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CHAPTER 2. MOBILEHOME PARKS AND INSTALLATIONS

Article 1. Administration and Enforcement

§ 1000. Application and Scope.

(a) Except as otherwise provided in sections 18300, 18303, and 18304, Health and Safety Code, the provisions of this chapter shall apply to the construction, use, maintenance, and occupancy of mobilehome parks, mobilehome and special occupancy lots, permanent buildings, accessory buildings or structures, and building components wherever located, both within and outside of mobilehome parks, in all parts of the state. These provisions shall also apply to the use, maintenance, and occupancy of manufactured homes, mobilehomes, multifamily manufactured homes and recreational vehicles, and the installations for supplying fuel gas, water, electricity, and the disposal of sewage from accessory buildings or structures, building components, recreational vehicles, manufactured homes, multifamily manufactured homes and mobilehomes wherever located within mobilehome parks, in all parts of the state.

(b) Provisions that apply only to Special Occupancy Parks, or separate designated special occupancy park sections within a park, are located in Title 25, California Code of Regulations, Division 1, chapter 2.2 of this division.

(c) Existing construction, connections, and installations of units, accessory buildings and structures, building components, plumbing, electrical, fuel gas, fire protection, earthquake resistant bracing, and permanent buildings 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.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18303, 18304, 18552, 18605, 18610, 18612, 18613, 18620, 18630, 18640, 18670, 18690, and 18691, Health and Safety Code.

§ 1002. Definitions.

In addition to the definitions contained in this section, which apply only to this chapter, the definitions contained in sections 18200-18700 of the Health and Safety Code and those definitions relating to building standards contained in Title 24, California Code of Regulations Parts 2, 3, 4, and 5, are also applicable to this chapter.

(a) –A-

(1) Accessory building or structure. Any awning, window awning, cabana, ramada, storage cabinet, storage building, private garage, carport, fence, stairway, ramp, or porch, or any other building or structure other than a patio, established for the use of the occupant of a unit.

(2) Approved. Reviewed and/or inspected and deemed acceptable to the local enforcement agency.

(3) Architect. A person licensed by the State of California, qualified to practice architecture in this state. For purposes of this chapter, an architect designing or approving plans shall have skill, knowledge, and expertise in that scope of practice.

(4) Awning. An accessory structure, used for shade or weather protection, supported by one or more posts or columns and partially supported by a unit or other accessory structure installed, erected, or used on a lot.

(5) Awning Enclosure. An enclosure designed for outdoor recreational purposes, not for habitation, constructed under an awning or freestanding awning, which may include a screen room, and either an accessory building or structure, or a building component.

(6) Awning, Freestanding. An accessory structure, used for shade or weather protection, supported entirely by columns or posts and, other than flashing, not attached to or supported by a unit or other accessory structure.

(7) Awning, Window or Door. An accessory structure, used for shading a window or door, supported wholly by the unit or other accessory building or structure to which it is attached.

(b) –B-

(1) Branch Water Service Line. That portion of the water distribution system extended from the park water main to a lot, including connections, devices and appurtenances.

(2) Building Components. Any subsystem, subassembly, or other system, constructed or assembled in accordance with the provisions of California Factory-Built Housing Law, contained in the California Health and Safety Code commencing with section 19960, designated for use in, or as part of, an accessory building or structure, which may include structural, electrical, mechanical, plumbing, and fire-protection systems and other systems affecting health and safety. However, "building components" do not include appliances or equipment, such as heaters, stoves, refrigerators, or air conditioners, which have been listed and labeled by an approved testing and listing agency.

(3) Building Standard. Any rule, regulation, or other requirement adopted by the California Building Standards Commission, or a local government pursuant to Section 17958.5 of the Health and Safety Code, pertaining to the construction, plumbing, electrical, and fuel gas equipment, and installations within permanent buildings in parks. See also section 18909 division 13, part 2.5.

(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 usable area of that unit, which is a portable, demountable, or permanent room enclosure or other building generally erected or constructed for habitation. A cabana may include closets, pantries, bath or toilet rooms, service rooms, connecting corridors, laundries, storage spaces, utility rooms, and similar spaces. The total floor area of a cabana(s) on a lot shall not exceed the total floor area of the unit to which it is an accessory.

(2) California Building Code. California Code of Regulations, Title 24, Part 2, as adopted and published by the California Building Standards Commission.

(3) California Electrical Code. California Code of Regulations, Title 24, Part 3, as adopted and published by the California Building Standards Commission.

(4) California Fire Code. California Code of Regulations, Title 24, Part 9, as adopted and published by the California Building Standards Commission.

(5) California Mechanical Code. California Code of Regulations, Title 24, Part 4, as adopted and published by the California Building Standards Commission.

(6) California Plumbing Code. California Code of Regulations, Title 24, Part 5, as adopted and published by the California Building Standards Commission.

(7) California Residential Code. California Code of Regulations, Title 24, Part 2.5, as adopted and published by the California Building Standards Commission.

(8) Carport. An accessory structure for vehicle parking, used for shade or weather protection, supported by one or more posts or columns and partially supported by a unit or other accessory structure installed, erected, or used on a lot.

(9) Carport, Freestanding. An accessory structure for vehicle parking, used for shade or weather protection, supported entirely by columns or posts and, other than flashing, not attached to or supported by a unit or other accessory structure.

(10) Certificate of Occupancy. A document issued by the enforcement agency when an MH-unit or commercial modular, installed on a foundation system, is approved for occupancy by the enforcement agency.

(11) Certification. The department's stamp of approval applied to the earthquake resistant bracing system manufacturer's plans and installation instructions.

(12) Cited Person. A person or entity issued a notice of violation for a violation of this chapter or applicable laws who is responsible for its correction.

(13) Combustible. As applied to building construction is any material or construction which does not meet the criteria of noncombustible as defined in subsection (n) of this section.

(14) Common Area. An area, within the boundaries of the park, that is not specific to any lot or space and is under the ownership and control of the park.

(15) Commercial Modular. "Commercial modular" 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, and shall include a trailer coach as defined in section 635 of the Vehicle Code. "Commercial coach" has the same meaning as "commercial modular" as that term is defined in section 18001.8 of the Health and Safety Code.

(16) Concrete Block Pier. An assembly of load-bearing, concrete blocks with wooden wedges used to support and level a unit.

(17) Concrete Pier. A concrete load-bearing support that incorporates into its structure an adjustable means of raising and leveling the unit.

(18) Contractor. Any person as defined in Business and Professions Code section 7026 through 7026.3.

(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. All camping cabins and tents are dependent units.

(3) Drain Connector. The extension, from a unit or accessory building or structure drain outlet, to the lot drain inlet.

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

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

(e) -E-

(1) Earthquake Resistant Bracing System (ERBS). An anchoring system, bracing system, or other device designed and constructed for the purpose of protecting the health and safety of the occupants of, and reducing damage to, an MH-unit in the event of an earthquake. See also, "ERBS."

(2) Electrical Feeder Assembly. The overhead or underchassis feeder conductors, including the equipment grounding conductor, together with the necessary fittings and equipment, designed for the purpose of delivering energy from the lot electrical service equipment to the branch circuit distribution panelboard of the unit or accessory building or structure.

(3) Electrical Service, Park. The conductors and equipment for delivering electrical energy from the electrical supply system or the generator of an isolated plant, to the electrical wiring system of the park.

(4) Electrical System, Park-Primary. That part of the electrical wiring system of the park distributing electrical energy to the park's secondary electrical system.

(5) Electrical System, Park-Secondary. That part of the electrical wiring system of the park distributing electrical energy at a nominal 120 or 120/240 volts, single phase.

(6) Electrical Wiring System, Park. All of the electrical equipment, appurtenances and related electrical installations outside of permanent buildings, units, and accessory buildings or structures within a park.

(7) Emergency. An occurrence constituting a present or imminent serious risk to life, health, safety, or property requiring immediate correction.

(8) Energize. The act of applying electrical energy, or gas or water pressure.

(9) Enforcement Agency. The Department of Housing and Community Development, or any city, county, or city and county that has assumed responsibility for the enforcement of this chapter and chapter 2.2 pursuant to sections 18300 and 18865 of the Health and Safety Code.

(10) Engineer. A person registered with the State of California as a professional engineer qualified to practice engineering in this state. For purposes of this chapter, an engineer designing or approving plans shall have skill, knowledge, and expertise in that scope of practice.

(11) Equipment. All materials, appliances, devices, fixtures, fittings, or accessories used in the structural, fire safety, plumbing, mechanical, and electrical systems of units, accessory buildings and structures, buildings, structures, infrastructures, and systems subject to this chapter.

(12) ERBS. The acronym for an earthquake resistant bracing system.

(13) ERBS-Manufacturer. A person, firm or business engaged in assembly or construction of earthquake resistant bracing systems for MH-units.

(14) ERBS-Manufacturer's Installation Instructions. The specific written directions for an earthquake resistant bracing system to be installed on or under MH-units.

(f) –F-

(1) Feeder. The conductors for conveying electrical energy between any two points in the park's electrical, wiring system excluding electrical feeder assemblies.

(2) Fence. A freestanding vertical structure erected to enclose an area or act as a barrier generally constructed of posts, boards, wood, wire stakes or rails.

(3) Fire Agency. A city, county, or city and county fire department, or fire district.

(4) Fire Hydrant. A connection to a water source for the purpose of supplying water to a fire hose or other fire protection apparatus, and for the purposes of this chapter, includes a standpipe.

(5) Fire Hydrant, Private. A fire hydrant including wet standpipes owned by the park.

(6) Fire Hydrant System. All fire hydrants, water piping, pumps, tanks, and valves attached to the water system supplying the hydrants.

(7) Footing. The portion of a support, in direct contact with the ground, that distributes imposed loads to the soil.

(8) Forms

(A) Annual Permit To Operate (local enforcement agency) HCD 503B, dated 7/04.

(B) Application For Alternate Approval, HCD 511, dated 7/04.

(C) Application For Certification Of Manufactured Home Or Mobilehome Earthquake Resistant Bracing System, HCD 50 ERBSCERT, dated 7/04.

(D) Application For Permit To Construct, HCD 50, dated 7/04.

(E) Application to Install Mobilehome/Manufactured Home Earthquake Resistant Bracing System, HCD 50 ERBS, dated 7/04.

(F) Application For Permit To Operate, HCD 500, dated 7/04.

(G) Application For Standard Plan Approval, HCD 520, dated 7/04.

(H) Certificate of Occupancy, HCD 513C, dated 7/04.

(I) Floodplain Ordinance Compliance Certification For Manufactured Home/Mobilehome Installations, HCD 547, dated 7/04.

(J) Manufactured Home or Mobilehome Installation Acceptance (Local Enforcement Agency), HCD 513B, dated 7/04.

(K) Manufactured Home or Mobilehome Installation Acceptance, HCD 513A, dated 7/04.

(L) Permit To Operate (local enforcement agency) HCD 500A, dated 7/04.

(M) Plot Plan, HCD 538, dated 7/04.

(N) Private Fire Hydrant Test And Certification Report, HCD MP 532, dated 01/07.

(O) School Impact Fee Certification, HCD MP 502, dated 7/04.

(9) Foundation System. An assembly of materials designed and engineered by an architect or engineer to resist the imposition of external forces once the MH-unit or commercial modular is installed upon it. The installation on a foundation is classified as one of the following:

(A) Foundation installation – a fixture or improvement to real property, recorded with the county recorder's office, once recorded is no longer personal property, and which complies with the requirements of Health and Safety Code section 18551(a); or

(B) Chattel installation – neither a fixture nor an improvement to real property, not recorded with the county recorder's office, remains personal property, and which complies with the requirements of Health and Safety Code section 18551(b).

(g) –G-

(1) Garage. An enclosed accessory building or structure located on a lot and designed for the storage of motorized vehicles.

(2) Gas Connector. A flexible connector, listed for exterior use, to convey gas from a gas riser outlet to the gas supply connection of a unit.

(3) Gas Piping, Main. A distribution line that serves as a common source of supply for more than one service line.

(4) Gas Piping System, Park. The pipe, equipment and related installations, outside of permanent buildings, units, or accessory buildings or structures, for distributing gas throughout the park.

(5) Gas Riser Outlet. That portion of a park gas service line or gas piping system, extending above ground, serving a lot.

(6) Gas Service Line. The pipe or that portion of a park gas piping system, extending from the main park gas line to the individual gas riser outlet serving a lot.

(7) Good Cause. What the enforcement agency would find to be a reasonable basis for failing to appear at the time and place scheduled for an informal conference or hearing; for extending the date of an informal conference or hearing pursuant to sections 1754 or 1756; or for not complying with a specified timeline.

(8) Greenhouse. An accessory structure constructed mainly of translucent or transparent materials used for the cultivation of plants.

(9) Gross Floor Area. The floor area enclosed within the surrounding exterior walls of a unit, accessory building or structure, or portions thereof. Where there are no walls, "gross floor area" means the usable area contained within the horizontal projection of the roof and floor.

(10) Ground Anchor. That part of a tiedown assembly that is inserted into the ground.

(11) Guardrail. A vertical barrier erected along the open edges of a porch or other elevated area to prevent persons from falling to a lower level.

(h) –H-

(1) Habitable Room or Structure. Any structure or room within a structure meeting the requirements of this chapter for sleeping, living, cooking, or dining purposes, excluding such enclosed spaces as awning enclosures, closets, pantries, bath or toilet rooms, service rooms, connecting corridors, laundries, unfinished attics, foyers, storage spaces, unfinished cellars, utility rooms, and similar spaces.

(2) Handrail. A railing provided for grasping with the hand for support, erected along one or more edges of a stairway or ramp.

(3) Hearing. The informal hearing procedure of the enforcement agency conducted by the director or his or her designee, as the authorized representative of the enforcement agency pursuant to Government Code section 11445.20 subdivision (c), including, but not limited to, matters filed pursuant to Health and Safety Code sections 18301, 18402, 18403, 18420, 18421, 18513 and 18613.7.

(4) Hearing Officer. The authorized representative of the enforcement agency, or other official authorized to conduct hearings.

(i) –I-

(1) Independent Unit. A unit equipped with a toilet and designed to be connected to a lot sewer inlet.

(2) Identification Label. A decal, tag, or label indicating acceptance by the department of a standard plan for an accessory building or structure.

(3) Insignia or Label of Approval. A tag or label required pursuant to Health and Safety Code section 18026 or 18027.3 and permanently affixed to each section of a unit indicating compliance with applicable regulations

of the department or with the Federal Manufactured Home Construction and Safety Standards, Title 24 of the Code of Federal Regulations, Part 3280.

(j) –J-
Reserved

(k) –K-
Reserved

(l) –L-

(1) Landing, Stairway. An individual platform, not to exceed twelve (12) square feet, usually at the top or bottom of a stairway, to ease the transition from a stairway to a level walking surface. Landings for ramps must comply with requirements in the California Building Code.

(2) Lath structure. An accessory structure of open design, having no solid roof or walls.

(3) Listed. All equipment, materials, products, and installations included in a list published by an approved listing agency.

(4) Listing Agency. An independent agency approved by the department that:

(A) is in the business of listing and labeling equipment, materials, products, or installations; and

(B) maintains a periodic inspection program on current production of listed equipment, materials, or products or periodic evaluations of listed installations; and

(C) makes available at least annually a published report of listings that includes specific information about the nationally recognized standard with which each item complies and the manner in which the item is safe for use, or information about the listed equipment, material, product, or installation that has been tested and found suitable for use in a specified manner.

(5) Load. Any of the forces that a structure is designed to withstand, including any permanent force such as the weight of a roof, known as a dead load; any moving or temporary force, such as the weight of occupants, known as a live load; wind loads imposed by wind activity; and seismic loads imposed by seismic activity.

(6) Lot Access. An unobstructed way or means of approaching a roadway or public thoroughfare to or from a lot.

(7) Lot Electrical Service Equipment, Park. That equipment containing the means to connect or disconnect overcurrent protective devices and receptacles, or other means for supplying a unit, listed appliance, accessory building or structure, or building component from the park's electrical supply.

(8) Lot Line Change. The alteration, movement, or shifting of a lot line for an existing lot.

(9) Lot Line Creation. The initial establishment of a lot line for a new lot.

(10) Lot Water Service Outlet, Park. That portion of the park's water distribution system, including equipment and devices, provided with a fitting for connecting a unit's water connector.

(m)–M-

(1) MH-unit. A term, as used in this chapter, to replace references to "mobilehome, manufactured home, and a multifamily manufactured home."

(n) –N-

(1) N.F.P.A. An acronym for the National Fire Protection Association.

(2) Noncombustible. As applied to building construction is any material which meets the criteria for "noncombustible" as specified in the California Building Code.

(3) Nuisance. A "nuisance" is as defined in Civil Code section 3479; "private nuisance" is as defined in Civil Code section 3481; and "public nuisance" is as defined in Civil Code section 3480 and Penal Code section 370.

