections 18007, 18008, 18008.5, 18008.7, 18009.3, 18010, 18013.4, 18861, 18862, 18862.15, 18862.33, 18862.35, 18865.3.,18866.3, 18866.3, 18866.4, 18867, 18868, 18870.14 18871.4, 18872, 18872.2, 18873, 18873.1, 18873.2, 18873.3, 18873.4, 18873.5, and 18909, Health and Safety Code.

§ 2018. Permits Required.

(a) No person shall erect, construct, reconstruct, install, replace, relocate or alter any building, structure, camping cabin, accessory building or structure, or building component; any electrical, mechanical, or plumbing equipment; any fuel gas equipment and installations, or fire protection equipment; or installations of, or within, a park, or a lot, or perform any non-load bearing grading or area fill with a depth of one (1) foot or greater, unless exempted from obtaining a grading permit pursuant to Appendix J of the California Building Code, without first obtaining a written construction permit from the enforcement agency.

(b) No person shall create or change a lot line within a park without first obtaining a permit from the enforcement agency pursuant to the requirements of section 2105 of this chapter.

(c) Any person issued a notice indicating violations pursuant to this section shall obtain the required permit from the enforcement agency and provide the appropriate fees as prescribed in this article.

(d) The enforcement agency shall not require a permit to construct for the following work, when the construction is performed in a workmanlike manner, does not present a hazard, and otherwise complies with the requirements of this chapter:

(1) Minor maintenance and repair including replacement of existing utility metering devices.

(2) The installation of a storage cabinet on a lot.

(3) Construction or installation of a stairway having a landing twelve (12) square feet or less.

(4) A landing not more than twelve (12) square feet in area.

(5) Construction or installation of removable insect screening, flexible plastic or canvas type material used as an awning or as awning or carport enclosures.

(6) Construction or installation of a retaining wall less than four (4) feet in height measured from the bottom of the footing to the top of the wall [ADD: , unless it is supporting a surcharge load.]

(7) Construction or installation of a patio, as defined in section 2002(p)(3).

(8) Fences not over six (6) feet high.

[ADD: (9) Canvas or cloth awnings provided they meet the setback and separation requirements of section 2428 of this Chapter.]

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18870, 18870.8, 18872 and 18872.1, Health and Safety Code.

§ 2020.9. Application and Fee Requirements for Standard Plan Approvals.

(a) A standard plan approval is available from the department for a plan for an accessory structure constructed and installed pursuant to this article and Article 9 of this chapter

(b) In order to obtain a standard plan approval, the applicant shall submit to the department the following items:

(1) A completed application for standard plan approval on the form, as defined in Section 2002 of this chapter, designated by the department.

(2) Three (3) copies of the plans, specifications, and/or installation instructions, if applicable, and two (2) copies of the design calculations, when required, to substantiate the design. Specifications shall be shown on the plan. Design calculations shall be submitted separately from the plan sheet.

(3) An application fee of two hundred three dollars ($203) for each plan.

(4) Plan check fee. Two hundred three dollars ($203) provided the plan check does not exceed one hour. When the plan check exceeds one hour the following fees shall apply:

(A) Second and subsequent whole hours: ninety-two dollars ($92).

(B) Each thirty (30) minutes, or fractional part thereof: forty-six dollars ($46).

(5) Additional plan check fees shall be due and payable prior to the issuance of a plan approval or a revised plan approval, if more than one (1) hour is required to conduct the plan check.

(6) When plans and specifications fail to comply with the requirements of this chapter, the enforcement agency shall notify the applicant in writing, stating in what respects the plans do not comply. The applicant shall correct the plans and/or specifications and resubmit them to the enforcement agency or withdraw them from consideration, forfeiting all submitted fees.

(7) An Identification Label of Approval shall be provided for each accessory building or structure to be manufactured under the standard plan approval, and each accessory building or structure shall have an approved identification label of approval attached in a visible location.

(8) The actual identification label shall be submitted to the department for approval with the application for a standard plan approval prior to issuance of the approval. The approved identification label of approval shall:

(A) be not less in size than three (3) inches by one and one-half (1½) inches;

(B) contain the following information, as applicable;

ACCESSORY BUILDING OR STRUCTURE

1. Name of Manufacturer

2. Standard Plan Approval No._____

3. Designed for:

____lbs. per square foot roof live load

____lbs. per square foot horizontal wind load

____lbs. per square foot snow load

____lbs. per square foot floor live load

____lbs. per square foot wind uplift load

4. Structure (may) (may not) be enclosed.

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(C) be provided by the manufacturer and be permanently imprinted with the information required by this section;

(9) The identification label of approval shall be either Type I, II, or III as specified in this section, each capable of a ten year life expectancy when exposed to ordinary outdoor environments. Letters and numbers

shall be bold Gothic or similar style, varied for emphasis, as large as space permits, with the minimum size being 5/64 inch. Wording shall be easily read and concise. Where permanent type adhesives are used on Type I, II, or III plates, adhesives shall have a minimum thickness of .004 inches and the plates shall be affixed to a relatively smooth surface.

