

Chapter 15.28

MOBILEHOME CODE

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Section 15.28.010 Title.

This Chapter shall be known as the "Tehama County Mobilehome Code".

Section 15.28.020 Purpose.

The purpose of this Code is to provide minimum standards to safeguard life or limb, health, property and public welfare by regulating and controlling the use and occupancy, location, installation and maintenance of mobilehomes and the installations for supplying fuel gas, water, and electrical thereto and the disposal of sewage therefrom. This chapter shall apply to and govern all mobilehomes, manufactured homes, commercial coaches, travel trailers and recreational vehicles, and accessory structures, and all such utility installations, located outside of mobilehome parks, within this jurisdiction.

Section 15.28.030 Adoption.

The California Code of Regulations, Title 25, Division 1, Chapter 2, Article 7, as it pertains to mobilehomes outside of mobilehome parks, is hereby adopted and incorporated by reference herein. There is one copy of said Code on file in the office of the Building Official for use and examination by the public.

Section 15.28.040 Definitions.

As used in this Chapter, the word "Code" shall mean the Tehama County Mobilehome Code.

COMMERCIAL COACH means a structure transportable in one or more sections, designed and equipped for human occupancy for industrial, professional, or commercial purposes, which is required to be moved under permit.

MANUFACTURED HOME means a structure, transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width, or 40 body feet or more in length, or, when erected on site, is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein. "Manufactured home" includes a mobilehome subject to the National Manufactured Housing Construction and Safety Act of 1974 (42 U.S.C., Sec. 5401, et seq.).

MOBILEHOME means a structure that meets the requirements of a "Manufactured home." "Mobilehome" does not include a commercial coach, factory-built housing, or a recreational vehicle.

MOBILEHOME, EXISTING shall mean: (a)any legally permitted mobilehome that is currently listed in the Tax Assessor's records, or (b)any mobilehome which was setup and occupied prior to October 1, 1975.

RECREATIONAL VEHICLE means either of the following:

(a)A motor home, travel trailer, truck camper, or camping trailer, with or without motive power, designed for human habitation for recreational, emergency or temporary occupancy, which meets all of the following criteria:

1. It contains less than 320 square feet of internal living room area, excluding built-in equipment, including, but not limited to, wardrobe, closets, cabinets, kitchen units or fixtures, and bath or toilet rooms.

2. It contains 400 square feet or less of gross area measured at maximum horizontal projections.

3. It is built on a single chassis.

4. It is either self-propelled, truck-mounted, or permanently towable on the highways without a permit.

(b)A park trailer designed for human habitation for recreational or seasonal use only, which meets all of the following criteria:

1. It contains 400 square feet or less of gross floor area measured at the maximum horizontal projections. However, it may not exceed 12 feet in width or 40 feet in length in the traveling mode.

2. It is built on a single chassis.

3. It may only be transported upon public highways with a permit.

Section 15.28.050 Standards.

(a)Insignia. All mobilehomes for which an installation permit is issued, after the effective date of this ordinance, shall have been issued an insignia of approval by the United States Department of Housing and Urban Development and certified under the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. Sec. 5401, et seq.), or have been certified by the State of California Department of Housing and Community Development, or by a California state-registered engineer or architect as meeting such standards contained in said Act.

(b)Snow Loads. Mobilehomes must be designed to resist the snow and wind load as required for buildings located at the same elevation. In lieu of design loads, a ramada designed to resist the snow load may be built to protect the mobilehome from such load. A separate building permit shall be required for the ramada.

Section 15.28.060 Permits.

(a)Permit Required. Except as specified in section 15.28.070, no mobilehome or commercial coach shall be moved onto a property until an installation permit has been obtained from the Building Official.

(b)Expiration of Permit.

1. Time Period. Every installation permit issued by the Building Official under the provisions of this chapter shall expire by limitation and become null and void if the work authorized by such permit is not completed, with a final inspection approval and certificate of occupancy, within six (6) months from the date of issuance. Any permittee holding an unexpired permit may apply for an extension of a current permit for a six (6) month extension period. The maximum allowable total permit time shall not exceed one (1) year.

2. Extensions. Requests for extension on an unexpired permit must be made in writing by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken. The fee for extension of a non-expired permit shall be as set forth in the fee ordinance as approved by the Board of Supervisors.

3. Expired Permit. An expired permit shall be considered null and void and shall require the issuance of a new permit.

4. Notices. The Building Official shall notify the permittee of the expiration date and the time provisions of this ordinance by the attachment of a copy of this ordinance section to the permit at the time of issuance. In those cases where the permittee takes no action to apply for a new permit as provided for in this section, or file a notice as provided in section 15.28.070, the Building Official, acting thirty (30) days after the date of expiration, shall record a NOTICE OF NONCOMPLIANCE with the County Recorder. The NOTICE shall identify the property and set forth the fact that the mobilehome or commercial coach has not had a final inspection approval from the building department and that the owner has been so notified.

When a new permit has been obtained to complete the setup, as allowed under this section, the Building Official shall record with the County Recorder's office and provide to the property owner of record, a NOTICE OF CANCELLATION certifying that a new permit has been issued and the NOTICE OF NONCOMPLIANCE has been rescinded. This shall be done at the permittee's expense.