(o) -O-

- (1) Occupant. For the purposes of this chapter, means a person who lawfully occupies a unit on a lot.
- (2) Occupied Area. The total of all the space occupied by a unit, including eave overhangs and projections; building components; and all accessory buildings or structures on a lot.
- (3) Operator. The person or entity to whom a permit to operate is issued by the enforcement agency.
- (4) Owner. The person or entity that legally owns or possesses an item, property, or business through title, lease, registration or other legal document.

(p) -P-

- (1) Park. For purposes of this chapter, is any manufactured housing community or mobilehome park.
- (2) Park Trailer. A recreational vehicle as defined in Health and Safety Code section 18009.3.
- (3) Patio. A paved or raised area not to exceed eight (8) inches in height above grade, used for access or recreational activities.
- (4) Permanent Building. Any permanent structure under the control and ownership of the park owner or operator which is not on a lot and is expressly used in the operation of the park such as for the park office, a community center, or park storage facilities.
- (5) Permit to Operate. A permit issued annually by the enforcement agency authorizing operation of a park.
- (6) Pier. A vertical support constructed of concrete, steel, or concrete block for the transmission of loads from a unit, accessory building or structure, or building component, to a footing. A pier does not include the footing.
- (7) Porch. A freestanding, outside walking platform with an area exceeding twelve (12) square feet, having a floor or deck surface elevated more than eight (8) inches above grade.
- (8) Power Supply Cord. A flexible cord assembly of conductors, including a grounding conductor, connectors, attachment plug cap, and all other fittings, grommets, or devices, designed for the purpose of delivering electrical energy from the park's lot electrical service equipment to the branch circuit distribution panelboard of the unit.
- (9) Private Fire Hydrant. See "Fire Hydrant, Private".

(q) -Q-

Reserved

(r) -R-

- (1) Ramada. Any freestanding roof, or shade structure, installed or erected above a unit or accessory building or structure or any portion thereof.
- (2) Ramp. An accessory structure providing a sloping path of travel, intended for pedestrian traffic.
- (3) Recreational Vehicle. A vehicle as defined in section 18010 of the Health and Safety Code and includes a park trailer, as defined in Section 18009.3 of the Health and Safety Code.
- (4) Registered Owner. A person registered by the appropriate department as the owner of the unit.
- (5) Responsible Person. For purposes of this chapter, is any of the following:
 - (A) The park owner or operator for park-owned property or facilities.
 - (B) An available person, employed by the park for emergencies, as defined in section 18603 of the Health and Safety Code.
 - (C) Any person or entity that obtains a permit to construct.
 - (D) The owner of a unit, accessory building or structure, or building component.
- (6) Retaining Wall. A wall designed to resist the lateral displacement of soil or other materials.
- (7) Roadway. A thoroughfare for vehicular traffic within a park.

(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.

(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

(t) -T-

(1) Technical Service. The providing of interpretation and clarification by the enforcement agency of technical data and other information relating to the application of this chapter.

(2) Tensioning Device. A mechanical device that is part of a tiedown assembly. The tensioning device allows a person to eliminate any slack in the tiedown assembly and maintain the tension established when the slack is eliminated.

(3) Testing Agency. An organization which:

(A) Is in the business of testing equipment and installations;

(B) Is qualified and equipped for such experimental testing;

(C) Is not under the jurisdiction or control of any manufacturer or supplier for any affected industry;

(D) Maintains at least an annual inspection program of all equipment and installations currently listed or labeled;

(E) Makes available a published directory showing current listings of manufacturer's equipment and installations which have been investigated, certified and found safe for use in a specified manner and which are listed or labeled by the testing agency; and

(F) Is approved by the department.

(4) Tiedown Assembly. An assembly of component parts that has been tested and listed by agencies approved by the department as complying with the requirements of section 1336.1 of this chapter.,

(5) Tiedown System. A tiedown system is used in conjunction with a support system and consists of the total number of tiedown assemblies required to provide a manufactured home or mobilehome with resistance to wind loads.

(u) -U-

(1) Unit. A manufactured home, mobilehome, a multifamily manufactured home, or recreational vehicle.

(v) -V-

(1) Violation. A failure to conform to the requirements of this chapter, or any other applicable provision of law.

(2) Violation, Maintenance. A violation discovered during a maintenance inspection performed pursuant to section 18400.1 of the Health and Safety Code.

(w) -W-

(1) Water Connector. The flexible extension connecting the water distribution system of the unit or accessory building or structure to the park's lot water service outlet.

(2) Water Distribution System. All of the water supply piping within a park, extending from the main public supply or other source of supply to the park's lot water service outlets and including branch service lines, fittings, control valves, and appurtenances.

(3) Water Main, Park. That portion of the water distribution system which extends from the main, water meter, or other source of supply to the branch water service lines.

(4) Water Supply Connection. The fitting or point of connection of the unit's or accessory building or structure's water distribution system designed for connection to a water connector.

(5) Working Days. All days except Saturdays, Sundays, and applicable local, state and federal holidays.

(6) Workmanlike. Work performed to the acceptable quality of generally recognized industry standards that does not compromise strength, function, or durability.

(x) -X-

Reserved

(y) -Y-

Reserved

(z) -Z-

Reserved

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, 19966 and 19977, Health and Safety Code.

§ 1004. Local Enforcement.

(a) Assumption of responsibility for the enforcement of Parts 2.1 and 2.3 of Division 13, of the California Health and Safety Code and the provisions of Title 25, California Code of Regulations, Division 1, Chapters 2 and 2.2, relating to enforcement within parks by a city, county, or city and county, shall be by means of an ordinance of the city council or board of supervisors which shall contain the following information and be subject to department approval:

(1) Indication of assumption of responsibility for enforcement of the Health and Safety Code, Parts 2.1 and 2.3 of Division 13, and Title 25, California Code of Regulations, Division 1, Chapters 2 and 2.2.

(2) Name of the agency or agencies delegated enforcement responsibilities.

(3) A statement that the designated local enforcement agency will provide qualified personnel necessary to enforce Parts 2.1 and 2.3, of Division 13 of the Health and Safety Code, and the provisions of Title 25, California Code of Regulations, Division 1, Chapters 2 and 2.2 consistent with those laws and regulations. The statement shall include the total number of personnel assigned to the enforcement program.

(4) One copy of any contract, memorandum of understanding, or other document governing delegation of responsibilities and services to a local government agency other than the local government assuming responsibility for Parts 2.1 and 2.3 of Division 13 of the Health and Safety Code, and Title 25, California Code of Regulations, Division 1, Chapters 2 and 2.2.

(5) Adoption of the applicable schedule of fees contained in the provisions of Parts 2.1 and 2.3 of Division 13 of the Health and Safety Code, and Title 25, California Code of Regulations, Division 1, Chapters 2 and 2.2.

(A) A statement adopting the state program and objectives as contained in Parts 2.1 and 2.3 of Division 13 of the Health and Safety Code, and Title 25, California Code of Regulations, Division 1, Chapters 2 and 2.2.

(B) A description of existing parks within the local jurisdiction, including conditions and type of park.

(C) Specific local objectives, program plan and timetable designed to achieve enforcement compliance.

(6) Effective date of assumption of enforcement.

(b) One certified copy of the ordinance shall be forwarded to the Administrative Office of the Division of Codes and Standards, P.O. Box 1407, Sacramento, CA 95812-1407 not less than thirty (30) days before the designated effective date of assumption of enforcement.

(c) A statement that the following forms provided by the department will be used:

(1) HCD 500A, Application for Permit to Operate;

(2) HCD 503B, Annual Permit to Operate;

(3) HCD 513B, Manufactured Home or Mobilehome Installation Acceptance;

(4) HCD 513C, Certificate of Occupancy.

(d) The department shall determine the local agency's knowledge and ability to apply the requirements of Title 25, California Code of Regulations, Division 1, Chapters 2 and 2.2, and the applicable Health and Safety Code requirements. The department's determination may include, but is not limited to, verification of the local agency's ability and knowledge through performance of activities that may include inspection, records review, and interviews of assigned personnel.

(e) Upon completion of the transfer, the new enforcing agency shall notify, in writing, the parks within its jurisdiction of the change in enforcement and the designated department or departments responsible for enforcement and permit issuance.

(f) Every enforcement agency shall comply with the verification of eligibility to receive public benefit requirements of Title 25, California Code of Regulations, Division 1, Chapter 5.5, commencing with section 5802, of applicants for permits to operate mobilehome parks or special occupancy parks.

(g) Notwithstanding the provisions of section 1005.5 of this article, in order to ensure that the orderly transition of assumption of enforcement occurs when a park, or permanent building within a park, is under construction, the enforcement responsibilities for that construction shall be transferred, as well as all pertinent information pertaining to that construction including, but not limited to, plans, calculations, testing information, inspection reports and correction notices, on the date as determined by the department.

(h) The local enforcement agency shall send a copy of each permit to operate it has renewed, within thirty (30) days after renewal to the department's Division of Codes and Standards, at the address designated by the department at the time of assumption.

(i) When a local enforcement agency proposes changes in the local division or personnel responsible for enforcing the provisions of this chapter, Chapter 2.2 and sections 18200 through 18874 of the Health and Safety Code, that agency shall notify the department at least thirty (30) days prior to the proposed date of the changes. The department may perform a reevaluation to determine whether the personnel have the required knowledge and ability as required in subsection (d) of this section.

(j) When a local enforcement agency changes its address, phone number, or contact person, it shall notify the Administrative Office of the department in writing within thirty (30) days of the change.

NOTE: Authority cited: Sections 18300, 18613, and 18865, Health and Safety Code. Reference: Title 8 U.S.C. Sections 1621, 1641 1642; and Sections 18207, 18300, 18505, 18506, 18613, and 18865, Health and Safety Code.

§ 1004.5. Complaint investigations.

(a) When a complaint alleging violations of this chapter, or sections 18200 through 18700 of the Health and Safety Code is referred to a local enforcement agency, the local enforcement agency shall do the following:

(1) Make reasonable efforts to contact the complainant to discuss the complaint. If the issue addressed within the complaint exceeds the authority or jurisdiction of the enforcement agency, the complainant shall be so advised, and shall be directed, when possible, to the appropriate governing entity.

(2) Investigate allegations of violations representing an immediate risk to life, health, or safety within five (5) days of receipt of the complaint by the agency.

(3) Investigate allegations of violations representing an unreasonable risk to health or safety within thirty (30) days of receipt by the agency.

(4) Discuss the results of the investigation with the complainant, or provide the results in writing, if requested by the complainant.

(b) When a complaint is referred to a local enforcement agency from the Office of the Mobilehome Ombudsman (Office) the local enforcement agency shall, no later than thirty-five (35) days following its receipt of the complaint, submit a written report detailing the final results of the investigation to the Office, or its designee.

(c) When an inspection as a result of a health and safety complaint results in a written order to correct for a violation of this chapter and a reinspection reveals that the cited person failed to correct the violation, the enforcement agency shall be compensated by the person responsible for correction of violation for any subsequent reinspection to verify correction of the violation at the following hourly rate.

(1) First hour: one hundred ninety-six dollars (\$196).

(A) Second and subsequent whole hours: eighty-two dollars (\$82).

(B) Each thirty (30) minutes or fractional part thereof: forty-one dollars (\$41).

NOTE: Authority cited: Sections 18153 and 18300, Health and Safety Code. Reference: Sections 18153, 18300, 18400, 18400.3 and 18407, Health and Safety Code.

§ 1005. Local Government's Cancellation of Enforcement Responsibility.

(a) An enforcement agency intending to relinquish responsibility for enforcement authority shall advise the department, no less than ninety (90) days prior to initiating the requirements of subsection (b).

(b) A governing body canceling its enforcement responsibility shall complete the following to the department's satisfaction before the transfer is effective:

(1) provide written notification to the department not less than ninety (90) days prior to the proposed effective date of the action, along with a copy of the adopted ordinance repealing enforcement responsibility;

(2) remit the appropriate fees to the department as identified in section 1006 of this article on or before the date of transfer of responsibility; and

(3) transfer all park records to the department on or before the effective date of the transfer of enforcement responsibility.

(c) When the local agency cancels its enforcement responsibility for this chapter, its responsibility for enforcement of chapter 2.2 of this division is also cancelled.

(d) When a local enforcement agency has canceled its assumption of responsibility for enforcement and desires to reassume enforcement, it must reapply in compliance with the requirements contained in section 1004 of this article.

NOTE: Authority cited: Sections 18300 and 18865, Health and Safety Code. Reference: Sections 18207, 18300 and 18865, Health and Safety Code.

§ 1005.5. Revocation of Local Enforcement Authority.

(a) When the department determines that a local enforcement agency has failed to properly enforce Parts 2.1 or 2.3, of division 13, of the Health and Safety Code, or Title 25, California Code of Regulations, division 1, chapters 2 or 2.2, the department shall notify the governing body of the local enforcement agency by providing written documentation which identifies the deficiencies requiring correction.

(b) The local enforcement agency shall have thirty (30) days from the date it receives the department's written determination to initiate correction of the deficiencies. Initiation of correction shall mean:

(1) Completion of a written plan of action submitted to the department identifying the corrective action for each deficiency including at least the following:

(A) Acknowledgement of the deficiencies.

(B) The action to be taken to correct each deficiency.

(C) The personnel involved in the correction.

(D) Timelines for completion of all corrections.

(E) Ongoing oversight to prevent reoccurrences of noted deficiencies.

(2) Implementation of the plan of action by the local enforcement agency and other actions required by the department prior to completion of the plan of action.

(c) The department shall, within thirty (30) days of receipt of the plan of action, review and provide a written response to the governing body regarding the proposed plan.

(d) If the local enforcement agency fails to prepare an adequate plan of action or implement corrective measures within thirty (30) days regarding the deficiencies specified in subsection (a), the department may revoke its approval of local assumption responsibility and resume enforcement responsibilities.

(e) Within thirty (30) days following the department's revocation of assumption approval, remit the appropriate fees as defined in section 1006 of this article and transfer all park records to the department.

(f) When a local enforcement agency has had its assumption of responsibility for enforcement revoked and desires to reassume enforcement, it must reapply following the requirements contained in section 1004 of this article.

NOTE: Authority cited: Sections 18300 and 18865, Health and Safety Code. Reference: Sections 18300 and 18865, Health and Safety Code.

§ 1006. Transfer of Authority- Disbursal of Fees.

(a) When a city, county, or city and county assumes responsibility for the enforcement of parts 2.1 and 2.3, of division 13 of the Health and Safety Code, and Title 25, California Code of Regulations, division 1, chapters 2 and 2.2, cancels its assumption of such responsibility, or has assumption approval cancelled by the department during the permit renewal year, fees collected for the annual permits to operate, other than state fees pursuant to subsection 1008(a)(4) of this article, shall be returned in an amount equal to the percentage of the year remaining before the permits to operate expire.

(b) The additional four dollar (\$4) per lot fee collected for park maintenance inspections also shall be remitted in an amount equal to the percentage of the year remaining before the permits to operate expire.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18300, 18400.1 and 18502, Health and Safety Code.

§ 1006.5. Permit To Operate Required.

No person shall operate a park, or a portion of a park, or rent, lease, sublease, hire out, or let out for occupancy, any new or existing lot in a park without a current permit to operate issued by the enforcement agency.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18500 and 18505, Health and Safety Code.

§ 1007. Applicant Documentation.

When applying for a permit to operate a park, or for the renewal or amendment of any such permit, if the applicant has not previously been determined to be eligible to receive public benefits, the applicant shall present to the enforcement agency such documentation as the department may require to demonstrate the applicant's eligibility to receive public benefits pursuant to Title 25, California Code of Regulations, division 1, chapter 5.5, beginning with section 5802.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Title 8, U.S.C. Sections 1621, 1641, and 1642; and Section 18300, Health and Safety Code.

§ 1008. Annual Permit to Operate Fees.

(a) Permit to operate fees shall be as follows:

- (1) An annual permit to operate fee of one hundred forty dollars (\$140); and
- (2) An additional seven dollars (\$7) per lot; and
- (3) An additional four dollars (\$4) dedicated per manufactured home or mobilehome lot to park maintenance inspections; and
- (4) A state fee as contained in Table 1008-1.

Number of Lots	State Fee
2-19	\$40
20-49	\$75
50-99	\$175
100-249	\$400
250-499	\$800
500 or more	\$1,600

(b) The state fee is required to be paid annually.

(c) When a city or county assumes responsibility for enforcement in accordance with section 1004 of this chapter, it shall bill the parks in its jurisdiction for the permit to operate on a calendar year, with the park permit to operate valid from January 1st through December 31st. Upon transfer, the next year's billing will be prorated to account for the difference in the billing cycle.

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

§ 1009. Permit to Operate-Penalty Fees.