(A) Type I. Rigid metal plates affixed by screws, rivets, or permanent type adhesives.

Minimum size: one and one-half (1 1/2) inches by three (3) inches by .020 inches thick net dimensions (inside fastener heads).

Material: Aluminum, brass or stainless steel etched, stamped, engraved, or embossed to 0.015-inch minimum depth differential, color anodized or enamel filled.

(B) Type II. Flexible metal plates affixed by permanent adhesives, either pressure sensitive acrylics or solvent activated resins.

Minimum Size: .005 inch by one and one-half (1 1/2) inches by three (3) inches.

Material: Aluminum foil etched or stamped to .001 inches minimum depth differential with color anodized background.

(C) Type III. Metallized Mylar (polyester), surface bonded.

Minimum Size: .003 inches by one and one-half (1½) inches by three (3) inches.

Material: Aluminum/vinyl surface bonded (to be used for nameplates where variable information is required by embossing, which can be done with a conventional typewriter).

Minimum Size: .006 inches by one and one-half (1½) inches by three (3) inches.

(c) Plans submitted to the department shall be on sheets of paper no smaller than eight and one-half (8 ½) inches by eleven (11) inches, and no larger than thirty (30) inches by forty-two (42) inches.

(1) Plans shall indicate the details of connections, dimensions, footings, foundations, general notes and method of installation necessary for the design and construction of the system.

(2) A plan shall indicate only one model or type of system.

(3) Each plan sheet shall provide a space not less than three (3) inches by three (3) inches for the department's standard plan approval stamp and number.

(4) When the design of the system requires an engineering analysis of structural parts and methods of construction, such as required for an engineered tiedown system or engineered accessory building or structure, the plans, specifications, and calculations shall be signed by an architect or engineer.

(5) Each plan shall be identified by a model number.

(d) If an application or plans are incomplete or do not conform to this chapter, the applicant shall be notified in writing within ten (10) working days of the date they are received by the department. The applicant shall resubmit a corrected application or plans within ninety (90) days of the notice, or within ninety (90) days of any subsequent notification relating to a resubmittal, along with the fees required by Section 2020.9 of this section.

(e) Should the applicant cancel the application for the standard plan approval prior to obtaining department approval, all fees submitted will be retained by the department for services rendered.

(f) A standard plan approval shall expire twenty-four (24) months from the date of the department's approval as designated on the department's stamp of approval placed on the plans.

(g) A standard plan approval may be renewed on or before the expiration date by submitting an application, together with three (3) copies of the plan as required by subsections (b) (1) and (2), and a renewal fee of (two hundred three dollars ($203).

(1) Renewal of a standard plan approval is permitted only when the plan submitted is identical to the plan on file with the department.

(2) Each plan submitted for renewal shall provide a space not less than three (3) inches by three (3) inches for the department's standard plan approval stamp and number.

(3) When a standard plan approval is renewed, the department-issued number shall remain the same.

(h) An application for approval of revisions to a standard plan approval, which does not change the structural system or method of the system's construction, and is submitted prior to the approval's expiration date, shall be submitted with the following documentation:

(1) three (3) copies of the revised plan and specifications;

(2) two (2) copies of the revised design calculations, as required by subsection (b) (2); and (3) the plan check fee, for the first hour, for each plan.

(i) An applicant with a revised standard plan approval shall submit the following to the department:

(1) an application for a standard plan approval as specified in subsection (b) (1) above;

(2) copies as specified in subsections (h) (1) and (2) above; and

(3) a resubmission fee, as specified in Section 2020.9 above, for each plan.

(j) A revised plan submitted pursuant to Section 2020.9 above, shall be processed as provided by subsection (h) or subsection (i), depending upon whether or not the changes to the plan are substantive. A plan submitted after the final expiration shall be processed as a new application with appropriate fees assessed.

(k) When amendment of applicable laws or the department's regulations requires changes to an approved plan, the department shall:

(1) notify the applicant of the changes, and

(2) allow the applicant one hundred eighty (180) days from the date of notification to submit a revised plan for approval or until the expiration date of the standard plan approval, whichever occurs first.

(l) Written approval shall be evidenced by the department's stamp of approval on the plans. The stamp of approval shall include a unique department-issued standard plan approval identification number for each approved plan, specification, or installation instruction.

(m) Standard plan approval for each accessory building or structure, foundation system, or engineered tiedown system is contingent upon compliance with the requirements of this article. The department may conduct inspections to determine compliance with an approved plan. Violation of any of the provisions of this article or variations from an approved plan shall be cause for cancellation of the standard plan approval.

(n) Reproductions of an approved plan bearing a department-issued standard plan approval for the purpose of obtaining a permit to construct a foundation system or accessory building or structure shall be clear and legible.

