

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF CODES AND STANDARDS**

1800 Third Street, Room, 260, P.O. Box 1407
Sacramento, CA 95812-1407
From TDD Phones 1 (800) 735-2929
(916) 445-9471 FAX (916) 327-4712
www.hcd.ca.gov



December 26, 2006

INFORMATION BULLETIN 2006-08 (MP, SOP)

**TO: Mobilehome Park Operators
 Special Occupancy Park Operators
 Mobilehome Park Local Enforcement Agencies
 Mobilehome and Special Occupancy Parks Interested Parties
 City and County Building Officials
 Division Staff**

**SUBJECT: CHANGES TO THE MOBILEHOME PARK AND SPECIAL OCCUPANCY
 PARK REGULATIONS**

This Information Bulletin announces changes to the California Code of Regulations, Title 25, Division 1, Chapter 2, Mobilehome Parks and Installations; and Chapter 2.2, Special Occupancy Parks. These changes are effective January 02, 2007. Additionally, a recent legislative change (Ch. 890, Stats. 2006; See Information Bulletin 2006-04) that amended section 18552 of the Health and Safety Code necessitated changes to regulations addressing snow roof load maintenance programs.

The following summaries outline the regulation amendments. However, they are not a complete digest of changes made to these regulations. Please obtain a copy of the amended regulations in order to review all of the amendments to these regulations. (See the end of this bulletin for details.)

Administration and Enforcement

The amendments include clarification that an alternate approval that substantially affects a park can be obtained only by the park owner or operator.

General Park Requirements

The amendments to these requirements affect the location of a lot in relation to a park roadway; the marking of roadways when parking is prohibited due to the roadway width; paving; allowing a local fire district to designate fire lanes; provisions for changing roadway widths or configuration; the method of determining the amount of lot coverage and how structures on a lot are viewed for inclusion or exclusion from that measurement; and clarification of the applicability of underground electrical requirements and the hierarchy for the application of those requirements.

Fuel Gas Requirements

Previous regulations required gas piping in parks to be physically separated from other underground utilities. This separation requirement was inconsistent with underground gas piping regulations contained in other recognized codes. The separation requirement for underground gas piping from other utilities has been removed.

Fire Protection Standards for Parks - Fire Hydrant Certifications

The amendments include provisions to allow the park owners or operators to verify the results of the annual fire hydrant operational tests on their own during the interim years between each required five-year water flow test. The water flow test and the operational test performed every five years are still required to be certified by the local fire district, the local water district, a licensed C-16 contractor, or a licensed fire protection engineer.

MH Unit Installations and Accessory Buildings/Structures - Snow Roof Load Maintenance Program

Changes to the snow roof load maintenance program would allow a manufactured home/mobilehome (unit) or an accessory building or structure, including a cabana, with lower specific minimum roof loads to be installed in parks above 4,000 feet provided the park operates a snow roof load maintenance program.

Unit Separation and Setback Requirements within Parks

Setbacks of a unit, or accessory building or structure, from a lot line bordering a common area are no longer required. A zero setback is allowed, similar to when a unit or accessory building or structure borders a park roadway. This allowance is conditioned on minimum separation distances, similar to current side-to-side lot setbacks in parks, of six (6) feet from any combustible structure and three (3) feet from any other structure in the common area. The maximum lot coverage requirement of 75 percent still applies. Additionally, stairways of an "up-and-over" design, which provide access to the rear of the lot, need not maintain separation from a unit or accessory building or structure on an adjacent lot, including another stairway.

Landing, Porch and Stairway-Design and Construction, and Stairway Handrails

The amendments provide clarification for the width requirements for stairways, the placement of intermediate rails when a handrail is required, and the handrail specifications to meet the grasping requirements of nationally recognized building standards.

These changes to the Mobilehome and Special Occupancy Parks Regulations are available through the Department of Housing and Community Development's website at www.hcd.ca.gov/codes/mp/. Additionally, copies of these regulations may be obtained through the Office of Administrative Law's website www.oal.ca.gov; or through Barclays at www.barclaysccr.com or their toll-free number 800-888-3600.

Questions or comments regarding these new mobilehome and special occupancy park regulations should be directed to the Department's Mobilehome and Special Occupancy Parks Program at (916) 445-9471 or by email at bharward@hcd.ca.gov or pvasquez@hcd.ca.gov.