(a) Permits to operate shall have the following penalty fees applied as applicable:

(1) When an application is submitted thirty (30) days after the due date, the permit to operate fees shall be increased an amount equal to ten (10) percent of the established fee.

(2) When an application is submitted sixty (60) or more days late, the permit to operate fees shall be increased an amount equal to one hundred (100) percent of the established fee.

(3) Any park commencing operation without a valid permit to operate shall pay double the established fees and those fees shall be due upon demand of the enforcement agency.

(b) The postmark shall be used to determine the submittal date for imposing annual permit to operate penalty fees prescribed by Health and Safety Code section 18506.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18504 and 18506, Health and Safety Code.

§ 1010. Permit to Operate-Construction Completed.

(a) Upon final approval by the enforcement agency of the construction of lots and facilities, the applicant shall submit an application for a permit to operate, or amended permit to operate, on a form designated by the department in section 1002 of this article, together with appropriate fees as specified in sections 1008 and 1009 of this article, to the enforcement agency. The designated form shall be submitted as follows:

(1) When the department is the enforcement agency, the applicant shall submit the application for permit to operate to the department. Upon approval of the application by the department, an annual permit to operate shall be issued to the applicant.

(2) When a local enforcement agency has enforcement responsibilities, the applicant shall submit the application to that agency. Upon approval of the application by the local enforcement agency, that agency shall provide one copy of the approved application to the applicant and, within five (5) working days after approval, one copy, along with the state fees required by section 1008 of this article, to the Division of Codes and Standards, P.O. Box 1407, Sacramento, CA 95812-1407. The Division of Codes and Standards shall issue the initial permit to operate within ten (10) working days of receipt of the approved application. The department shall provide copies of the permit to operate to the applicant and the local enforcement agency. Subsequent years' annual permits to operate shall be issued by the enforcement agency.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18502 and 18505, Health and Safety Code.

§ 1012. Department Copies of the Annual Permit to Operate and Related Fees.

(a) Local enforcement agencies shall send a copy of each issued annual permit to operate to the Division of Codes and Standards within thirty (30) days following its issuance.

(b) All local enforcement agencies shall forward to the Division of Codes and Standards, the state fees paid by the applicant pursuant to section 1008 of this article within thirty (30) days of receipt.

(c) The department shall provide a supply of the annual permit to operate forms and application for permit to operate forms to any local enforcement agency making a request for the forms.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18502, 18502.5, 18505, and 18506, Health and Safety Code.

§ 1013. Emergency Preparedness Plans.

(a) Every park shall adopt an emergency preparedness plan and notify park residents how to obtain a copy of the plan. In order to obtain a permit to operate, the information in subsections (c) and (d) must be submitted to the enforcement agency upon renewal of a permit to operate after September 10, 2010, or the issuance of the initial permit for a new park, whichever comes first.

(1) After a plan is approved by the enforcement agency, it is not necessary to provide the enforcement agency with future copies unless conditions described in the plan have changed (e.g. roadway changes, addition of lots, floodplain changes, etc.).

(b) The emergency preparedness plan shall be one of the following:

(1) adopting the emergency plans and procedures contained in the Standardized Emergency Management System Advisory Board's booklet of November 21, 1997, entitled "Emergency Plans for Mobilehome Parks," published by the former Office of Emergency Services or any subsequent version, or

(2) a plan developed by park management comparable to the plans and procedures contained in the booklet described in subparagraph (1) above.

(c) Documentation submitted to the enforcement agency to obtain a permit to operate shall include at a minimum of the following:

(1) a copy of the plan available to the residents;

(2) the location of the posted notice in the park describing how the residents may obtain the plan;

(3) a copy of the notice distributed to residents that identifies additional state and local agencies' individual emergency preparedness information including, but not limited to, the California Emergency Management Agency;

(4) written verification by the park operator that all residents have received written notification on how to obtain a copy of the plan and the information required in subsection (c)(3).

(d) At a minimum the following items should be included in a park's emergency preparedness plan to be deemed consistent with or comparable to the "Emergency Plans for Mobilehome Parks" booklet, the standard defined in Health and Safety Code 18603.

(1) Maps showing evacuation routes out of the park including all exits and alternate routes and exits.

(2) The elevation of the park property if the park is in a floodplain.

(3) Type of disasters common to the area.

(4) How residents may obtain a copy of the plan.

(5) General information regarding types of disasters such as floods, earthquakes, fires, and other emergencies.

(6) Contact information for emergency government agencies including the California Emergency Management Agency (CalEMA), local fire and police department and community assistance organizations such as the American Red Cross, or other emergency agencies' contact information.

(7) Local emergency broadcast station frequencies.

(8) Information on how residents may obtain additional materials for establishing an individual household emergency plan, individual household emergency supply kits, and individual home safety recommendations.

(e) Park management is not responsible for physically evacuating residents from their homes and park residents must take personal responsibility for themselves during an emergency. Residents that may need assistance in the event of an evacuation should make prior arrangements to have that assistance available.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18500, and 18603, Health and Safety Code.

§ 1014. Required Reporting of Changes in Park Status.

(a) An operator of a park shall submit to the enforcement agency, an application for an amended annual permit to operate within thirty (30) days of any change in the information related to the annual permit to operate.

Changes in information shall include, but not be limited to:

(1) change of name, mailing address, or ownership; or

(2) change in the number of lots resulting from the sale, lease, removal, construction or alteration of existing lots or facilities; or

(3) change of conditional uses specified on the annual permit to operate; or

(4) when a snow load roof maintenance program status is changed pursuant to section 1338 of article 7.

(b) A fee of ten dollars (\$10) shall be submitted to the enforcement agency with each application to amend the annual permit to operate. Only one fee of ten dollars (\$10) shall be required for an amended annual permit to operate, if more than one change can be processed on a single application.

(c) An amended permit to operate shall be issued by the department for additional lots constructed to an existing park. The local enforcement agency shall process the application as specified in section 1010 of this chapter for permit issuance for new construction.

(d) Notwithstanding subsection (c), when an amended permit to operate is issued by a local enforcement agency, a copy shall be forwarded to the department within thirty (30) days, clearly marked as "Amended" on the face of the copy.

NOTE: Authority cited: Section 18300 and 18502.5, Health and Safety Code. Reference: Sections 18502, 18502.5, 18505, and 18507, Health and Safety Code.

§ 1016. Approval of Alternates and Equivalents.

(a) When the department is the enforcement agency, a request for approval of an alternate or equivalent means of meeting the requirements of this chapter shall be submitted by the applicant to the department's Northern or Southern area office.

(b) When a city, county, or city and county has assumed enforcement responsibility for this chapter, the applicant shall submit the request for this approval to the local enforcement agency. The local enforcement agency shall forward the request to the department's Administrative Office of the Division of Codes and Standards, along with their written recommendation and rationale for approval or denial.

(c) The request for an alternate approval shall be submitted on forms, as defined in Section 1002 of this chapter, provided by the department. The form shall be accompanied by one (1) set of substantiating plans and/or information together with the alternate approval fee of two hundred three dollars (\$203), payable to the department.

(d) When a request for an alternate approval is for the park, or significantly affects property owned or operated by the park, including, but not limited to, grading, utilities and setbacks, only the park owner or operator may apply for the alternate approval.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18305 and 18502.5, Health and Safety Code.

§ 1017. Technical Service fee.

(a) Fees for technical services provided by the enforcement agency shall be:

(1) One hundred ninety-six dollars (\$196) providing the technical service does not exceed one hour.

When the related technical service exceeds one hour, the following fees shall apply:

(A) Second and subsequent whole hours: eighty-two dollars (\$82).

(B) Each thirty (30) minutes, or fractional part thereof: forty-one dollars (\$41).

NOTE: Authority cited: Sections 18300, and 18502.5, Health and Safety Code. Reference: Sections 18502.5, and 18503, Health and Safety Code.

§ 1018. Permits Required or Not 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, 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.
- (11) Canvas or cloth awnings provided they meet the setback and separation requirements for combustible materials contained in 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.

§ 1019. Installation of Factory-Built Housing in Parks.

(a) Factory-built housing, meeting the requirements of Division 13, Part 6 of the California Health and Safety Code, may be installed on a lot in a park only if all of the following conditions apply:

- (1) the park was constructed on or after January 1, 1982,
- (2) the park is granted a zone designation or a conditional use permit authorizing this type of permanent occupancy,
- (3) it is installed on a foundation system,
- (4) it does not exceed two (2) stories in height, and
- (5) it is located on a specific designated lot in the park defined in the park's rules or regulations.

(b) The local jurisdiction where the park is located shall be the enforcing agency for the inspection of the installation of factory-built housing in a park. The provisions of section 19993 of the Health and Safety Code regarding zoning, snow loads, wind pressure, fire zones, setbacks, yard and development requirements, property line requirements, and architectural and aesthetic requirements for factory-built housing in parks are specifically and entirely reserved to local jurisdictions and shall apply to factory-built housing installed in parks.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18611, 19971, 19992, and 19993, Health and Safety Code.

§ 1020. Application Requirements for Permits for Installations and Foundation Systems for MH-units.

(a) A person required to obtain a permit to install an MH-unit pursuant to section 18613 or 18551 of the Health and Safety Code, shall submit an application for the permit to the enforcement agency on a form prescribed by that agency.

- (1) The application shall be accompanied by fees as specified in section 1020.1 of this article.
- (2) When an MH-unit is initially installed or reinstalled on a different lot pursuant to Health and Safety Code section 18613, either a tiedown system or an engineered tiedown system must also be installed.
- (3) When concrete piers or steel piers are used as the support system for an MH-unit, the installation of the MH-unit must include mechanical connection of each pier both to the MH-unit and to its footing that complies with section 1336.4 of this chapter.

(4) The applicant for a permit to install an MH-unit shall provide, with the application, a complete set of plans and specifications to include the following:

(A) A set of the manufacturer's installation instructions stamped to indicate approval by the manufacturer's design approval agency.

(B) Three copies of a plot plan of the lot on which the MH-unit is proposed to be installed. The plot plan shall indicate the planned location of the MH-unit, the locations of electrical, gas, water and sewer connections on the lot and all required dimensions and setbacks from the lot lines and from any buildings or accessory structures on the lot and adjacent lot. At least one (1) copy of the plot plan shall bear the original signature of the park owner or his or her designated representative.

(C) If the MH-unit manufacturer's installation instructions do not provide for a tiedown system, the applicant shall provide either installation instructions for listed tiedown assemblies that will be installed as a tiedown system in accordance with section 1336.2 of this chapter, or a set of engineered plans and specifications for an engineered tiedown system.

(D) The appropriate application shall be accompanied by fees as specified in subsection 1020.1 of this article.

(b) Foundation Systems. When a foundation system is to be installed for an MH-unit, a separate permit to construct the foundation system shall be obtained from the enforcement agency.

(1) The appropriate application shall be accompanied by fees as specified in subsection 1020.1 of this article.

(2) A person submitting an application for a permit to construct a foundation system shall submit three complete sets of plans and specifications in compliance with section 1034 of this chapter.

(c) Installation of a multifamily manufactured home in a park requires approval as required in subsection 1020.6 (d), along with submission of a permit application. Evidence of this approval must accompany the permit application.

(d) When the application for a permit to construct does not comply with this chapter, the enforcement agency shall notify the applicant in what respects the application does not comply within ten (10) working days of the date they are received by the enforcement agency. When the applicant resubmits the application, an additional application filing fee may be required.

NOTE: Authority cited: Sections 18300, 18502.5, 18503, 18551, 18552, 18613, and 18613.4, Health and Safety Code. Reference: Sections 18008.7, 18500, 18501, 18503, 18551, 18551.1, 18611, and 18613 Health and Safety Code.

§ 1020.1. Fees for MH-unit Installation and Standard Plan Approval Foundation System Permits.

(a) The following fees shall apply:

(1) Installation of an MH-unit, or a multifamily manufactured home containing not more than two (2) dwelling units, or support system alteration permit fee. One hundred ninety-six dollars (\$196) provided the related inspection does not exceed one hour. When the related inspection exceeds one hour, the following fees shall apply:

(A) Second and subsequent whole hours: eighty-two dollars (\$82).

(B) Each 30 minutes, or fractional part thereof: forty-one dollars (\$41).

(2) Foundation system permit fee: refer to valuation tables in Section 1020.7 of this article.

(A) Plan check fees shall not be required for a foundation system for which a standard plan approval has been obtained from the department.

(3) Reinspection Fee: One hundred seventy-eight dollars (\$178) provided the related reinspection does not exceed one hour. When the related reinspection exceeds one hour, the following fees shall apply:

(A) Second and subsequent whole hours: eighty-two dollars (\$82).

(B) Each thirty minutes (30), or fractional part thereof: forty-one dollars (\$41).

NOTE: Authority cited: Sections 18300, 18502.5, 18551 and 18613, Health and Safety Code. Reference: Sections 18500, 18501, 18502, 18503, 18551 and 18613, Health and Safety Code.

§ 1020.3 Application Requirements for Permits for Accessory Buildings and Structures and Building Components.

(a) A person required to obtain a permit to install an accessory building or structure or building component, shall submit an application for the permit to construct to the enforcement agency, on a form prescribed by that agency.

(b) The application for the permit to construct shall be accompanied by fees as specified in section 1020.7 of this article, or section 1020.4 when using plans with a standard plan approval.

(c) A person submitting an application for a permit to construct an accessory building or structure or install a building component shall, in addition to the requirements of section 1034 of this chapter, submit three (3) copies of a plot plan for the lot where the accessory building or structure or building component is to be constructed. The plot plan shall be on the form prescribed by the department, indicating the planned location of the accessory building or structure or building component on the lot and indicate dimensions of and setbacks from the lot lines and other units or structures on adjacent lots. At least one (1) copy of the plot plan shall bear the original signature of the park owner or his or her designated representative.

(d) When any person files applications simultaneously to construct or install two (2) or more accessory buildings or structures or building components which are identical, and are within the same park, only one (1) plan check fee shall be required.

(e) If an application for a permit to construct is not complete or does not conform to the requirements of this chapter, the enforcement agency shall notify the applicant in writing within ten (10) working days of receipt of the application, as to the why the application does not comply.

(f) A single permit may be issued for all accessory buildings or structures or building components to be erected or installed concurrently on the same lot including electrical, mechanical, and plumbing installations in for each accessory building or structure or building component. If the applicant requests individual permits, they may be obtained for structural, electrical, mechanical, and plumbing installations, and are subject to separate individual fees.

NOTE: Authority cited: Sections 18300, Health and Safety Code. Reference: Sections 18300, 18500, 18502.5, and 18552, Health and Safety Code.

§ 1020.4. Fees for Accessory Buildings or Structures, and Building Component Permits with a Standard Plan Approval.

(a) The following permit fees shall apply for accessory buildings and structures, and building components that have a standard plan approval:

(1) Inspection fee: One hundred ninety-six dollars (\$196) provided the related inspection does not exceed one hour. When the related inspection exceeds one hour, the following fees shall apply:

(A) Second and subsequent whole hours: eighty-two dollars (\$82).

(B) Each thirty minutes (30), or fractional part thereof: forty-one dollars (\$41).

(2) Reinspection fee: One hundred seventy-eight dollars (\$178) provided the related reinspection does not exceed one hour. When the related reinspection exceeds one hour, the following fees shall apply:

(A) Second and subsequent whole hours: eighty-two dollars (\$82).

(B) Each thirty minutes (30), or fractional part thereof: forty-one dollars (\$41).

(b) Fees for accessory buildings and structures, and building components that do not have the department's standard plan approval issued in accordance with Section 1020.9 of this article, shall be determined using the valuation table contained in Section 1020.7 of this article.

(c) Electrical, mechanical, and plumbing permit fees for installations in accessory buildings or structures or building components shall not exceed those contained in this chapter.

(d) Plan check fees shall not be required for accessory buildings or structures for which a standard plan approval has been obtained from the department.

NOTE: Authority cited: Sections 18300, 18502.5, and 18552, Health and Safety Code. Reference: Sections 18300, 18500, 18502, 18502.5, 18503 and 18552, Health and Safety Code.

§ 1020.6 Application Requirements for Permits for Park Construction or Alteration.

(a) This section applies to any person submitting an application pursuant to section 1018, for a permit to construct or alter any of the following:

- (1) A park;
- (2) An addition to a park;
- (3) An alteration to a park;
- (4) A permanent building in a park;
- (5) An accessory building or structure without a standard plan approval.

(b) A person who is required to obtain a permit to construct, pursuant to section 18500 of the Health and Safety Code, shall submit an application for a permit to construct to the enforcement agency, with the appropriate fees as specified in section 1020.7 of this article, on the form prescribed by that agency.

(c) A person submitting an application pursuant to this section shall submit three (3) complete sets of plans and specifications or installation instructions, in compliance with section 1034 of this chapter.