(o) When an applicant who has obtained a standard plan approval, discontinues the business, has notified the department, or the department makes that determination, the standard plan approval shall be canceled.

(p) The department shall be notified of any change in the name of an applicant or change in name or ownership of an applicant's business. The department may grant a standard plan approval to the new owner, if the new owner provides a written certification that the accessory building or structure foundation system or engineered tiedown system will be constructed in accordance with the existing standard plan approval and submits the completed form designated by the department, together with a ten dollar ($10) fee. The certification, application, and fee shall be submitted for each plan with a separate standard plan approval.

(q) An applicant shall notify the department, in writing, within ten days of any change to their address. The notification shall be accompanied with a ten dollar ($10) change of address fee.

(r) Plans with a standard plan approval from the department shall be accepted by the enforcement agency as approved for the purpose of obtaining a construction permit if when the design loads and allowable soil conditions specified in the plans are consistent with the requirements for the locality. Local enforcement agencies shall not require the original signature [ADD: or stamp] of the architect or engineer on [DELETE: ~~the~~] [ADD: a] standard plan [DELETE: ~~approval~~] [ADD: approved by the department.]

NOTE: Authority cited: Sections 18865, 18870.2 and 18870.3, Health and Safety Code. Reference: Sections 18870.3, 18871.2 and 18871.3, Health and Safety Code.

§ 2034. Plans [ADD: - General].

(a) Three (3) complete sets of plans and specifications shall be submitted for all work to be performed, if required by the enforcement agency.

(b) Plans and specifications submitted to the enforcement agency shall be of sufficient clarity to indicate the nature and extent of all work proposed and show in detail that the work will conform to the provisions of this chapter.

(c) When the design of the system requires an engineering analysis of structural parts, or methods of construction, the plans, specifications, and calculations shall be signed by an architect or engineer. [ADD: At the time of submission, the engineer's stamp of approval must be current.]

(d) Any deviation from the approved plans and specifications shall be approved by the designer, engineer, or architect and shall be submitted to the enforcement agency for approval.

(e) The enforcement agency may waive the requirement for plans and/or specifications when the proposed work is of a minor nature.

(f) Complete plans, specifications, calculations, and supporting data shall be submitted where the work proposed is not in conformity with or deviates from the provisions of this chapter.

[DELETE: ~~(g) Electrical plans shall include a single line diagram of the electrical equipment to be installed, altered or changed. Complete load calculations of the electrical system shall be provided with plans.~~

~~(h) Complete engineering plans, specifications, calculations and supporting data, signed by an electrical engineer, shall be submitted when the park's electrical main service or any of the electrical wiring system exceeds the voltage of the secondary system.~~

~~(i) Any person applying for a permit to install additional electrical equipment in a park shall submit the following information with the application for a permit to construct:~~

~~(1) The size of the feeder circuit and overcurrent protection of that feeder circuit; and~~

~~(2) The number of lots and the load of any other electrical equipment supplied by the feeder circuit.~~]

[DELETE: ~~(j)~~] [ADD: (g)] An approved set of plans and specifications and a copy of the permit to construct shall be kept on the job site until the enforcement agency has made a final inspection.

[DELETE: ~~(k) The provisions of this chapter are not intended to prevent the owner of an accessory structure from reinstalling the accessory structure when the unit is relocated. Structural plans, other than details of footings and foundations, are not required for reinstallation of an accessory structure which complied with the requirements of the regulations in effect at the time of original installation, provided the accessory structure:~~

~~(1) is structurally sound;~~

~~(2) does not present a hazard to the safety of the occupants and/or the public;~~

~~(3) meets the live load design requirements contained in article 9 of this chapter; and~~

~~(4) complies with all other installation requirements contained in this chapter.~~]

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18865 and 18870.1, Health and Safety Code.

§ 2038. Extension of Permit to Construct.

(a) [DELETE: ~~An extension of a permit to construct may be granted provided work has commenced. No extension shall be granted where work has not been started prior to the expiration of the initial permit to construct. Each extension shall be limited to six (6) months. No permit to construct or reconstruct shall be extended more than two (2) years from the date of issuance of the initial permit to construct.~~]

[ADD: A permit to construct may be extended up to three (3) times during the life of a construction project. Each extension shall be limited to six (6) months. Only one extension of a permit to construct shall be granted if work described in the permit has not commenced. No permit to construct shall be extended more than two years from the date of issuance of the initial permit to construct.]

(b) Where a permit to construct has expired, all work shall cease until a valid permit to construct has been issued by the enforcement agency. A re application need not be accompanied by plans and specifications or installation instructions where:

(1) construction is to be completed in accordance with plans filed with the initial permit to construct; and

(2) the approved plans are made available to the enforcement agency during the construction ; and

(3) plans were approved less than two (2) years prior to the request for extension.