Section 15.28.070 Storage of Unoccupied Mobilehomes and Commercial Coaches.

(a)General. The provisions of this chapter shall not be construed to prohibit the storage of any unoccupied mobilehome or commercial coach pursuant to applicable zoning laws upon land with the consent of the owner of such land; provided, however, that such mobilehome or commercial coach shall not be connected to any electrical, fuel gas, water or sewage disposal system, or telephone service; and further provided, that the floor area of the mobilehome or commercial coach included with the area of all existing buildings and structures on the parcel of land does not exceed the maximum percentage of lot coverage permitted in the zoning regulations for that particular parcel of land; and provided further, that the placement of such mobilehome or commercial coach complies with the setback requirements as provided in the zoning regulations.

(b)Placement. Mobilehomes or commercial coaches placed in dead storage as provided in (a) above shall not be setup or installed as required for occupied mobilehomes or commercial coaches and shall remain in a condition as required for moving on a public road, except that stabilization devices may be used to prevent damage. Not more than one (1) mobilehome or commercial coach shall be placed in dead storage per parcel.

(c)Notice. Except when stored for resale by a licensed mobilehome dealer, every person, firm or corporation placing a mobilehome or commercial coach in dead storage as provided in section (a), shall file a notice with the Building Official within ten (10) days of such placement. Such notice shall be on such form as prescribed by the Building Official and no fee shall be charged relating to such notice.

(d)Salvage or Substandard. No mobilehome or commercial coach that has been declared salvage or substandard shall be allowed to be placed in dead storage pursuant to this section.

Section 15.28.080 Construction Sites.

(a)Zoning. In those cases authorized by the County zoning ordinance, a temporary mobilehome or recreational vehicle may be placed on a site for the purpose of habitation while and during construction of a dwelling as set forth in section 17.08.010.

(b)Requirements.

1. Every mobilehome or recreational vehicle shall have a valid, unexpired license issued by the California Department of Motor Vehicles, or the State Department of Housing and Community Development. In order to comply with this section, copies of the registration certificate shall be submitted to the building department.

2. A permit for the proposed dwelling shall first be obtained and all required fees shall be paid prior to the occupancy of the temporary mobilehome or recreational vehicle.

3. An installation permit for the temporary mobilehome shall be obtained before locating the mobilehome on the property.

4. A copy of the signed agreement as required by the Planning Department shall be submitted to the building department upon application for the installation permit.

(c)Occupancy. After inspection by the Building Official or authorized representative, it is determined that the mobilehome or recreational vehicle meets the requirements of this Code and

any other applicable state laws, a temporary occupancy certificate shall be issued. The certificate of occupancy shall remain valid so long as the mobilehome or recreational vehicle has a current license and the dwelling permit remains valid. No mobilehome or recreational vehicle may continue to be occupied on any site when the dwelling permit becomes void.

(d)Removal. The mobilehome or recreational vehicle shall be removed or placed in dead storage per section 15.28.070 within sixty (60) days of the final inspection of the dwelling.

Section 15.28.090 Skirting.

(a)Requirement. All mobilehomes and commercial coaches installed on any site subject to regulation under this title shall be equipped with adequate skirting. "Adequate skirting" shall be defined as the placement of standard metal skirting, wood, masonry or other sight-proof materials in such position as to enclose the exposed parts under a mobilehome. Skirting shall be installed within 60 days of the issuance of the certificate of occupancy.

(b)Access. Where the space beneath a mobilehome is enclosed, there shall be provided a removable access panel not less than 18 inches in dimension, and not less than four square feet in area. The access panel shall be located so that the lot utility connections to the electrical, water, sewer and gas systems of the mobilehome are within 20 feet. The access panel shall not be fastened by any means requiring the use of a special tool or device to remove the panel.

(c)Ventilation. Cross ventilation shall be provided by openings having a net area of not less than 1 1/2 square feet for each 25 linear feet of the mobilehome and including all attached enclosed unventilated structures such as porches. The openings shall be provided on at least two opposite sides and shall be as close to all the corners as practicable.

(d)Wood. Where wood is used for the mobilehome enclosure within six inches of the ground, it shall be an approved treated material or wood of natural resistance to decay.

Section 15.28.100 Exit Facilities.

Prior to the issuance of the certificate of occupancy, at least one exterior doorway of the mobilehome shall be provided with a landing and/or stairway. At least two remotely located exterior doorways of the mobilehome shall be provided with an exterior landing and/or stairway within 60 days of the issuance of the certificate of occupancy.

Commercial coaches and mobilehomes installed on permanent foundations shall have approved exit facilities installed at all exterior doorways prior to the issuance of the certificate of occupancy.

Section 15.28.110 Violations.

It shall be unlawful for any person, firm, partnership, association, corporation or other entity to violate the provisions of this Code.

(a)Penalty Fee. Whenever a mobilehome or commercial coach is moved onto property and connected to any utility without first obtaining a permit, a penalty fee, in addition to the permit fee, shall be collected whether or not a permit is subsequently issued. The minimum penalty fee shall be equal to the amount of the permit fee as required in sub-section (a) of section 15.020.360. The payment of such penalty fee shall not exempt an applicant from compliance with all other provisions of either this Code or the technical codes, nor from any other penalty prescribed by law.