(d) Applications for permits to construct, or enlarge a park by adding lots or by installing a multifamily manufactured home(s) shall be submitted with written evidence of compliance with the California Environmental Quality Act (Public Resources Code Division 13, commencing with section 21000) and written evidence of approvals by all of the following:

- (1) the local planning agency;
- (2) the local health, fire, and public works departments;
- (3) the local department responsible for flood control;
- (4) the serving utilities; and
- (5) any other state or federal agency or special district that has jurisdiction and would be impacted by the proposed construction.

NOTE: Authority cited: Sections 18300, 18502.5, and 18503, Health and Safety Code. Reference: Sections 18500, 18501, 18502, 18502.5, 18503, and 18610 Health and Safety Code and Section 21000, Public Resources Code.

§ 1020.7. Permit Fees for Park Construction or Alteration.

(a) Any person submitting an application for a permit to construct with plans not having a department standard plan approval, shall pay the following fees, as applicable:

(1) Permit Fee. For the purpose of determining fees, the enforcement agency may establish the permit fee in accordance with subsection (f) or (g) of this section as appropriate. However, the minimum permit fee shall be one hundred ninety-six dollars (\$196) provided the initial related inspection associated with this permit does not exceed one hour. When the related inspection exceeds one hour, the following fees shall apply:

- (A) Second and subsequent whole hours: eighty-two dollars (\$82).
- (B) Each thirty (30) minutes, or fractional part thereof: forty-one dollars (\$41).

(2) Plan Check Fee. One-half (1/2) of the combined total of construction, mechanical, plumbing, and electrical permit fees. However, the minimum fee shall be ten dollars (\$10).

(b) Reinspection Fee. One hundred seventy-eight dollars (\$178) provided the related inspection does not exceed one hour. When the related reinspection exceeds one hour, the following fees shall apply:

- (1) Second and subsequent whole hours: eighty-two dollars (\$82).
- (2) Each thirty (30) minutes, or fractional part thereof: forty-one dollars (\$41).

(c) When any person files applications simultaneously to construct two (2) or more permanent buildings, or accessory buildings or structures which are identical and are within the same park, only one plan check fee shall be required.

(d) Electrical, mechanical, and plumbing permit fees shall not exceed those contained in this chapter.

(e) 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. The following fees are required for each resubmission of plans or specifications subsequent to the initial plan check:

(1) Plan Check Fee: Two hundred three dollars (\$203) provided the related plan check does not exceed one hour. When the related plan check exceeds one hour, the following 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).

(f) Fees for construction or alteration of facilities and installations on lots and within parks shall be the sum of the following categories comprising the proposed work subject to the minimum amounts specified in subsection (a)(1):

(1) For each lot.....	\$5.75
(2) Electrical Permit Fees.	
Each park electrical service	14.00
Each unit substation or secondary distribution transformer.....	10.50
Each alteration or replacement of a service or a transformer	10.50
Each park lot electrical service equipment.....	7.00
Each alteration, repair, or replacement of a park lot electrical service equipment.....	7.00
Each street light including circuit conductors and control equipment.....	3.00
(3) Plumbing Permit Fees.	
Each park sewage drainage system.....	14.00
Each private sewage disposal system or park water treatment installation.....	14.00
Each lot drain inlet.....	7.00
Each alteration or repair of drainage or vent piping.....	7.00
Each park water distribution system.....	7.00
Each park lot water service outlet or outlets at the same location.....	4.25
Each fire hydrant or riser	4.25
Each individual lot water conditioning installation.....	4.25
Each alteration, repair or replacement of water fixtures or equipment.....	4.25
(4) Gas Piping Permit Fees.	
Each park gas piping system.....	7.00
Each installation of a liquefied petroleum or natural gas tank of 60 gallon capacity or more.....	7.00
Each gas riser outlet.....	4.25
Each alteration, repair, or replacement of park's gas piping system	4.25
(5) Each installation of equipment regulated by this for which no other fee is listed	7.00

(g) Permit fees for a permit to construct accessory buildings or structures without a standard plan approval from the department, and foundation systems, permanent buildings, and/or electrical, mechanical, and plumbing installations within or on permanent buildings, or accessory buildings or structures shall be the sum of the following categories comprising the proposed work subject to the minimum amounts specified in subsection (a)(1):

(1) Table A. Construction Permit Fees.

<i>Total Valuation</i>	<i>Fee</i>
\$2,000 or less.....	\$45.00
\$2,001 to \$25,000.....	\$45.00 for the first \$2,000 plus \$9.00 for each additional thousand or fraction thereof, to and including \$25,000.

\$25,001 to \$50,000	\$252.00 for the first \$25,000 plus \$6.50 for each additional thousand or fraction thereof, to and including \$50,000.	
\$50,001 to \$100,000	\$414.50 for the first \$50,000 plus \$4.50 for each additional thousand or fraction thereof, to and including \$100,000.	
\$100,001 to \$500,000	\$639.50 for the first \$100,000 plus \$3.50 for each additional thousand or fraction thereof, to and including \$500,000.	
\$500,001 to \$1,000,000	\$2,039.50 for the first \$500,000 plus \$3.00 for each additional thousand or fraction thereof, to and including \$1,000,000.	each
\$1,000,001 and up	\$3,539.50 for the first \$1,000,000 plus \$2.00 for each additional thousand or fraction thereof.	each

(2) Table B. Mechanical and Plumbing Permit Fees.

Each plumbing fixture, trap, set of fixtures on one trap, including water, drainage piping and backflow protection therefore.....

Each plumbing fixture, trap, set of fixtures on one trap, including water, drainage piping and backflow protection therefore.....	\$3.00
Each building sewer.....	14.00
Each private sewage disposal system.....	14.00
Each water heater and/or vent.....	7.00
Each gas piping system for one to five outlets.....	7.00
Each gas piping system for six or more outlets, per outlet.....	1.50
Each gas regulator.....	1.50
Each water branch service outlet or outlets at the same location, or each fixture supply.....	1.00
Each installation of water treating equipment.....	7.00
Alteration or repair of water piping or water treating equipment.....	7.00
Alteration or repair of drainage or vent piping.....	7.00
Each lawn sprinkler system on any one meter, including backflow protection devices.....	7.00
Vacuum breakers or backflow protective devices on tanks, vats, etc., or for installation on unprotected plumbing fixtures: one to five.....	3.00
over five, each additional.....	1.00
The installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance, up to and including 100,000 Btu.....	14.00
The installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance over 100,000 Btu.....	21.00
The installation or relocation of each floor furnace, including vent.....	7.00
The installation or relocation of each suspended heater, recessed wall heater or floor-mounted unit heater.....	7.00
The installation, relocation or replacement of each appliance vent installed and not included in an appliance permit.....	7.00
The repair of, alteration of, or addition to each heating appliance, refrigeration unit, comfort cooling unit, absorption unit, or each comfort heating, cooling, absorption, or evaporative cooling system, including installation of controls.....	14.00
The installation or relocation of each boiler or compressor to and including three horsepower or each absorption system to and including 100,000 Btu.....	14.00
The installation or relocation of each boiler or compressor over three horsepower or each absorption system over 100,000 Btu.....	21.00
Each air handling unit, including ducts attached thereto.....	7.00

NOTE: This fee shall not apply to an air handling unit which is a portion of a factory-assembled appliance, comfort cooling unit, evaporative cooler or absorption unit for which a permit is required elsewhere in this chapter.

For each evaporative cooler other than portable type.....	7.00
For each vent fan connected to a single duct.....	3.00
For each vent ventilation system which is not a portion of any heating or air conditioning system authorized by a permit.....	7.00
Each installation of equipment regulated by this chapter for which no other fee is listed.....	7.00

(3) Table C. Electrical Permit Fees.

Each wiring outlet where current is used or controlled, except services, sub-feeders and meter outlets.....	.35
Each fixture, socket or other lamp holding device.....	.35
Each motor of not more than 50 h.p.	4.25
Each motor of more than 50 h.p.	10.50
Each mercury arc lamp and equipment.....	1.00
Each range, water heater or clothes dryer installation.....	7.00
Each space heater or infrared heat installation.....	1.50
Each stationary cooking unit, oven, or space heater.....	1.50
Each garbage disposer, dishwasher, or fixed motor-operated appliance not exceeding 1/2 h.p.	1.50
Working light in buildings in course of construction or undergoing repairs, or where temporary lighting is to be used.....	3.00
Each incandescent electric sign.....	1.50
Electric signs or outline lighting, luminous gas type with: 1 to 4 transformers.....	3.00
Additional transformers, each.....	.35
Each rectifier and synchronous converter, per K.W.35
Each additional circuit for a mobilehome accessory building or structure or other electrical equipment.....	1.50
Each service:	
600 volts or less, not over 200-amperes.....	7.00
600 volts or less, over 200-amperes.....	10.00
Over 600 volts.....	14.00
Each installation of equipment regulated by this chapter for which no other fee is listed.....	7.00

NOTE: Authority cited: Sections 18300, 18502.5, and 18552, Health and Safety Code. Reference: Sections 18502, 18502.5, and 18503, 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;

<p>ACCESSORY BUILDING OR STRUCTURE</p> <p>1. Name of Manufacturer</p> <p>2. Standard Plan Approval No. _____</p> <p>3. Designed for:</p> <p>____lbs. per square foot roof live load</p> <p>____lbs. per square foot horizontal wind load</p> <p>____lbs. per square foot snow load</p> <p>____lbs. per square foot floor live load</p> <p>____lbs. per square foot wind uplift load</p> <p>4. Structure (may) (may not) be enclosed.</p> <p>Department of Housing and Community Development</p>
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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 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 or stamp of the architect or engineer on a standard plan 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.

§ 1025. Earthquake Resistant Bracing System Fees.

(a) Certification application fee, two hundred three dollars (\$203).

(b) Certification Renewal fee, two hundred three dollars (\$203).

(c) Certification review fees. Two hundred three dollars (\$203) providing the related certification review does not exceed one hour. When the related certification review exceeds one hour, the following fees shall apply:

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

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

The balance of certification review fees due shall be paid to the department prior to the issuance of certification.

(d) When the department is the enforcement agency:

(1) Inspection or reinspection fee. One hundred ninety-six dollars (\$196) provided the related inspection or reinspection does not exceed one (1) hour. When the related inspection or reinspection exceeds one hour, the following fees shall apply:

(A) Second and subsequent whole hours: eighty-two dollars (\$82).

(B) Each thirty (30) minutes, or fractional part thereof: forty-one dollars (\$41).

(2) A minimum fee of one hundred ninety-six dollars (\$196) shall be submitted with each application for a permit or reinspection. Any additional fees required shall be paid upon completion of the inspection or reinspection.

(e) Change of ERBS-manufacturer's name, ownership or address fee, sixty-two dollars (\$62).

NOTE: Authority cited: Sections 18502.5, 18613.5 and 18613.7, Health and Safety Code. Reference: Sections 18300, 18502.5, 18613.5 and 18613.7, Health and Safety Code.

§ 1030. California Environmental Quality Act Compliance.

Wherever the department is the enforcement agency, evidence of compliance with The California Environmental Quality Act, Public Resources Code, Division 13, commencing with section 21000, shall be submitted with an application for a permit to construct or enlarge a park.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18300.1, 18406, and 18501, Health and Safety Code. Sections 21000 et seq., Public Resources Code.

§ 1032. Permit Applications- Required Approvals.

(a) All applications for permits to construct shall be submitted on the designated form provided by the enforcement agency.

(b) Applications for permits to construct, or enlarge a park by adding lots, or by installing a multifamily manufactured homes(s), shall be submitted with written evidence of compliance with the California Environmental Quality Act (Public Resources Code Division 13, commencing with section 21000) and written evidence of approvals by all of the following:

(1) the local planning agency,

(2) the local health, fire, and public works departments,

(3) the local department responsible for flood control,

(4) the serving utilities, and

(5) any other public agencies having jurisdiction over the activity contained in the permit application.

(c) Park operator approval is required on all applications for a permit to construct, reconstruct or alter the park electrical, fuel gas, plumbing, or fire protection equipment or installations.

(d) Park operator approval is required with all applications for a permit to install an MH-unit, or to alter an MH-unit located in a park, if the alteration would affect the electrical, fuel gas or plumbing system of the park.

(e) Park operator approval is required on all applications for permits to construct, reconstruct, install or alter an accessory building or structure or building component to be located or proposed to be located within a park.

(f) Written evidence of applicable local approvals may be required for permanent buildings, when the installation may impact local services.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18406 and 18501, Health and Safety Code; Section 21082, Public Resources Code; and Title 14 CCR Section 15050.

§ 1034. Plans - 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. 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.

(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.

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

§ 1038. Extension of Permit to Construct.

(a) 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.

§ 1042. Swimming Pools.

Construction and barriers standards for public and private swimming pools constructed within a park are contained in the California Building Code.

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

§ 1044. Construction.

(a) All construction shall be performed in accordance with approved plans and specifications and shall not be changed, modified or altered without the express prior approval, when possible, of the person or entity which provided the original approvals, and the enforcement agency.

(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 null and void.

(c) The issuance of a permit based upon plans and specifications shall not prevent the enforcement agency from thereafter requiring the correction of errors in these plans and specifications, nor shall the issuance of a permit preclude the enforcement agency's power to prevent occupancy of a building, accessory building or structure, or building component, when it is found to be in violation of this chapter.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18500, 18501, 18552, 18610, 18620, 18630, 18670, and 18690, Health and Safety Code.

§ 1045. Excavation and Grading.

Except as provided in this chapter, the procedures relating to excavation, grading, and earthwork, including fills and embankments, are contained in The California Building Code.

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

§ 1046. Stop Order.

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 enforcement agency 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 enforcement agency.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18404 and 18500, Health and Safety Code.

§ 1048. Inspections.

(a) The person to whom a construction permit is issued shall request the inspection and all necessary re-inspections of that permitted construction project.

(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.

(c) The required 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.

§ 1050. Construction Permit Penalty.

Any person commencing construction without a valid permit shall discontinue the construction until a permit to construct is obtained, and shall pay double all fees prescribed for the permit.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Section 18504, Health and Safety Code.

§ 1052. Closing a Park.

(a) In addition to the requirements of any other provisions of law, regulation, or applicable local ordinances, when an owner of a park chooses to close a park, in order for the enforcement agency to deem the park closed, the following procedures are required.

(1) Electric and gas services shall be disconnected by the serving utility at the service entrance to the property.

(2) Lot utility equipment must be rendered unusable or removed.

(3) All sewer connections must be capped with gas-tight covers.

(4) Septic systems must be prepared for abandonment in accordance with local health department requirements.

(5) Once the park is totally vacant, a Technical Service Fee shall be paid pursuant to section 1017, and a physical inspection performed by the enforcement agency verifying that the lots are not, and may not be, occupied.

(b) When the closed park is under the authority of a local enforcement agency, that agency shall notify the department within 30 days following verification that the park is closed.

(c) If a closed park is to be reopened, the person or entity proposing to reopen the park shall comply with the requirements of sections 1006.5, 1018 and 1032 of this chapter.

NOTE: Authority cited: Sections 18300, and 18605, Health and Safety Code. Reference: Sections 18502.5, 18503, 18605, and 18610 Health and Safety Code.

Article 2. General Park Requirements

§ 1100. Application and Scope.

(a) The provisions of this article shall apply to the construction, use, maintenance, and occupancy of lots within parks in all parts of the state.

(b) Existing construction and installations 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.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18610 and 18612, 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. 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, its appurtenances, an accessory building or structure, or building component shall be responsible for the use and maintenance of the unit, its appurtenances, accessory building or structure, or building component and 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.

§1104. Lot Address Identification and Lot Line Marking.

(a) All lots shall be identified by letters, numbers, or street address numbers. The lot identification shall be in a conspicuous location facing the roadway. If the lot identification number is to be installed on a wall surface of the unit, the wall surface nearest the roadway shall be used.

(b) All lots shall be defined by permanent corner markers. Corner markers shall be visible at grade and shall be installed in a manner that does not create a hazard.

(c) Permanent corner markers shall be any of the following:

(1) Pressure-treated wood, or wood of natural resistance to decay and insects, as specified in the California Residential Code, at least two (2) by two (2) inches in nominal dimension, driven into the ground to a depth of at least eighteen (18) inches, or six (6) inches if it is surrounded by a concrete pad at least four (4) inches in diameter and at least six (6) inches in depth.

(2) Metallic pipe or rods protected from corrosion by galvanizing, paint, or a protective coating which resists corrosion, and is driven into the ground to a depth of at least eighteen (18) inches or is driven into the ground to a depth of at least six (6) inches when it is surrounded by a concrete pad at least four (4) inches in diameter and at least six (6) inches in depth.

(3) Schedule 40 or better PVC, ABS, or CPVC pipe driven into the ground to a depth of at least eighteen (18) inches, or driven into the ground to a depth of at least six (6) inches, when it is surrounded by a concrete pad at least four (4) inches in diameter, and at least six (6) inches in depth.