(c) Fees paid for a permit to construct shall be forfeited to the enforcement agency if the applicant does not start construction within six (6) months of the date of issuance of the permit, or upon expiration of the permit where work has commenced and no extension has been granted pursuant to subsection (a).

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Section 18870.10, Health and Safety Code.

§ 2048. Inspections.

(a) The person to whom a construction permit is issued[DELETE: ~~,~~] shall request [ADD: the] inspection [ADD: and all necessary re-inspections of that permitted construction project.]

[ADD: (b) Scheduled progress inspections are required for the following:]

(1) any underground or enclosed work prior to covering;

(2) permanent buildings; and

(3) accessory buildings or structures, or building components.

[DELETE: ~~(b)~~][ADD: (c)] The required [ADD: progress] inspections shall occur at the following stages of construction, when applicable:

(1) Form inspection: When trenching is completed and forms have been set for the foundation, including all plumbing, mechanical, and electrical installations which may be concealed beneath the foundation or slab.

(2) Frame inspection: When all structural framing is completed, including all electrical, mechanical, and plumbing installations which are to be enclosed within the walls.

(3) Lath and/or wallboard inspection: When all lathing and/or wallboard interior and exterior is completed, but before any plaster is applied or before wallboard joints and fasteners are taped and finished.

(4) Final inspection: When the permanent building, accessory building or structure, or building component, is completed.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18871.3, 18872, 18873.3, and 18873.4, Health and Safety Code.

§ 2102. Responsibility.

(a) The owner, operator, or the designated agent for the park shall be responsible for the safe operation and maintenance of all common areas, park-owned electrical, gas, and plumbing equipment and their installations, and all park-owned permanent buildings or structures, within the park. [ADD: When not owned by the serving utility, the park is responsible for lot services to include the gas riser, water riser, lot drain inlet and the electrical pedestal. The unit owner is responsible for the connections to those utilities.]

(b) The owner of a unit, [ADD: its appurtenances, an] accessory building or structure, or building component shall be responsible for the use and maintenance of the unit, [ADD: its appurtenance,] accessory building or structure, or building component and [DELETE: ~~its~~] utility connections up to the lot services in compliance with the requirements of this chapter.

(c) Any person obtaining a permit to construct shall be responsible for the construction or installation in accordance with the requirements of this chapter.

(d) The operator of a park shall not permit a unit, accessory building or structure, building component, or any park utility to be constructed, installed, used, or maintained in the park unless constructed, installed, used, and maintained in accordance with the requirements of this chapter.

(e) Procedures related to notice of violation and responsibilities to abate violations are set forth in article 10, commencing with section 2600 of this chapter.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18866.2, 18866.3 and 18871.8, Health and Safety Code.

§ 2112. Required Toilet and Shower Facilities.

Toilets, showers, and lavatories shall be provided as follows:

(a) In parks constructed and operated exclusively for dependent units, at least one toilet, one shower, and one lavatory for each gender for each fifteen (15) dependent unit lots shall be provided.

(b) In parks constructed after July 7, 2004, containing dependent lots or allowing dependent units, at least 1 toilet, shower, and lavatory, for each gender, for each twenty-five (25) lots shall be provided, or fractional part thereof.

(c) In parks constructed on or before July 7, 2004, containing dependent lots or allowing dependent units, the following minimum ratio of toilets, showers, and lavatories for each gender shall be maintained:

Lots	Toilets	Showers	Lavatories
1-25	1	1	1
26-70	2	2	2

One additional toilet shall be provided for each gender, for each one hundred (100) additional lots, or fractional part thereof in excess of seventy (70) lots.

(1) Independent, individually enclosed, lockable facilities containing one (1) toilet and lavatory, or shower, may be designated as unisex on an equal one (1) to one (1) ratio to gender-designated facilities, as described in this section, provided the number of gender designated facilities remain equal.

(2) Sufficient toilets shall be reserved for the exclusive use of the occupants of the lots in the park.

(3) Toilets, lavatories, and showers shall be within five hundred (500) feet of all dependent unit lots or lots not provided with a lot water service outlet and a three (3) inch lot drain inlet.

(4) Toilet, lavatory and shower facilities shall be separated and distinctly marked as either men or women, or unisex.

(5) Showers shall be provided with hot and cold running water. Each shower shall be contained within a separate compartment. Each shower compartment shall be provided with a dressing area of not less than six square feet of floor area that shall have hooks for hanging clothing and a bench or chair for use by the occupant.

(6) Toilets shall be installed in separate compartments.

(7) Toilet and shower facilities are not required in tent [ADD: and dry] camps but, if installed, shall comply with this section. Sanitary facilities that do not comply with this section, such as chemical toilets, may be installed if approved by the local health department.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18873, 18873.1, and 18873.2, Health and Safety Code.

[ADD: § 2142. Design and Plan Requirements - Electrical.]