(4) Saw cuts, blade marks, or scribe marks in a concrete or asphalt curb or roadway which are different in depth and nature than expansion joints.

(5) A nail with either a metal washer or surveyor's marker, which is either driven or embedded into concrete or asphalt, curbs or streets.

(d) To determine the edge of a lot bordering a roadway with curbing, the lot ends at the beginning of the curbing; curbing is part of the roadway.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18610, 18610.5, and 18612, Health and Safety Code.

§ 1105. Lot Line Changes.

(a) Compliance with this section shall be required for any lot line change within a park. Compliance with subsections (b), (c) and (e) of this section shall not be required for any lot line creation; however, notwithstanding any other provision of this chapter, a lot line creation shall comply with the requirements of section 1020.6.

(b) The park owner or operator shall submit to the enforcement agency an application for a permit to construct, on a form designated by that agency, for a lot line change, along with all of the following:

(1) three (3) copies of a detailed plot plan with an identified date of preparation and measurements, indicating both the existing and proposed locations of the lot lines, which shall indicate all of the following:

(A) the locations of and distances between any units, accessory buildings or structures, or other built improvements on the affected lots (such as patios or parking areas), within ten (10) feet of the current and proposed lot lines;

(B) the distances from all existing and proposed lot lines of the lots on which those units, buildings or structures, or other improvements are located;

(C) the number of lots affected;

(D) the addresses or other identifying characteristics of those affected lots;

(E) proof of delivery of copies of the plot plan to all the registered owners of the units on the affected lots by registered or certified mail, sent by at least first class mail;

(F) the type(s) of marking(s) used to designate the existing and proposed lot line locations;

(G) if the park is a common interest development, as defined in Civil Code section 1351, and lot line change involves encroaching into a common area, compliance with the approval provisions of Civil Code section 1363.07.

(2) The names and residence addresses of the registered owners of the units on the lots affected by the lot line change and the addresses or other identification of their units' lots if different than the residence address;

(3) a copy of the original written authorization, signed and dated by each of the registered owners of the units on the lots affected by the lot line change, that includes the following statement:

I, [*name of registered owner(s)*], have received a copy of the plot plan dated [*date of plot plan*] proposing to change a lot line affecting the lot where my unit is located and I/we approve of the proposed change in the location of the lot line(s) as detailed on the plot plan.

(4) A written statement signed and dated by the park operator or the operator's agent that the lot line change is substantially consistent in all material factors with both of the following:

(A) all health and safety conditions imposed by the local government as a condition of the initial construction of that space or the park; and

(B) prior applicable local land use requirements for the park; and

(5) the applicable permit fee as specified in section 1020.7 of this chapter.

(c) When the department is the enforcement agency and the number of lots in the park is increased or decreased by the change in lot lines pursuant to this section, the applicant shall deliver a written notice to the

local planning agency, by personal delivery or by registered or certified mail, of the proposed change in the number of lots prior to or concurrent with its submission of the application to the department and provide a statement attesting to that delivery and the proof of delivery by either a stamped receipt or the proof of service by registered or certified mail. The notice shall include one copy of all the information required by paragraphs (1) through (4) of subsection (b) and the office address of the department's area office performing the inspection.

(d) The enforcement agency shall perform an on-site inspection prior to approval of a lot line change or creation, in order to ensure consistency with this chapter and the application. Any existing lot line markings shall remain in place until after approval by the enforcement agency for the lot line change. At the time of inspection the applicant, or his or her designee, shall permanently mark the new lot line or lot lines pursuant to section 1104 of this chapter and eradicate any preexisting lot line markings. No approval shall be given for lot line changes without identification to the satisfaction of the enforcement agency of the existing lot line locations.

(e) Following approval of the lot line change by the enforcement agency, the enforcing official shall sign and date the submitted plot plan signifying its approval. Copies of that approved plot plan shall then be given by the applicant to the registered owners of the units on all the affected lots.

(f) No lot line shall be created, moved, shifted, or altered if the lot line creation or change will place a unit or accessory building or structure in violation of any provision of this chapter or any other applicable provision of law.

NOTE: Authority cited: Sections 18300, 18610, and 18612, Health and Safety Code. Reference: Sections 18501, 18610, 18610.5, and 18612, Health and Safety Code, and Sections 1351 and 1363.07, Civil Code.

§ 1106. Roadways.

All park roadways shall have a clear and unobstructed access to a public thoroughfare, except that a roadway may have security gates, if such security gates are not in violation of local government requirements.

(a) In parks, or portions thereof, constructed prior to September 15, 1961:

(1) Each lot shall have access to a roadway of not less than fifteen (15) feet in unobstructed width.

(2) No vehicle parking shall be allowed on roadways less than twenty-two (22) feet in width. If vehicle parking is permitted on one side of the roadway, the roadway shall be a minimum of twenty-two (22) feet in width. If vehicle parking is permitted on both sides of the roadway, the roadway shall be not less than thirty (30) feet in width.

(b) In parks constructed on or after September 15, 1961:

(1) Each lot shall have access to a two-way roadway of not less than twenty-five (25) feet, or a one-lane, one-way roadway not less than fifteen (15) feet in unobstructed width.

(2) No vehicle parking shall be allowed on one-way, one-lane roadways less than twenty-two (22) feet in width. If vehicle parking is permitted on one side of a one-lane roadway, the roadway shall be a minimum of twenty-two (22) feet in width. If vehicle parking is permitted on both sides of a one-lane roadway, the roadway shall be at least thirty (30) feet in width.

(3) No vehicle parking shall be allowed on two-lane, two-way roadways less than thirty-two (32) feet in width. If vehicle parking is permitted on one side of a two-way roadway, the roadway shall be a minimum of thirty-two (32) feet in width. If vehicle parking is permitted on both sides of a two-way roadway, the roadway shall be at least forty (40) feet in width.

(c) Roadways designed for vehicle parking on one side shall have signs or markings prohibiting the parking of vehicles on the traffic flow side of the roadway clearly visible at any given point of the roadway where parking is prohibited.

(d) A two-way roadway divided into separate, adjacent, one-way traffic lanes by a curbed divider or similar obstacle, shall be not less than fifteen (15) feet in unobstructed width on each side of the divider.

(e) In parks constructed after September 23, 1974, which contain not more than three (3) lots, each lot shall abut a roadway that is not less than twenty (20) feet in unobstructed width.

(f) Paving is not required for roadways or driveways unless it is necessary for compliance with section 1116 of this chapter.

(g) At the request of the park owner/operator, the local fire protection agency may designate the sides or portions of roadways in a park as fire lanes provided those designations do not conflict with the roadway widths of this section.

(h) If a park owner or operator proposes reducing the width, or changing the layout or configuration, of the park roadways from the way they were previously approved or constructed, local fire protection agency acknowledgment of the change shall be submitted to the enforcement agency.

NOTE: Authority cited: Sections 18300, 18610, 18612, and 18691, Health and Safety Code. Reference: Sections 18610, 18612, and 18691, Health and Safety Code.

§ 1108. Park Lighting.

In every park, lighting shall be installed which is capable of providing:

(a) An average of five (5) horizontal foot candles of light at the floor level at entrances to toilet and shower buildings, laundry buildings, and recreation buildings when the buildings are in use during the hours of darkness.

(b) An average of ten (10) horizontal foot candles of light at the floor level within toilet and shower buildings, laundry buildings, and recreation buildings when the buildings are in use during the hours of darkness.

(c) An average of two-tenths (2/10) horizontal foot candle of light the full length of all roadways and walkways within a park during the hours of darkness.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18602, 18620, and 18640, Health and Safety Code.

§ 1110. Occupied Area.

(a) The occupied area of a lot, consisting of the unit, and all accessory buildings and structures including, but not limited to awnings, stairways, ramps and storage cabinets, shall not exceed seventy-five (75) percent of the lot area.

(b) For purposes of this chapter, patios and paved or concrete areas on grade, and the area of accessory buildings or structures located under another accessory structure, such as a storage cabinet or porch under an awning or carport, are not included in the measurement of the occupied area. The occupied area shall be determined as if viewed from overhead looking directly down on the lot.

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

§ 1112. Required Toilet and Shower Facilities.

(a) Toilets, showers, and lavatories shall be provided as follows:

(1)(A) In parks constructed 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.

(B) In parks constructed on or after July 7, 2004, containing dependent lots or allowing dependent units, at least one (1) toilet, shower, and lavatory, for each gender, for each twenty-five (25) lots shall be maintained.

(2) Independent, individually enclosed, lockable facilities for a single 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 remains equal.

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

(4) Parks constructed and operated exclusively for independent units need not provide public toilets, showers, or lavatories.

(5) 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.

(6) Toilet, lavatory, and shower facilities shall be separated and distinctly marked for each gender or unisex.

(7) 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 (6) square feet of floor area that shall have hooks for hanging clothing and a bench or chair for use by the occupant.

(8) Toilets shall be installed in separate compartments.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18620, 18630, and 18640, Health and Safety Code.

§ 1114. Animals.

(a) Dogs and other domestic animals, and cats (domestic or feral) shall not be permitted to roam at large (free) in any park.

(b) Animal feces shall not be permitted to accumulate on any lot or common area in a park to the extent that they create a nuisance.

NOTE: Authority cited: Section 18300, and 18601 Health and Safety Code. Reference: Section 18601, Health and Safety Code.

§ 1116. Lot and Park Area Grading.

(a) The park area and park roadways shall be so graded that there will be no depressions in which surface water will accumulate and remain for a period of time that would constitute a health and safety violation as determined by the enforcement agency. The ground shall be sloped to provide storm drainage run-off by means of surface or subsurface drainage facility.

(b) Each lot shall be graded to prevent the migration of water to the underfloor area of a unit, or accessory building or structure, or building component. Other methods to prevent the migration of water beneath a unit, accessory building or structure, or building component may be approved by the department as alternates, in accordance with section 1016 of this chapter.

(c) To provide for unanticipated water entering the area beneath a unit, accessory building or structure, or building component, that area shall be sloped to provide for drainage to an approved outside drainage way. Other positive passive drainage methods may be approved by the department as an alternate, in accordance with section 1016 of this chapter.

(d) Drainage from a lot, site, roadway or park area shall be directed to a surface or subsurface drainage way and shall not drain onto an adjacent lot, or site.

(e) All vegetation shall be cleared from the area of the lot beneath a unit or accessory building or structure.

(f) Fills necessary to meet the grading requirements of this subsection shall comply with section 1045 of this chapter.

(g) Minor load bearing grading and area fills that are made with a compacted class 2 aggregate and that do not exceed six (6) inches in depth, do not require additional approvals.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18254 and 18610, Health and Safety Code.

§ 1118. Lot Occupancy.

A lot shall accommodate only one (1) unit. However, when used as a frequent means of transportation, a self-propelled recreational vehicle or truck mounted camper may be parked beside the occupied unit. That vehicle shall not be occupied or connected to the lot's utility facilities or interconnected with the occupied unit.

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

§ 1119. Truck Campers Occupied Off a Vehicle.

No person shall occupy a truck camper, as defined in Health and Safety Code section 18013.4, that has been dismantled from a truck or other vehicle, unless the truck camper is located in a separate designated RV park section of a mobilehome park subject to the Special Occupancy Park regulations contained in Chapter 2.2 of this Division.

NOTE: Authority cited: Section 18300 and 18610, Health and Safety Code. Reference: Sections 18013.4, 18605, and 18610, Health and Safety Code.

§ 1120. Rubbish and Accumulation of Waste Material.

(a) Occupants shall keep the lot area and the area under, around, or on their unit and accessory buildings or structures free from an accumulation of refuse, rubbish, paper, leaves, brush or other combustible material.

(b) Waste paper, hay, grass, straw, weeds, litter, or combustible flammable waste, refuse, or rubbish of any kind shall not be permitted, by the park owner or operator, to remain upon any roof or on any vacant lot, open space, or common area.

(c) The park area shall be kept clean and free from the accumulation of refuse, garbage, rubbish, excessive dust, or debris.

(d) The park operator shall ensure that a collection system is provided and maintained, with covered containers, for the safe disposal of rubbish.

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

§ 1122. Emergency Information.

The requirements of this section shall be printed and posted in a conspicuous place on the premises and shall contain the following information:

(a) List the following telephone numbers:

- (1) Fire Department
- (2) Police Department or Sheriff's Office.
- (3) Park Office.
- (4) The responsible person for operation and maintenance.
- (5) Enforcement agency.

(b) List the following locations:

- (1) Nearest fire alarm box, when available.
- (2) Park location (street or highway numbers).
- (3) Nearest public telephone.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Section 18691, Health and Safety Code.

Article 3. Electrical Requirements

§ 1130. Application and Scope.

(a) The requirements of this article shall apply to all parks, accessory buildings or structures, and units (except within permanent buildings) in all parts of the state, to the construction, installation, alteration, repair, use, and maintenance of all electrical wiring and equipment for supplying electrical energy to all units.

(b) Existing electrical construction, connections, and installations 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.

NOTE: Authority cited: Sections 18300, 18610 and 18670, Health and Safety Code. Reference: Sections 18610 and 18670, Health and Safety Code.

§ 1132. Permanent Building Electrical Regulations

Requirements for electrical equipment and installations within permanent buildings in parks are found in the California Electrical Code.

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

§ 1134. Electrical Requirements.

(a) Except as otherwise permitted or required by this article, all electrical equipment and installations outside of permanent buildings in parks shall comply with the requirements for installations of 600 volts or less found in the California Electrical Code.

(b) All park-owned overhead electrical equipment of park electrical systems shall also comply with the applicable requirements of the current California Public Utilities Commission Rules for Overhead Electric Line Construction, General Order No. 95. If there is any conflict between the provisions contained in the California Electrical Code and General Order 95, the provisions of General Order 95 shall prevail.

(c) All park-owned underground electric equipment of park electrical systems shall also comply with the applicable requirements of the current California Public Utilities Commission, Rules for Construction of Underground Electric Supply and Communication Systems, General Order No. 128. If there is any conflict between the provisions contained in the California Electrical Code and General Order 128, the provisions of General Order 128 shall prevail.

(d) All additions or alterations to existing or new parks shall have plans submitted in compliance with section 1034 of this chapter.

(e) Except as otherwise permitted or required, all high voltage (exceeding 600 volts) electrical installations outside of permanent buildings within parks, shall comply with the applicable requirements of Title 8, California Code of Regulations, Chapter 4, Subchapter 5, Group 2, High Voltage Electrical Safety Orders.

(f) If there is any conflict between the provisions of this chapter, General Order 95, General Order 128, or the California Electrical Code, the provisions of this chapter shall prevail.

Note: General Order Numbers 95 and 128 may be obtained from the California Public Utilities Commission (CPUC) Technical Library, 505 Van Ness Ave., San Francisco, CA 94102 or by calling the CPUC at (415) 703-1713. They may also be viewed on line at www.cpuc.ca.gov.

NOTE: Authority cited: Sections 18300, 18610, and 18670, Health and Safety Code. Reference: Sections 18610 and 18670, Health and Safety Code.

§ 1136. Conductors and Equipment.

(a) 600 volts or less. For purposes of this chapter, all electrical conductors and equipment rated at 600 volts or less, installed outside of permanent buildings in park electrical wiring systems constructed, or approved for construction, shall be listed and labeled as approved for their intended use.

(b) Greater than 600 volts. Conductors and equipment installed in systems operated at more than 600 volts shall comply with the applicable provisions contained in the California Electrical Code, Article 490, and the High Voltage Safety Orders contained in Title 8, California Code of Regulations, Chapter 4, Subchapter 5, Group 2.

(c) A grounded neutral conductor may be a bare conductor when properly isolated from phase conductors. A bare neutral conductor, or a bare concentric stranded conductor of a cable used as a grounded neutral conductor, shall be copper when installed underground. These systems shall be solidly grounded.

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

§ 1138. Energizing

Lot electrical equipment and installations shall not be energized until inspected and approved by the enforcement agency.

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

§ 1140. Distribution System.

(a) The park electrical wiring system shall be designed to supply adequate electrical energy to all lots and all other connected loads, as determined by this article.

(b) Electrical energy supplied to a lot shall be nominal 120/240 volts, single phase.

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

§ 1142. Design and Plan Requirements - Electrical.

(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.

§ 1146. Voltage Drop.

The voltage drop shall not exceed five (5) percent on the park electrical wiring system from the park service to the most remote outlet on the system, except that taps to compensate for below normal full capacity voltage may be used on the primary side of secondary distribution transformers to correct for voltage drop on the primary feeders. The voltage of secondary systems shall not exceed a nominal 240 volts.

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

§ 1148. Overcurrent Protection.

(a) Conductors shall be protected by overcurrent protective devices. A fuse or circuit breaker rating shall not be greater than the allowable ampacity of the conductors to be protected as specified in Tables 310-16 through 310-19 found in the California Electrical Code, except as provided in Articles 210, 240, and 430.

(b) All electrical equipment and devices, including service equipment, transformers and receptacles, shall be protected by overcurrent protective devices rated at not more than the rating of the equipment or device, except as provided in Articles 210, 240, 430, and 450 of the California Electrical Code.

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

§ 1150. Park Electrical Disconnecting Means.

(a) Each service equipment enclosure for the park shall be provided with a single main disconnect switch or circuit breaker lockable in the open position for disconnecting the electrical wiring system or systems of the park.

(b) A disconnecting means shall be provided for disconnecting each distribution transformer. When the disconnecting means is not installed immediately adjacent to the distribution transformer, it shall be identified as to its usage and shall be arranged to be locked in the open position.

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

§ 1151. Lot Electrical Disconnecting Means.

A single disconnecting switch or circuit breaker shall be provided in the lot service equipment for disconnecting the power supply to the unit. The disconnecting switch, circuit breaker or its individual enclosure shall be clearly marked to identify the lot serviced.

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

§ 1152. Ground-Fault Protection.

Ground-fault protection of park service equipment shall be provided for solidly grounded wye electrical services of more than 150 volts to ground, but not exceeding 600 volts phase-to-phase for each service disconnecting means rated at 1,000 amperes or more. Each service disconnecting means rated 1000-amperes or more shall be performance tested when first installed, as required by the California Electrical Code, Section 230-95. The test shall be conducted in accordance with approved instructions, which shall be provided with the equipment. A written record of this test shall be made and shall be available to the enforcement agency.

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

§ 1153. Equipment Grounding.

Exposed noncurrent-carrying metal parts of fixed electrical equipment shall be grounded as required by the California Electrical Code, Article 250.

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

§ 1154. Primary System Grounding- 600 Volts or Less.

(a) When the park electrical service is supplied by a grounded system operated at 600 volts or less, an equipment grounding conductor shall be run with the feeders of the park primary electrical system to all equipment supplied by the primary electrical system.

(b) Park primary electrical systems within the park operated at 600 volts or less supplied by an ungrounded system shall not be grounded.

Note: Authority cited: Section 18300, Health and Safety Code. Reference: Section 18670, Health and Safety Code.

§ 1156. Primary System Grounding- Over 600 Volts.

(a) Park primary electrical systems within the park operated at more than 600 volts supplied by a grounded system shall be grounded at the park service.

(b) Park primary electrical systems within the park operated at more than 600 volts supplied by an ungrounded system shall not be grounded.

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

§ 1158. Secondary Systems- Lot Service Equipment.

The neutral conductor of all secondary systems supplying lot service equipment shall be grounded at both the secondary system source and the lot service equipment.

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

§ 1160. Secondary Systems-Other than Lot Service Equipment.

The neutral conductor of all secondary systems supplying equipment other than lot service equipment shall be grounded as required by the California Electrical Code, article 250.

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

§ 1162. Grounding Connections.

System grounding conductors and equipment grounding conductors shall be connected as required by the California Electrical Code, article 250. The connection of a grounding conductor to a grounding electrode shall be exposed and readily accessible.

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

§ 1163. Grounding of Units.

All exposed, noncurrent-carrying metal parts of a unit, when connected to the lot service equipment, shall be grounded by means of a grounding conductor run with the circuit conductors or in a listed power supply cord provided with an approved polarized multi-prong plug. One prong of the plug shall be for the sole purpose of connecting that grounding conductor, by means of a listed and approved grounding receptacle, to the grounded terminal at the lot service. The conductor shall be insulated and identified by a green color.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18550 and 18670, Health and Safety Code.

§ 1164. Feeder Assembly.

The neutral conductor and the equipment grounding conductor of the feeder assembly supplying service equipment, shall be connected to the grounding electrode at each lot service enclosure.

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

§ 1166. Grounding Conductors.

Only copper grounding conductors shall be used to connect electrical systems to a grounding electrode. Grounding conductors shall be protected from physical damage by cabinet enclosures, raceways, or cable armor.

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

§ 1170. Protection of Outdoor Equipment.

(a) All electrical equipment, including switches, circuit breakers, receptacles, lighting fixtures, control equipment, and metering devices located in either damp or wet locations or outside of a unit, accessory building or structure, or a building component designed as a weatherproof structure, shall be constructed of, or installed in, equipment approved for damp or wet locations.

(b) Meter sockets, without meters installed, shall be blanked off with an approved blanking plate before the service is energized.

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

§ 1176. Aluminum Conductors.

(a) Connections of aluminum conductors shall be made only inside boxes or equipment enclosures which are designed and installed to prevent the entry or accumulation of moisture within the enclosure.

(b) Only connectors which are listed for use with aluminum conductors shall be used to connect aluminum conductors. If more than one conductor is connected to a connector, the connector shall be provided with a terminal fitting for each conductor.

(c) Prior to inserting an aluminum conductor into the connector, the conductor from which the insulation has been removed shall be wire-brushed and sealed with an approved oxide-inhibiting joint compound.

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

§ 1178. Mechanical Protection.

Where subject to physical damage from vehicular traffic or other causes, the lot service equipment shall be protected by posts, fencing or other barriers approved by the enforcement agency.

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

§ 1182. Installation of Lot Service Equipment.

(a) Approved lot service equipment supplied by underground feeders may be of the self-supporting type and shall be stabilized by concrete not less than three and one-half (3 ½) inches thick and surrounding the equipment base by not less than six (6) inches beyond the equipment base in all directions.

(b) Approved lot service equipment supplied by underground feeders requiring installation on a mounting post shall be securely fastened to a nominal four (4) inches by four (4) inches redwood or pressure treated post or equivalent. The post shall be installed not less than twenty-four (24) inches in the earth and stabilized by a concrete pad. The concrete pad shall be not less than three and one-half (3 ½) inches thick, surrounding the post base by not less than six (6) inches beyond the post base in all directions. The equipment shall be mounted with the bottom of the equipment not less than twelve (12) inches above the stabilizing concrete pad.

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

§ 1183. Access to Electrical Equipment.

All park or lot service equipment shall be accessible by an unobstructed entrance or passageway not less than twenty-four (24) inches in width and seventy-eight (78) inches high and shall have a working space not less than thirty (30) inches wide and thirty-six (36) inches deep in front of any panel opening on the service equipment used for examination, servicing, adjustment, or maintenance. The lot service equipment shall be located and maintained not less than twelve (12) inches nor more than seventy-eight (78) inches above the stabilizing pad.

EXCEPTION: parks constructed prior to July 1, 1979, shall have a working space not less than thirty (30) inches wide and thirty (30) inches deep in front of and centered on the service equipment.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18550 and 18670, Health and Safety Code.

§ 1184. Lot Location.

Equipment to supply electrical power to a unit shall be located within four (4) feet of the unit or the proposed location of the unit.

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

§ 1185. Electrical Appliances, Equipment, and Air Conditioning.

(a) When electrical equipment or fixed appliances are installed to serve a unit, an accessory building or structure, or building component, the installation shall be supplied by one of the following methods:

(1) By an individual branch circuit from the unit terminating in a single outlet or junction box, provided a permit is obtained from the department for the alteration to the unit. An alteration permit shall be obtained from the department pursuant to the requirements of Title 25, California Code of Regulations, Chapter 3, section 4042.

(2) By means of a permanent wiring method to the lot electrical service equipment, provided the lot service equipment is designed and listed for the additional load.

(b) When central air conditioning equipment is proposed to be installed on a unit which was not originally designed for central air conditioning, an alteration permit shall be obtained from the department pursuant to the

requirements of Title 25, California Code of Regulations, Chapter 3, section 4042. A permit to alter the unit is required, provided the unit bears or is required to bear the department's insignia of approval, or a HUD label of approval.

(c) If the park electrical system or the feeder supplying the lot electrical service equipment does not have the ampacity to supply the air-conditioning equipment in addition to its connected load, a permit to construct, as required in section 1018 of this chapter, shall be obtained for alteration of the required service supply and equipment.

(d) All electrical appliances and equipment not located within enclosed weatherproof structures must be approved for use in wet locations.

NOTE: Authority cited: Sections 18300 and 18670, Health and Safety Code. Reference: Section 18550 and 18670, Health and Safety Code.

§ 1186. Lot Receptacles.

(a) A receptacle used to supply electrical energy to a unit shall conform with the American National Standards Institute-National Electrical Manufacturers Association (ANSI-NEMA) Standard, WD-6, 1997 for one of the following configurations:

- (1) 125/250 volts, 50-amperes, 3 pole, 4 wire, grounding type for 120/240 volt systems.
- (2) 125 volts, 30-amperes, 2 pole, 3 wire, grounding type for 120 volt systems.
- (3) 125 volts, 20-amperes, 2 pole, 3 wire, grounding type for supplying units having only one 15 or 20-ampere branch circuit.

(b) ANSI-NEMA Standards may be obtained on-line from www.nema.org or by calling (703) 841-3200 or by writing to NEMA, Communications Department, 1300 North 17th Street, Rosslyn, Virginia, 22209.

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

§ 1188. Existing Electrical Installations.

(a) Lot service equipment shall have the capacity to supply the unit, appliance, accessory building or structure, and building component located on the lot. The park operator may prohibit the installation of a unit, appliance, accessory building or structure, or building component that exceeds the rated capacity of the lot electrical service, unless the load in the unit, appliance, accessory building or structure, or building component is reduced. If the unit or electrical appliance is allowed to be installed by the park and the connected load on the lot exceeds the rated capacity of the lot electrical service equipment, the lot electrical service equipment and feeders shall be replaced with equipment and conductors properly rated to supply the unit, appliance, or accessory building or structure. Notwithstanding the provisions of this subsection, park approval is required when an alteration or addition to the existing electrical system of the unit, appliance, accessory building or structure, or building component will exceed the rated capacity of the lot service equipment.

(b) The enforcement agency may order unsafe installations of existing electrical systems or portions thereof to be reconstructed or altered, if necessary for the protection of life and property.

(c) The use of electrical equipment and installations in existence prior to the effective date of applicable amendments to this chapter may be continued, provided such equipment and installations are maintained in safe operating condition and the calculated connected loads do not exceed the rated ampacity of such equipment and installations.

(d) Lot electrical service equipment may continue supplying accessory buildings or structures or building components or other electrical equipment located outside the unit, provided the lot electrical service has the capacity to serve them and the equipment is maintained in a safe operating condition.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18550, 18605, 18610, and 18670, Health and Safety Code.

§ 1190. Authority to Order Disconnect-Electrical.

(a) The enforcement agency is authorized to require any electrical installation or equipment found to be defective, and in such condition as to endanger life or property, to be disconnected.

(b) Installations which have been disconnected shall not be re-energized until a permit has been obtained to repair the electrical installation or equipment, and the work has been inspected and approved by the enforcement agency.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18550 and 18670, Health and Safety Code.

Article 4. Fuel Gas and Oil Requirements

§ 1200. Application and Scope.

(a) The requirements of this article shall apply to the construction, installation, arrangement, alteration, use, maintenance, and repair of fuel gas and oil equipment and installations for supplying fuel gas and oil to parks, units, and accessory building or structures in all parts of the state.

(b) Existing construction, connections, and installations of fuel gas or oil 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.

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

§ 1206. Federal Regulations.

A park gas piping distribution system is subject to the Pipeline Safety Law of 1994 (49 USC Section 1971) and regulations adopted by the Office of Pipeline Safety Operations. The applicable regulations are contained in Title 49 of the Code of Federal Regulations, Parts 191 and 192.

(a) The operator of a park gas piping system is responsible for complying with the federal regulations in addition to this chapter. A permit is not required from the enforcement agency for the installation of cathodic protection if the existing gas piping system is not otherwise altered.

This chapter does not prohibit the installation of cathodic protection systems and requirements for corrosion control of buried or submerged metallic gas piping systems required by the federal regulations in existing systems. If there is any conflict between the provisions of this chapter and the federal regulations, the provisions of the federal regulations shall prevail.

(b) Plans and specifications for the installation of a metallic gas piping system shall specify methods of protecting buried or submerged pipe from corrosion, including cathodic protection, unless it can be demonstrated that a corrosive environment does not exist in the area of installation. The design and installation of a cathodic protection system shall be carried out by, or under the direction of, a person qualified by experience and training in pipeline corrosion methods so that the cathodic protection system meets the requirements of Title 49 of the Code of Federal Regulations, Parts 191 and 192.

(1) All buried or submerged metallic gas piping shall be protected from corrosion by approved coatings or wrapping materials. All gas piping protective coatings shall be approved types, machine applied, and conform to recognized standards. Field wrapping shall provide equivalent protection and is restricted to those short sections and fittings necessarily stripped for threading or welding. Risers shall be coated or wrapped to a point at least six (6) inches above grade.

(2) All metallic gas piping systems shall be installed in accordance with plans and specifications approved by the enforcement agency, including provisions for cathodic protection. When the cathodic protection system is designed to protect only the gas piping system, the gas piping system shall be electrically isolated from all other underground metallic systems or installations. When a cathodic protection system is designed to provide all underground metallic systems and installations with protection against corrosion, all such systems and installations shall be electrically bonded together and protected as a whole.

(3) When non-metallic gas piping is installed underground, a locating tape or No. 18 AWG or larger copper tracer wire shall be installed with and attached to the underground piping for the purpose of locating the piping system. The locating tape or tracer wire shall terminate above grade at an accessible location at one or more ends of the piping system. Every portion of a plastic gas piping system consisting of metallic risers or fittings shall be cathodically protected against corrosion.

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

§ 1208. Basic Fuel Gas Regulations.

(a) Except as otherwise permitted or required by this article, all fuel gas equipment and installations for supplying fuel gas to units or accessory buildings or structures, and fuel gas piping systems outside of permanent buildings in parks, shall comply with the requirements found in the California Plumbing Code, Chapter 12.

(b) The requirements for fuel gas equipment and installations within permanent buildings in parks are located in the California Mechanical Code and the California Plumbing Code, unless otherwise provided by this chapter. However, in a city, county, or city and county, which has assumed responsibility for enforcement of the Mobilehome Parks Act and Special Occupancy Parks Act, pursuant to sections 18300 and 18865 of the Health and Safety Code, and has adopted and is enforcing a plumbing and mechanical code equal to or greater than the requirements of the California Plumbing Code and the California Mechanical Code, may enforce its code as it pertains to permanent buildings.

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

§ 1210. Liquefied Petroleum Gas. (LPG)

All LPG equipment and installations of tanks one hundred twenty-five (125) US gallons or larger shall comply with the applicable provisions of the Unfired Pressure Vessel Safety Orders, California Code of Regulations, Title 8, Division 1, Chapter 4, Subchapter 1, unless otherwise provided by this chapter.

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

§ 1211. LPG Tanks.

(a) LPG tank installations in parks must conform to the provisions related to LPG tanks contained in Chapter 38 of the California Fire Code, which is hereby incorporated by reference.

(b) MH-Units designed and constructed with securely mounted tanks, may be served by either the lot or mounted tanks, but not by both at the same time.

(c) A permit from the enforcement agency is required to install fuel tanks exceeding sixty (60) U. S. gallons within a park.

(d) LPG tanks shall be designed and constructed in accordance with nationally recognized standards for unfired pressure vessels.

(e) LPG tanks shall be securely, but not permanently, fastened to the mobilehome or recreational vehicle hitch or a substantial post to prevent accidental overturning.

(f) All LPG tanks located in a floodplain as designated by the local floodplain management agency shall be securely anchored to prevent flotation.

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

§ 1212. Location of LPG Tanks.

(a) Except for tanks on personal, portable LPG fueled appliances, no LPG tank shall be stored or located in any of the following locations:

(1) within five (5) feet of any source of ignition (lot electrical service is not a source of ignition);

(2) within five (5) feet of any mechanical ventilation air intake;

(3) under any unit or habitable accessory building;

(4) within any structure or area where three (3) or more sides are more than fifty (50) percent closed; or

(5) Within five (5) feet of property lines and lot lines of adjacent lots that can be built upon.

(b) No LPG tank shall be filled within ten (10) feet of a source of ignition, openings into direct-vent (sealed combustions system) appliances, or any mechanical ventilation air intake.

(c) An LPG system within a motor-driven vehicle or recreational vehicle is exempt from the requirement of subsections (a) and (b).

(d) An LPG tank may be located under a ventilated snow cover open on all sides. The snow cover shall not be connected to any other structure and shall not extend more than one (1) foot beyond the tank in any horizontal direction.

(e) LPG tanks that are less than 125 U.S. gallons may be located immediately adjacent to a unit or building or accessory building or structure if all of the requirements of subsection (a) of this section are met.

(f) The discharge from the LPG tank pressure relief device shall be at least five (5) feet horizontally from the unit or another structure's openings below the level of such discharge.

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

§ 1216. Installation.