[ADD: (a) Electrical plans shall include a single line diagram of the electrical equipment to be installed, altered or changed. Complete load calculations of the electrical system shall be provided with plans.

(b) Complete engineering plans, specifications, calculations and supporting data, stamped and signed by an electrical engineer, shall be submitted when the park's electrical main service or any of the electrical wiring system exceeds the voltage of the secondary system.

(c) Any person applying for a permit to install additional electrical equipment in a park shall submit the following information with the application for a permit to construct:

(1) The size of the feeder circuit and overcurrent protection of that feeder circuit; and

(2) The number of lots and the load of any other electrical equipment supplied by the feeder circuit.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18870.1 and 18873.3, Health and Safety Code.]

§ 2317. Private Fire Hydrant Test and Certification.

(a) Verification of Private Fire Hydrant Test and Certification. The Private Fire Hydrant Test and Certification Report, a form defined in section 2002 of this chapter, shall be used to verify that private fire hydrants have been tested and certified for operation and water flow. All park operators shall submit the form, including parks that qualify for testing exceptions, to the enforcement agency for the park.

(b) Annual Test and Certification of Operation. Private fire hydrants shall be tested annually in order to determine that they are operational as specified in subsection 2316(b) of this article. Verification shall be submitted to the enforcement agency and to the fire agency responsible for fire suppression in the park, as required in section 2319 of this article. The annual hydrant operational test may be performed and verified by a

park operator for the years between the five-year water flow tests. However, the five-year test and certification of water flow and the operational test performed at that time shall not be certified by the park operator. The five-year test and certification of water flow and the operational test shall only be certified by one of the entities listed in subsection (c) of this section.

(c) Five-Year Test and Certification of Water Flow and Operational Test.

(1) Private fire hydrants shall be tested and certified at least once every five (5) years for minimum water flow as prescribed in section 2316 of this article, as well as for operation as specified in subsection 1316(b) of this article. Certification shall be submitted to the enforcement agency and to the fire agency responsible for fire suppression in the park as required in section 2319 of this article.

(2) Parks existing prior to December 31, 2002, shall submit verification of their five-year test and certification for minimum water flow, beginning with the permit to operate renewal year 2008, after the initial water flow test has been completed.

(3) The five-year test and certification of the required water flow and the operational test shall be conducted during the 12 months prior to the renewal of each fifth year park permit to operate. The previous five-year renewal for the prior permit to operate must have complied with the required water flow standards set forth in section 2316 of this article.

(4) Testing for the required water flow shall be conducted in such a manner as to ensure there is no pollution of the storm drain system or any other water or drainage systems within, or serving, the park, and no damage to structures or improvements within or outside of the park.

(5) The test results reported on the designated form shall only be certified by one of the following:

(A) the fire agency responsible for fire suppression in the park,

(B) a local water [DELETE: ~~supplier~~] [ADD: <u>district</u>],

(C) a licensed C-16 Fire Protection Contractor, or

(D) a licensed Fire Protection Engineer.

(6) In order to certify the test results reported on the form, the fire agency responsible for fire suppression in the park, local water [DELETE: ~~supplier~~] [ADD: <u>district</u>], licensed C-16 fire protection contractor, or licensed Fire Protection Engineer shall witness the test. The fire agency responsible for fire suppression in the park, local water [DELETE: ~~supplier~~] [ADD: <u>district</u>], licensed C-16 fire protection contractor, or licensed Fire Protection Engineer, may also perform the test.

NOTE: Authority cited: Sections 18865, 18865.05, 18872, and 18873.5, Health and Safety Code. Reference: Section 18873.5, Health and Safety Code.

§ 2327. Camping Cabins.

(a) Camping cabin design, construction and installation shall comply with the requirements specified in sections 18862.5 and 18871.11 of the Health and Safety Code.

(b) Camping cabins shall meet the roof live load requirements for accessory structures in accordance with section 2433 of this chapter.

(c) All sleeping rooms shall have smoke alarms installed in accordance with [DELETE: ~~Section 907.2.10.1.1 of~~] the California Building Code. Alarms may be battery powered only when electrical service is not supplied to the cabin.

(d) Camping cabins shall not exceed four hundred (400) square feet as measured by the camping cabin's footprint, to include built-in porches or stairways contained within the original cabin footprint.

(e) When a camping cabin is required to meet accessibility requirements, it shall comply with the requirements specified in Chapter 11B of the California Building Code [DELETE: ~~for parking, path of travel and access up to the camping cabin~~.]

(f) A camping cabin shall be readily relocatable.

(g) Accessory structures for camping cabins shall comply with provisions of section 2422 of this chapter.

(h) Fuel burning heating or cooking appliances shall not be operated in a camping cabin.
(i) No plumbing of any kind shall be installed in a camping cabin.
(j) Camping cabins installed in a State Responsibility Area Fire Hazard Severity Zone or a local Very-High Fire Hazard Severity Zone as indicated on the California Department of Forestry and Fire Protection's Fire Hazard Severity Zone Maps shall comply with the materials, systems, and methods of construction as defined in the California Building Code, Title 24, Part 2, Chapter 7A.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18862.5, 18871.11, and 18873.5 Health and Safety Code.