(a) All main line gas piping installed below ground shall have a minimum earth cover of:

(1) twenty-four (24) inches or,

(2) eighteen (18) inches- when installed in the same trench as other utilities; and covered with clean fill free from stones, boulders, cinderfill, construction debris or other material that may damage the piping.

(b) Gas service lines installed below ground shall have a minimum cover of 18 inches.

(c) Existing piping installations in compliance with the requirements in effect at the time of its installation may continue in use in accordance with section 1200 of this Chapter

(d) Gas piping shall not be installed underground beneath buildings, concrete slabs or other paved areas of a lot directly abutting the unit, or that portion of the lot reserved for the location of units, or accessory buildings or structures, or building components unless installed in a gastight conduit.

(1) The conduit shall be pipe approved for installation underground beneath buildings and not less than schedule 40 pipe. The interior diameter of the conduit shall be not less than one-half (1/2) inch larger than the outside diameter of the gas piping.

(2) The conduit shall extend to a point not less than twelve (12) inches beyond any area where it is required to be installed, any potential source of ignition or area of confinement, or the outside wall of a building, and the outer ends of the conduit terminating underground shall be sealed. Where one end of the conduit terminates within a building, unit, accessory building or structure, or building component, it shall be readily accessible and the space between the conduit and the gas piping shall be sealed to prevent leakage of gas into the building, unit, accessory building or structure, or building component.

(3) The space between the conduit and the service line must be sealed to prevent gas leakage into the building, unit, accessory building or structure, or building component, and, if the conduit is sealed at both ends, a vent line from the annular space must extend to a point where gas would not be a hazard, and extend above grade, terminating in a rain and insect resistant fitting.

(e) A carport or awning roof may extend over an individual lot gas piping lateral and outlet riser, provided the completed installation complies with all other requirements of this chapter and the covered area is ventilated to prevent the accumulation of gas.

(f) The use of gas piping in parks constructed prior to June 25, 1976, that was originally installed under the area to be occupied by the unit or accessory building or structure, may be continued provided the piping is maintained in a safe operating condition.

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

§ 1218. Park Gas System Shutoff Valve.

A readily accessible and identified shutoff valve controlling the flow of gas to the entire park-owned gas piping system shall be installed at the point of connection to the service piping or supply connection.

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

§ 1220. Lot Gas Shutoff Valve.

- (a) Each lot shall have a gas shutoff valve, listed for its intended use by a department-approved listing agency, installed in a readily accessible location upstream of the lot gas outlet.
- (b) The valve shall be located on the lot gas riser outlet at a height of not less than six (6) inches above grade.
- (c) The lot gas shutoff valve shall not be located under or within any unit, or accessory building or structure.
EXCEPTION: gas shut-off valves may be located under an awning or carport that is not enclosed complying with Article 9 of this chapter.
- (d) Whenever the lot gas riser outlet is not in use, it shall be closed with an approved cap or plug to prevent accidental discharge of gas.

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

§ 1222. Lot Gas Outlet.

- (a) The gas riser outlet shall terminate within four (4) feet of the unit, or proposed location of the unit on the lot.
- (b) Each unit connected to the gas riser outlet shall be connected by a listed flexible gas connector in accordance with section 1354 of this chapter.

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

§ 1226. Gas Meters.

- (a) When gas meters are installed, they shall not depend on the gas riser outlet for support. Gas meters shall be adequately supported by a post and bracket or by other means approved by the enforcement agency.
- (b) Meters shall not be installed beneath units, in unventilated or inaccessible locations, or closer than three (3) feet from sources of ignition. The unit electrical service equipment shall not be considered a source of ignition when not enclosed in the same compartment with a gas meter.
- (c) All gas meter installations shall be provided with a shutoff valve or cock located adjacent to and on the inlet side of the meter. In the case of a single meter installation utilizing an LPG tank, the tank service valve may be used in lieu of the shutoff valve or cock.
- (d) Each meter installed shall be in a readily accessible location and shall be provided with unions or other fittings so as to be easily removed and replaced while maintaining an upright position.
- (e) Parks constructed after January 1, 1997, shall have individual gas meters for each lot and shall be served by gas distribution facilities owned, operated, and maintained by the gas corporation, as defined in section 222 of the Public Utilities Code, providing gas service in the area.

NOTE: Authority cited: Sections 18300 and 18690, Health and Safety Code. Reference: Section 18690, Health and Safety Code, and Section 2791 Public Utilities Code.

§ 1228. Mechanical Protection.

Where subject to physical damage from vehicular traffic or other causes, all gas riser outlets, regulators, meters, valves, tanks or other exposed equipment shall be protected by posts, fencing, or other barriers approved by the enforcement agency.

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

§ 1229. Regulator and Relief Vents.

Atmospherically controlled regulators shall be installed in such a manner that moisture cannot enter the regulator vent and accumulate above the diaphragm. Where the regulator vent may be obstructed because of snow or icing conditions, a shield, hood, or other device approved by the enforcement agency shall be provided to guard against closing the vent opening.

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

§ 1230. Required Gas Supply.

(a) The minimum hourly volume of gas required at each lot outlet, or any section of a park gas piping system shall be calculated as shown in Table 1230-1.

(b) Required gas supply for other fuel gas consuming appliances connected to the park gas piping system shall be calculated as provided in the California Plumbing Code, Chapter 12.

TABLE 1230-1	
Demand Factors for Use in Calculating Gas Piping Systems in Parks	
Number of Lots	BTU Per Hours Per Lot
1	125,000
2	117,000
3	104,000
4	96,000
5	92,000
6	87,000
7	83,000
8	81,000
9	79,000
10	77,000
11-20	66,000
21-30	62,000
31-40	58,000
41-60	55,000
Over 60	50,000

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

§ 1232. Gas Pipe Size.

The size of each section of a gas piping system shall be calculated as provided in the California Plumbing Code, Chapter 12 or by other standard engineering methods acceptable to the enforcement agency.

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

§ 1234. Fuel Oil Tanks.

Tanks used for supplying fuel oil to a unit equipped with oil-burning appliances, shall not be larger than one hundred and fifty (150) gallons capacity. Not more than two (2) tanks with a combined maximum capacity of one hundred and fifty (150) gallons may be installed on any lot.

(a) Tanks shall be located not closer than five (5) feet to a lot line or the nearest side of a roadway.

(b) Tanks shall be located in an area not accessible to motor vehicles or shall be provided with protection from contact by vehicles by means of posts or other barriers approved by the enforcement agency.

(c) Tanks elevated above ground shall be maintained on rigid noncombustible supports of adequate size to support the tank when filled, and installed on concrete foundations or footings to prevent movement or settling. Each tank shall be securely fastened to the supporting frame.

(d) Every tank shall be adequately designed, installed, vented, and maintained to prevent entrance of rain and debris.

(e) A shutoff valve located immediately adjacent to the gravity feed connection of a tank shall be maintained in the supply line to the unit.

(f) Fuel oil connectors from the tank to the unit shall be brass or copper tubing or approved flexible metal hose not smaller than three-eighths (3/8) inch and shall be protected from physical damage. Aluminum tubing shall not be used.

(g) Valves and connectors shall be listed standard fittings maintained liquid-tight to prevent spillage of fuel oil on the ground.

(h) All fuel oil tanks shall be maintained in safe operating condition by the owner or lessee of the tanks, consistent with this section.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18610, 18690, and 18691, Health and Safety Code.

§ 1236. Authority to Order Disconnect of Fuel Gas Equipment.

(a) The enforcement agency shall require the gas utility or person supplying gas to a park to disconnect any gas piping or equipment found to be defective and in such condition as to endanger life or property.

(b) Gas piping or equipment which has been ordered disconnected by the enforcement agency shall not be reconnected to a gas supply until a permit has been obtained to alter, repair or reconstruct the gas piping and the work has been inspected and approved by the enforcement agency.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18550 and 18690, Health and Safety Code.

Article 5. Plumbing Requirements

§ 1240. Application and Scope.

(a) The requirements of this article shall apply to the construction, installation, arrangement, alteration, use, maintenance, and repair of all plumbing equipment and installations to supply water to, and dispose sewage from, units, accessory buildings or structures and permanent buildings in all parts of the state.

(b) Existing plumbing construction, connections, and installations 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.

NOTE: Authority cited: Sections 18300, 18554, 18610, and 18630, Health and Safety Code. Reference: Section 18554, 18610, and 18630, Health and Safety Code.

§ 1246. Basic Plumbing Regulations.

(a) Except as otherwise permitted or required by this article, all requirements for plumbing equipment and installations outside of permanent buildings in parks shall comply with the California Plumbing Code, with the exception of Chapter 1. If there is any conflict between the provisions of this chapter and the California Plumbing Code, the provisions of this chapter shall prevail.

(b) All requirements for plumbing equipment and installations within permanent buildings in parks shall comply with the California Plumbing Code, except in a city, county, or city and county, which has assumed enforcement responsibility and has adopted, and is enforcing, a plumbing code equal to or greater than the requirements of this article.

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

§ 1248. Sewage Disposal.

(a) All park drainage systems shall discharge into a public sewer or a private sewage disposal system approved by the local health department.

(b) Septic tanks shall not be located within five (5) feet of any unit, accessory building or structure, or permanent building. Leach or disposal fields shall not be located within eight (8) feet of any unit, accessory building or structure, or permanent building.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18554 and 18630, Health and Safety Code.

§ 1252. Installation.

Listed nonmetallic pipe and fittings installed in park drainage systems shall be installed in accordance with their listing and applicable standards. When installed under roadways, minimum depth of cover for nonmetallic drain pipe shall be thirty-six (36) inches. The pipe shall be bedded on a minimum of three (3) inches of clean sand and shall be backfilled with a minimum cover depth of six (6) inches of clean sand, granulated earth or similar material. The trench shall then be backfilled in thin layers to a minimum of twelve (12) inches above the top of the nonmetallic pipe with clean earth, which shall not contain stones, boulders or other materials, which would damage or break the pipe.

NOTE: Authority cited: Sections 18300 and 18630, Health and Safety Code. Reference: Sections 18610 and 18630, Health and Safety Code.

§ 1254. Lot Drain Inlet.

(a) Each lot shall be provided with a drain inlet not less than three (3) inches in diameter and shall be connected to an approved sewage disposal system.

(b) Drain inlets shall be provided to accommodate a threaded or clamp-type fitting for connecting drain connectors at proper grade. The drain inlet shall be accessible at ground level. The vertical riser of a drain inlet shall not exceed three (3) inches in height above the concrete supporting slab. Drain inlets shall be gas-tight when not in use.

(c) Each drain inlet shall be protected from movement by being encased in a concrete slab not less than three and one-half (3 1/2) inches in thickness and surrounding the inlet by not less than six (6) inches on any side.

(d) Drain inlets and extensions to grade shall be of material approved for use under or within a building.

(e) The lot drain inlet shall be located within four (4) feet of the outside of the unit, or under the unit within eighteen (18) inches of the exterior wall of the unit.

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

§ 1258. Trap.

When a unit is installed, or proposed to be installed and its plumbing fixtures are not protected by approved traps and vents, a lot drain inlet shall be provided with an approved trap

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

§ 1260. Venting.

Where a drain inlet trap is provided, it shall be individually vented with a vent pipe of not less than two (2) inches interior diameter unless the system is a wet vented system as provided in section 1264 of this article.

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

§ 1262. Vent Location and Support.

All vent pipes in outdoor locations shall be located at least ten (10) feet from an adjoining property line and shall extend at least ten (10) feet above ground level. All vent pipes shall be supported by at least the equivalent of a four (4) inch by four (4) inch nominal dimension redwood post securely anchored in the ground. One-piece galvanized iron vent pipes may be self-supporting if securely anchored at their base in concrete at least twelve (12) inches in depth and extending a minimum four (4) inches out from the pipe.

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

§ 1264. Wet Vented Systems.

(a) In lieu of the individual vents, the park drainage system may be wet vented by means of a combination drain, waste, and vent system. Wet vented systems in which the trap for one or more lots is not individually vented shall be of sufficient size and provided with an adequate vent or vents to assure free circulation of air. Wet vented drainage systems may be permitted only when each such system conforms to Table 1268-1 and Table 1268-2 and all of the following requirements for such systems:

(1) A wet vented drainage system shall have a terminal vent installed not more than fifteen (15) feet downstream from the uppermost trap on any branch line and shall be relief vented at intervals of not more than one hundred (100) feet or portion thereof.

(2) Wet vented drainage laterals shall be not more than six (6) feet in length for three (3)-inch diameter pipe and not more than fifteen (15) feet in length for four (4)-inch diameter pipe.

(3) No vertical drain pipe shall be permitted in any wet vented drainage system, except the tail pipe of the trap or riser of the drain inlet. Tail pipes shall be as short as possible, and in no case shall exceed two (2) feet in length.

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

§ 1266. Systems Without Traps.

Terminal or relief vents are not required for drainage systems without traps.

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

§ 1268. Pipe Size.

(a) Each lot drain inlet shall be assigned a waste loading value of six (6) fixture units and each park drainage system shall be sized according to Table 1268-1 or as provided herein. Drainage laterals shall be not less than three (3) inches in diameter.

(b) A park drainage system in which the grade, slope, or sizing of drainage pipe does not meet the minimums specified in Tables 1268-1 or 1268-2 shall be designed by a registered engineer for a minimum velocity flow of two (2) feet per second.

(c) Park drainage systems installed without P-traps or vents may be sized for individually vented systems in accordance with Table 1268-1.

(d) A park drainage system which exceeds the fixture unit loading of Table 1268-1 shall be designed by a registered engineer.

TABLE 1268-1			
Drainage Pipe Diameter and Number of Fixture Units on Drainage System			
Size of Drainage Pipe (Inches)	Maximum No. of Fixture Units Individually Vented System	Maximum No. of Fixture Units Wet Vented System	Terminal & Relief Vent Wet Vented System (Inches)
3	35	14	2
4	180	35	3
5	356	180	4
6	600	356	4

TABLE 1268-2			
Minimum Grade and Slope of Drainage Pipe			
Pipe Size (inches)	Slope per 100 ft. (inches)	Pipe Size (inches)	Slope per 100 ft. (inches)
2	25	6	8
3	20	8	4
4	15	10	3 ½
5	11	12	3

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

§ 1274. Lot Water Service Outlet.

(a) Each lot shall be provided with a potable water lot service outlet. The lot water service outlet riser shall be an approved rigid metallic material and not less than three-quarter (3/4) inch nominal pipe size. Each lot water

service outlet shall be provided with an accessible water outlet designed for connecting a three-quarter (3/4) inch female swivel hose connection as defined in section 1308 of this chapter, in addition to the unit water connection.

(b) The lot water outlet shall be located within four (4) feet of the outside of the unit, or under the unit within eighteen (18) inches of the exterior wall of the unit.

(c) A separate water service shutoff valve shall be installed in each lot water service outlet at each lot.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18630 and 18691, Health and Safety Code.

§ 1276. Pressure.

(a) Parks constructed between July 11, 1979 and July 6, 2004, shall have water distribution systems capable of providing a pressure not less than fifteen (15) pounds per square inch at each lot at maximum operating conditions. Parks constructed before and after the above dates must be capable of maintaining twenty (20) pounds per square inch at maximum operating conditions.

(b) The testing of a water system in a park to determine the maximum operating condition shall be either performed at the reported time of maximum water pressure loss, if within normal business hours, or measured with twenty-five (25) percent of the required lot water supply outlets, as defined in section 1308 of this chapter, open with the pressure metering device at the end of the tested line.

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

§ 1278. Water Pipe Size.

(a) The quantity of water required to be supplied to each lot shall be as required for six (6) fixture units.

(b) Park water distribution systems shall be designed and installed as set forth in California Plumbing Code, Chapter 6, and Appendix A.

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

§ 1280. Mechanical Protection.

Where subject to physical damage, all park water service outlets shall be protected by posts, fencing, or other barriers approved by the enforcement agency.

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

§ 1284. Water Conditioning Equipment.

(a) A permit shall be obtained from the enforcement agency prior to installing any regenerating water conditioning equipment on a lot. Approval of the park operator is required on all applications for a permit to install such equipment. Where the water conditioning equipment is of the regenerating type, and the park drainage system discharges into a public sewer, approval of the sanitary district or agency having jurisdiction over the public sewer is required prior to issuance of the permit.

(b) Regenerating water conditioning equipment shall be listed and labeled by an approved listing agency.

(c) Regenerating units shall discharge the effluent of regeneration into a trap not less than one and one-half (1 ½) inches in diameter connected to the park drainage system. An approved air gap shall be installed on the discharge line a minimum of twelve (12) inches above the ground. The trap need not be vented.

(d) Electrical supply connections to regenerating water conditioning equipment shall comply with the requirements of this chapter.

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

Article 6. Fire Protection Standards for Parks

§ 1300. Application and Scope.