§ 2328. Utility Facilities.
[ADD: (a)] When utilities are supplied to a lot or site in a park, all connections to those utilities shall comply with the requirements of this chapter.
[ADD: (b) When utilities are shared between two adjacent lots, the units on those lots must maintain the minimum setback and separation distances described in section 2330 of this chapter.]

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18872, 18873.1, 18873.3 and 18873.4, Health and Safety Code.

§ 2422. Application and Scope.
(a) Except as otherwise noted, the requirements of this article shall apply to the construction, use, maintenance, and occupancy of accessory buildings or structures and building components constructed or installed adjacent to units both within and outside of parks.
(b) Accessory buildings or structures, or building components that are constructed and maintained in accordance with those statutes and regulations which were in effect on the date of original construction, are not subject to the requirements of subsequent regulations. An accessory building or structure or building component that is moved to a different location shall be subject to the permit to construct fee requirements of this chapter. Any alterations or additions must comply with the current provisions of this chapter.
(c) [ADD: The provisions of this chapter are not intended to prevent the owner of an accessory building or structure, or building component from reinstalling an accessory building or structure or building component when it is relocated. Structural plans and installation instructions, other than details of footings and foundations, are not required for reinstallation of an accessory building or structure, or building component which complied with the requirements of the regulations in effect at the time of original installation, provided the accessory building or structure, or building component:
(1) is structurally sound;
(2) does not present a hazard to the safety of the occupants and/or the public;
(3) meets the live load design requirements contained in article 9 of this chapter; and
(4) complies with the other installation requirements contained in this chapter, except for the structural plans and installation instructions.]
[DELETE: ~~(c)~~] [ADD: (d)] Accessory structures, excluding those not requiring a permit to construct as set forth in section 2018 of this chapter, shall not be attached to, be supported by, or transmit any loads to, a recreational vehicle.
[DELETE: ~~(d)~~] [ADD: (e)] Accessory buildings and structures or building components, installed on a MH-unit lot in a special occupancy park, shall comply with the exiting requirements in section 1429 of chapter 2.
[DELETE: ~~(e)~~] [ADD: (f)] Stairways and ramps required for ingress and egress for camping cabins shall be freestanding and are the only accessory structures permitted on a lot with a camping cabin.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18863.4 and 18871.3, Health and Safety Code.

§ 2438 Mechanical Installations.
[DELETE: ~~Fuel burning appliances or equipment shall not be constructed, used, or installed in, or in conjunction with, an accessory building or structure.~~]

[ADD: (a) Requirements for heating, ventilating, comfort cooling systems, and fireplaces constructed or installed in, or in conjunction with, accessory buildings or structures or building components are contained in the California Mechanical Code.

(b) No cooking or heating equipment shall be installed in an awning enclosure.

(c) Outdoor cooking appliances and equipment are permitted under an open, freestanding awning.]

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18871.3, 18873.1, and 18873.4, Health and Safety Code.

§ 2496. Exterior Doorways.

(a) Exterior doorways of accessory buildings or structures shall be provided with a porch, ramp, landing, and/or stairway conforming to the provisions of this Article.

(b) The requirements for ramps, landings, porches, and/or stairways are contained in the California [DELETE: ~~Building~~] [ADD: Residential] Code, [DELETE: ~~Chapter 10,~~] except as otherwise provided in this chapter.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18871.3 and 18872, Health and Safety Code.

§ 2750. Application and Scope.

(a) The provisions of this article apply to the procedures available to a cited person, as defined by section 2002 of this chapter, who has received a notice of a violation ordering abatement or correction of a violation of this chapter, the Health and Safety Code, or any other applicable provision of law, issued by the enforcement agency.

(b) [ADD: A request for an informal conference or hearing will not extend the time for correction of immediate risks to life, health, or safety.]

[ADD: (c)] None of the procedures for the appeal and subsequent hearing process extends the time allowed for the correction of violations noted in the original notice of violation or notice of abatement noted in subsequent notices of violation issued to the same person or about the same situation unless:

(1) the final date of compliance occurs before the later of either the date of the informal conference or the date of the written determination of the enforcement agency;

(2) the final date of compliance occurs before the later of either the date of the hearing or the date of the hearing officer's final order;

(3) an extension of time allowed for the correction of violations is contained in the written determination provided by the enforcement agency pursuant to subsection 2754(b); or

(4) an extension of the time allowed for the correction of violations is contained in the final decision issued by an enforcement agency pursuant to subsection 2757(d).

NOTE: Authority cited: Sections 18865, 18868, and 18871.10, Health and Safety Code. Reference: Sections 18866.3, 18866.4, 18866.5, 18867 and 18868, Health and Safety Code.

§ 4011. Inspection Approval

(a) Any person manufacturing, owning, selling, offering for sale, renting, leasing, altering or converting any vehicle may request the department to make an inspection of such vehicle for approval pursuant to this chapter.

(b) Request for inspection shall be made in writing to the department at least five working days prior to the desired date of inspection and shall indicate the date upon which the inspection is to be made, the location, make, model, serial number of the vehicle, and the serial number of the department insignia or HUD label affixed to the vehicle, if any, and be accompanied by the minimum inspection fees pursuant to Section 4044 of this subchapter. All additional inspection fees are payable upon completion of each inspection. Written requests shall be submitted to the appropriate department office.

Where the vehicle is not available or ready for inspection at the location indicated on the request, a one hour inspection fee shall be charged.

(c) The department may require plans, specifications, calculations or test results pursuant to Sections 4015, 4016, 4017 and 4019 of this chapter.

(d) Where it is necessary to determine compliance with the regulations the department may require inspections prior and subsequent to completion of construction.

(e) Where a manufacturer requests an inspection of a mobilehome or commercial coach under construction he shall have an approved structural plan on file with the department for the structural system, pursuant to Section 4015.

(f) Where a person proposes to sell, offer for sale, rent or lease a mobilehome manufactured after September 15, 1971, and before June 15, 1976, or commercial coach manufactured after September 15, 1971, for which an insignia of approval has not been issued, it will be necessary for such person to supply the division with written certification by a California licensed architect or professional engineer stating that the vehicle has been inspected and the structural system of the vehicle is constructed in accordance with the regulations. The division will make an inspection of the fire safety, exits, ceiling heights, room and hallway sizes, light and ventilation, safety glass, electrical, mechanical and plumbing equipment and installations in order to determine compliance with the regulations.

The applicant shall also furnish written certification to the division that the vehicle or structure is designed to comply with Section 4049.3 (a)(21),(22),(23) and (24) or Section 4369.5 of this subchapter.

(g) Pursuant to Sections 4021 and 4021.5 out–of–state manufacturers shall request an inspection to be made at the manufacturer's plant while the vehicle(s) is under construction and at a stage where it is possible to inspect structural components such as roof trusses, wall and floor assemblies and rough–in for electrical, mechanical and plumbing systems.

If it is no possible, after inspection, to approve the vehicle(s) it will be necessary for the manufacturer to request a reinspection to be made at the manufacturer's plant.

Requests for out–of–state inspections shall be submitted, in writing, together with the out–of–state inspection fees pursuant to Section 4044, to the Sacramento, California office at least 10 working days prior to the desired date of inspection and shall indicate the date upon which the inspection is to be made, the location, type of vehicle, model and serial number.

(h) California insignia of approval will not be issued until the [DELETE: ~~D~~] [ADD: d]epartment can effectively determine[DELETE: ~~,~~] that the manufacturer's assembly, quality–control procedures and vehicles produced for sale in California comply with the California regulations. The department shall make inspections of vehicles under construction at the manufacturer's facilities to determine compliance.

(i) [DELETE: ~~Where any person has made an application for an inspection and paid the required fees, such person shall request the inspection within 90 days after making such application or the application shall be voided and fees forfeited~~] [ADD: Permits for alteration, construction or inspection shall remain valid for six (6) months.]

[ADD: (j) A permit for alteration or construction may be extended up to three (3) times during the life of a construction project. Each extension shall be limited to six (6) months. Only one extension of a permit to

construct shall be granted if work described in the permit has not commenced. No permit to construct shall be extended more than two years from the date of issuance of the initial permit to construct.

(k) Where a permit to construct has expired, all work shall cease until a valid permit to construct has been issued by the department.

(l) Fees paid for a permit to construct shall be forfeited to the department if the applicant does not start construction within six (6) months of the date of issuance of the permit, or upon expiration of the permit where work has commenced and no extension has been granted pursuant to subsection (i).]

Note: Authority cited: Sections 17003.5 and 18015, Health and Safety Code. Reference: Sections 18025, 18028, 18029.5 and 18031.5, Health and Safety Code.

§ 4040. Alteration or Conversion.

(a) No person shall make any alteration or conversion of the electrical, mechanical or plumbing equipment or installations of a vehicle bearing, or required to bear, an insignia of approval or Title VI (24 C.F.R.) label, unless an application for such alteration or conversion has been filed with, and approved by, the department.

(b) No person shall make any alteration or conversion of the construction or fire safety equipment or installations of any mobile home or commercial coach, bearing or required to bear an insignia of approval, or Title VI (24 C.F.R.) label, manufactured after September [DELETE: ~~15, 1971~~] [ADD: 1, 1958], unless an application for such alteration or conversion has been filed with, and approved by, the department.

(c) No person shall make any alteration, conversion, or change relating to the occupancy of any unit bearing or required to bear an insignia of approval or Title VI (24 C.F.R.) label, unless an application for such alteration, conversion, or change relating to the occupancy has been filed with and approved by the department. This shall not prevent the granting of a permitted use by a local jurisdiction pursuant to the authority of Section 18300 of the Health and Safety Code providing the vehicle is not altered or converted from the condition and occupancy approved by the department.

(d) All alterations and conversions shall be made in compliance with [ADD: the provisions of section 4050 and] these regulations.

Note: Authority cited: Sections 18015, 18025, 18028 and 18029, Health and Safety Code. Reference: Sections 18025, 18028, 18029 and 18029.3, Health and Safety Code.

[ADD: § 4041.5. Permit - Posting, Revocation and Stop Work Orders.]

[ADD: (a) Once the application for an alteration or conversion is approved and a permit is issued, the permit shall be posted in a conspicuous location on the manufactured home, multifamily manufactured home, commercial modular or special purpose commercial modular.

(b) The issuance or granting of a permit or approval of plans and specifications shall not be construed to be a permit for, or an approval of, any violation of the Health and Safety Code or any of the provisions of this chapter. Whenever an issued permit, or the work that it authorizes, violates provisions contained in this chapter, the Health and Safety Code, or any other provisions of applicable law, the permit, or that portion of the permit that authorizes the work in violation, shall be deemed by the department to be null and void.

(c) The issuance of a permit based upon plans and specifications shall not prevent the department from thereafter requiring the correction of errors in these plans and specifications, nor shall the issuance of a permit preclude the department's power to prevent occupancy of a manufactured home, multifamily manufactured home, commercial modular or special purpose commercial modular, when it is found to be in violation of this chapter.

(d) Whenever any work is performed in violation of the provisions of this chapter, the Health and Safety Code, or any other applicable provisions of law, the department shall post an order to stop work on the site and provide a written notice to the person responsible for the work being performed. The work shall immediately stop until authorized to proceed by the department.

Note: Authority cited: Sections 18015, 18025, 18028 and 18029, Health and Safety Code. Reference: Sections 18025, 18028, 18029 and 18029.3, Health and Safety Code.]

§ 4050. Application and Scope

(a) The provisions of the [DELETE: ~~Federal Mobilehome~~] [ADD: federal Manufactured Home] Procedural and Enforcement Regulations and Construction and Safety Standards relating to construction and fire safety apply to all [DELETE: ~~mobilehomes~~] [ADD: new manufactured homes] manufactured on or after June 15, 1976, bearing or required to bear a Title VI (24 C.F.R.) label.

(b)[DELETE: ~~The provisions of National Fire Protection Association Standard (NFPA) 501 B, 1974 Edition/American National Standards Institute Standard (ANSI) A119.1, 1975 Edition, Part B, relating to construction and fire safety apply to all mobilehomes manufactured between September 15, 1971, and June 14, 1976, and sold, offered for sale, rent, or lease within this state.~~

~~(c) The provisions of Federal Mobilehome Construction and Safety Standards relating to construction and fire safety are applicable to the alteration or conversion of any construction or fire safety equipment or installations in any mobilehome manufactured after September 15, 1971, bearing or required to bear a department insignia or Title VI (24 C.F.R.) label.~~] [ADD: All alterations, additions, or conversions relating to construction or fire-safety of mobilehomes, used manufactured homes and used multifamily manufactured homes up to two dwelling units, shall comply with the California Residential Code.]

[DELETE: ~~(d) The provisions of Federal Mobilehome Construction and Safety Standards relating to construction and fire safety are applicable to any addition to a mobilehome manufactured after September 1, 1958, bearing or required to bear a department insignia or Title VI (24 C.F.R.) label.~~

~~(e) The provisions of Federal Mobilehome Construction and Safety Standards relating to plumbing, heating, cooling, fuel burning, and electrical equipment and installations apply to any mobilehome manufactured after September 1, 1958, bearing or required to bear a department insignia or Title VI (24 C.F.R.) label.~~]

[DELETE: ~~(f)~~] [ADD: (c)] The provisions of [DELETE: ~~Federal Mobilehome~~] [ADD: the federal Manufactured Home] Construction and Safety Standards relating to plumbing, heating, cooling, fuel burning, and electrical equipment and installations are applicable to the alteration, conversion, or addition of any plumbing, heating, cooling, fuel burning, and electrical equipment and installations in any mobilehome manufactured after September 1, 1958, bearing or required to bear a department insignia or Title VI (24 C.F.R.) label.

[DELETE: ~~(g) The Federal Mobilehome Procedural and Enforcement Regulations and Construction and Safety Standards (Title VI, 24 C.F.R.) are reproduced in Article 2, Divisions 2 and 3 of this subchapter for reference.~~]

AUTHORITY:

Note: Authority cited: Section 18020, Health and Safety Code. Reference: Sections 18055–18058, Health and Safety Code.