(a) For parks with a permit to construct dated on or after July 7, 2004, fire protection equipment meeting the requirements of the National Fire Protection Association (N.F.P.A.) Standard No. 24, 1995 Edition, which is hereby incorporated by reference, shall be installed and maintained in every park consisting of fifteen (15) or more lots, or parks enlarged to consist of fifteen (15) or more lots. Installation of fire protection equipment is required only for the new lots added.

(b) For parks with a permit to construct dated between September 1, 1968, and July 7, 2004, Fire protection equipment meeting the requirements of the National Fire Protection Association (N.F.P.A.) Standard No. 24, 1977 Edition, which is hereby incorporated by reference, shall be maintained in every park consisting of 15 or more lots.

(c) Testing of Private Fire Hydrants. Park owners and operators shall be responsible for the operation and water flow requirements of all private fire hydrants installed in any park, regardless of its age or number of lots in the park, and responsible for compliance with other applicable provisions of this article.

(d) Reciprocity of Enforcement Agencies. The provisions of section 1302 and sections 1316 through 1318 of this article, do not create any obligation for the enforcement agency to report violations to a fire agency, or for the fire agency to report violations to the enforcement agency. However, this subsection does not preclude either enforcement agencies or fire agencies from sharing information related to fire prevention or suppression in parks.

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

§1302. Local Fire Prevention Code Enforcement.

(a) When the department is the enforcement agency, a fire agency, as defined in this chapter, may elect to assume responsibility to enforce its fire prevention code in parks, within its jurisdictional boundaries, by providing the department with a written thirty (30) day notice pursuant to Health and Safety Code section 18691(d).

(b) The written notice assuming enforcement responsibilities for fire prevention shall clearly identify the geographical boundaries of the jurisdiction of the fire agency and include the name and address of each park located within these geographical boundaries.

(c) The fire agency that has assumed responsibility to enforce its fire prevention code in parks within its jurisdictional boundaries pursuant to this article, shall do all of the following:

(1) Enforce its fire prevention code as it applies to each of the following areas: fire hydrant systems, water supply, fire equipment access, posting of fire equipment access, parking, lot identification, weed abatement, debris abatement, combustible storage abatement and burglar bars.

(2) Apply its fire prevention code provisions only to conditions:

(A) that arise after the adoption of its fire prevention code;

(B) not legally in existence at the adoption of its fire prevention code; or

(C) that, in the opinion of the fire chief, constitute a distinct hazard to life or property.

(3) Upon assuming responsibility to enforce its fire prevention code in parks within its jurisdictional boundaries, the fire agency shall notify all park operators within thirty (30) days of the assumption of enforcement responsibility.

(A) This notification shall include identification of the specific applicable codes that will be enforced, where copies of the identified codes may be obtained, and the scope and proposed time frame of any established or proposed inspection program.

(B) The park operator shall post a copy of the notification in the park as near as possible to the location where the annual permit to operate is posted in order to advise the occupants of the park of the change in enforcement jurisdiction.

(d) A fire agency that has assumed responsibility for enforcement of its fire prevention code, pursuant to this article and Section 18691 of the Health and Safety Code, shall also be deemed to have assumed fire prevention enforcement responsibility within its jurisdictional boundaries for all special occupancy parks, as set forth in

Title 25, California Code of Regulations, commencing with Section 2300 and Section 18873.5 of the Health and Safety Code,

(e) If a fire agency, that has assumed responsibility to enforce its fire prevention code in parks within its jurisdictional boundaries, decides to cancel its responsibility, it shall provide the following:

(1) A written notice to the department not less than thirty (30) days prior to the proposed cancellation date.

(2) A written cancellation notice clearly identifying the geographical boundaries of the jurisdiction for which the fire agency is returning enforcement, and includes the name and address of each park located within these geographical boundaries.

(3) A written notification to all park operators within its jurisdictional boundaries of the cancellation of enforcement responsibility prior to the date of cancellation of enforcement responsibility. The notice shall contain the date of transfer for enforcement responsibility and a statement to the park operator to post the notice.

(A) The park operator shall post a copy of the notification in the park as near as possible to the location where the annual permit to operate is posted in order to advise the occupants of the park of the change in enforcement jurisdiction.

(B) Transfer all park records to the department on or before the effective date of the transfer of enforcement responsibility.

(f) A fire agency canceling its responsibility for enforcement of its fire prevention code, according to this article and Section 18691 of the Health and Safety Code, shall also be deemed to have canceled its fire prevention enforcement responsibility, within its jurisdictional boundaries, for all special occupancy parks, as set forth in Title 25, California Code of Regulations, commencing with Section 2300 and Section 18873.5 of the Health and Safety Code,

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

§ 1304. Local Regulations.

(a) The provisions of this article are not applicable in parks located within a city, county, or city and county that is the enforcement agency and has adopted and is enforcing a fire prevention code imposing restrictions equal to or greater than the restrictions imposed by this article.

(b) Any reporting requirements imposed by the local agency fire prevention code shall be in addition to, and shall not replace, the reporting requirements of this article.

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

§ 1305. Fire Fighting Instructions.

In areas where fire department services are not available, the park operator shall be responsible for the instruction of park staff in the use of private park fire protection equipment and their specific duties in the event of fire.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Section 18691, Health and Safety Code.

§ 1306. Permits Required.

No person shall construct, reconstruct, modify, or alter any installations relating to fire protection equipment within a park unless a written permit has been obtained from the enforcement agency with written evidence of approval from the fire agency responsible for fire suppression in the park.

Note: Authority cited: Section 18300, Health and Safety Code. Reference: Section 18500, Health and Safety Code.

§ 1308. Lot Installations.

In addition to the water connection to the unit, each lot constructed shall have installed an accessible three-quarter (3/4)-inch valved water outlet, with an approved vacuum breaker installed, designed for connecting a three-quarter (3/4)-inch female swivel hose connection for fire suppression use.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Section 18691, Health and Safety Code.

§ 1310. Alternate Systems.

Where the required water supply is inadequate to comply with the provisions of this article and either outside protection, or local conditions justify reducing this requirement, other hydrant systems may be installed provided the alternate system is approved by the fire agency responsible for fire suppression in the park and by the enforcement agency.

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

§ 1312. Private Systems.

(a) In areas where fire department services are not available, as determined by the enforcement agency, a private fire protection system shall be installed and maintained consisting of hydrant or wet standpipe risers connected to the park water main or a separate system capable of delivering seventy-five (75) gallons per minute at thirty (30) psi with at least two lines open, in addition to the normal requirements of the park, and with the hydrants or wet standpipes located within seventy-five (75) feet of each lot. Each hydrant or wet standpipe shall be provided with an approved one-and-one-half (1 ½) inch hose valve and connection with one, one and one-half (1 ½) inch national standard male outlet and shall have connected thereto a minimum of seventy-five (75) feet of one and one-half (1 ½) inch cotton or Dacron jacketed rubber lined fire hose with an approved cone type nozzle with a minimum one-half (½) inch orifice. The fire hose shall be mounted on an approved hose rack or reel enclosed in a weather resistant cabinet which shall be painted red and marked "FIRE HOSE" in four (4) inch letters of contrasting color.

(b) In parks constructed prior to September 1, 1968 that have hydrants installed, the hydrants shall be provided with not less than thirty-five (35) pounds water pressure. These hydrants must meet the hose requirements contained in subsection (a) of this section, but are not required to meet the water flow requirements contained in subsection 1316(c) of this Article. In the event this water pressure is not available, seventy-five (75) feet of three-quarter (¾) inch hose with attached cast brass adjustable spray stream, shut-off nozzle, in a weather-protected cabinet which must deliver four and one-half (4.5) gallons of water per minute at any given point within the mobilehome park, may be substituted for one and one-half (1½) inch diameter hose as specified herein.

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

§ 1314. Care of Equipment.

All fire protection and suppression equipment shall be protected against freezing in any areas subject to freezing.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Section 18691, Health and Safety Code.

1316. Private Fire Hydrant Operation and Water Flow Requirements.

(a) Private fire hydrants, as defined in this article, shall meet the operational requirements as prescribed in subsection (b) of this section, and meet the water flow standards prescribed by subsection (c) of this section.

(b) Operation. Private fire hydrants shall have at least the following characteristics in order to be considered operational for the purposes of this article:

- (1) valves that operate fully, freely and are properly lubricated,
- (2) threads and caps that are undamaged,
- (3) reasonable protection from vehicular damage,
- (4) outlets on hydrants are fourteen (14) inches to twenty-four (24) inches above grade. Standpipes outlets need not be a specific height, but must be readily accessible.
- (5) thirty-six (36) inches of unobstructed access around the hydrants ;and
- (6) locators or markings to clearly identify their location ;and
- (7) Each one and one-half (1 ½) inch hydrant meets the requirements for hoses, locations, storage and storage cabinet marking as defined in section 1312 of this article.

(c) Water Flow. Private fire hydrants, as defined in this article, shall have water flow not less than any one of the following:

- (1) five hundred (500) gallons per minute with a minimum residual pressure of twenty (20) psi for a fire hydrant with a four (4) inch or larger barrel or riser, or
- (2) two hundred and fifty (250) gallons per minute with a minimum residual pressure of twenty (20) psi for a fire hydrant with a two and one-half (2½) inch barrel or riser, or
- (3) seventy-five (75) gallons per minute with a minimum residual pressure of thirty (30) psi for a fire hydrant with a one and one-half (1½) inch outlet with an approved one and one half-inch (1½) hose as required in section 1312.

Note: Authority cited: Sections 18300 and 18691, Health and Safety Code. Reference: Section 18691, Health and Safety 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 district,
- (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 district, 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 district, 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.

1318. Private Fire Hydrants With Violations.

(a) Correction of Violation. If, at any time, a test undertaken pursuant to this article, or any other test or event, indicates that a private fire hydrant is in violation of any provision of section 1316, within sixty (60) days of the date of the event or the test of the private fire hydrant, the park operator shall obtain a permit to construct from the park enforcement agency, and shall promptly begin and maintain activity to ensure the private fire hydrant meets the minimum requirements of this article. This timeframe may be extended for extenuating circumstances subject to approval by the enforcement agency.

(b) Approval to Use Existing Private Fire Hydrant. Where the water flow test of a private fire hydrant reveals a water flow less than that specified in subsection 1316(c) of this article, and it is determined that the private fire hydrant cannot be repaired to meet the water flow requirement, the park operator may request approval from the fire agency responsible for fire suppression in that park to continue using the existing private fire hydrant. Approval to use the existing private fire hydrant may be granted by an authorized agent for the fire agency responsible for fire suppression in the park, by signing Part VI on the form prescribed in subsection 1317(a).

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

1319. Private Fire Hydrant Compliance For Park Operation.

(a) Permits to operate shall not be issued for parks with private fire hydrants that do not meet the requirements of this article.

(b) When applying for or renewing a permit to operate, the park operator shall submit the original form prescribed in subsection 1317(a) to the enforcement agency, as defined in this article, and a copy forwarded to the fire agency responsible for fire suppression in the park.

(c) Provided a park meets all other requirements for obtaining or renewing a permit to operate, a permit to operate may be issued to a park where the form prescribed in subsection 1317(a), has been submitted to the enforcement agency and one of the following options exists:

- (1) the form shows no violations;
- (2) the water flow test reveals a water flow less than that specified in subsection 1316(c) of this article, and the park operator has obtained an approval for the continued use of the existing private fire hydrant from the fire agency responsible for fire suppression in that park, pursuant to subsection 1318(b);
- (3) a construction permit has been obtained and activity maintained to ensure the private fire hydrant meets the minimum requirements of this article;
- (4) all violations of section 1316 are corrected, and a revised or final form as prescribed in subsection 1317(a), verifying the correction, has been submitted to the enforcement agency; or
- (5) the system meets or exceeds the requirements approved at the time of its construction.

(d) Refusal to issue a permit to operate pursuant to this section shall not preclude a park enforcement agency from pursuing other enforcement remedies as provided by law, or the fire agency from pursuing enforcement remedies provided by applicable laws or ordinances.

(e) The enforcement agency shall maintain, for a minimum of six (6) years, all copies of the form prescribed in subsection 1317(a), which shall be available for review by the department.

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

Article 7. MH-unit and Commercial Modular Installations and Facilities

§ 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 modulares installed on foundation systems and are applicable to all parts of the state both within and outside of parks.

(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.

§ 1322. MH-Units Installed in Fire Hazard Severity Zones.

(a) MH-units and commercial modulares installed in parks in any Fire Hazard Severity Zone designated in Title 25, Division 1, Chapter 3, Subchapter 2, Article 2.3 commencing with section 4200(a) and (b), shall comply with the exterior ignition-resistant construction system requirements of Title 25, Division 1, Chapter 3, Subchapter 2, Article 2.3.

(b) MH-units installed outside of parks in High Fire Hazard Severity Zones shall comply with the exterior ignition-resistant construction requirements of subsection (a) and the applicable vegetation clearance provisions of section 4291 of the Public Resource Code and section 51182 of the Government Code.

NOTE: Authority cited: Sections 18300 and 18691, Health and Safety Code. Reference: Section 18691 Health and Safety Code, California Code of Regulations, Chapter 3, Article 2.3, Public Resource Code 4291 and Government Code 51182.

§ 1324. Installation Permits.

(a) A permit shall be obtained from the enforcement agency each time an MH-unit, is located or installed on any site for the purpose of human habitation or occupancy. Permits are not required to locate recreational vehicles in a park.

(b) Requirements for applications and MH-unit installation permits are contained in Article 1.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18045.6, 18500, 18613, and 18630, Health and Safety Code.

§ 1326. Inspection.

(a) An applicant obtaining a permit to install an MH-unit or commercial modular shall notify the enforcement agency and request inspection at least twenty-four (24) hours in advance of the time the installation is expected to be completed.

(b) The applicant (or their representative) to whom the permit to install an MH-unit was issued, shall:

(1) be on site and available to the official of the enforcement agency at the time of the inspection of the installation;

(2) have available to the enforcement official at the installation site a complete set of plans and specifications regarding the installation including the manufacturer's installation instructions if available;

(3) provide on site test equipment required by section 1362, including a continuity tester, a polarity tester, and a pressure or slope gauge or manometer and

(4) perform the tests required in section 1362 of this article in the presence of the enforcement official.

(c) If the installation fails to comply with the requirements of sections 18551 or 18613 of the Health and Safety Code and/or this chapter, the enforcement agency shall provide a written notice of violation to the applicant or their representative stating the nature of the violation including a reference to the law or regulation being violated. The applicant or their representative shall perform the necessary corrective work and request reinspection within ten (10) days. The fee for reinspection shall be paid prior to reinspection.

(d) Upon completion of the MH-unit's installation, the MH-unit manufacturer's installation instructions, a copy of the approved plot plan, a copy of the permit, a copy of the plans and specifications for any engineered tiedown system or foundation system installed shall be placed by the installer within the MH-unit for retention by the unit's owner.

(e) The MH-unit shall not be occupied for human habitation prior to inspection and approval of the installation by the enforcement agency.

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

§ 1328. Utility Facilities.

The utility facilities for the unit shall be either fully installed and approved or ready for inspection prior to the installation inspection of the unit on that lot. The unit shall not be approved for occupancy until all the required lot utilities have been approved. All connections shall comply with the requirements of this chapter.

NOTE: Authority cited: Sections 18300, 18610, 18613, 18630, 18670, and 18690, Health and Safety Code. Reference: Sections 18550, 18551, 18610, 18613, 18630, 18670, and 18690, Health and Safety Code.

§ 1330. Unit Separation and Setback Requirements Within Parks.

(a) In parks, or portions of parks, constructed prior to September 15, 1961, units shall not be located closer than six (6) feet from any permanent building or another unit.

(b) In parks, or portions of parks, constructed on or after September 15, 1961, minimum separation distance shall be as follows:

(1) from a unit to any permanent building, not less than ten (10) feet.

(2) from a unit to any other unit, not less than:

(A) ten (10) feet from the side of one unit to the side of an adjacent unit;

(B) eight (8) feet from the side of one unit to the front or rear of an adjacent unit; and

(C) six (6) feet from the front or rear of one unit to the front or rear of an adjacent unit.

(c) A minimum setback of three (3) feet shall be maintained from the unit or the unit's projection or eave overhang and the adjacent lot line or property line. However, a unit may be installed up to a park roadway or common area provided there is no combustible building or structure in the common area within six (6) feet, and no building or structure of any kind within three (3) feet, of any portion of the unit. The maximum seventy-five percent (75%) lot coverage allowed by section 1110 of this chapter shall be maintained. Projections or eave overhangs shall not extend beyond a lot line bordering a roadway or common area.

(d) Unit projections or eave overhangs may intrude into the minimum distances required for separation where separation requirements between units, as defined in subsection (b) of this section, are greater than six (6) feet, provided not less than a six (6)-foot separation is maintained between the edge of any unit projection or eave overhang, and an adjacent unit, permanent building, or combustible accessory building or structure and its projection, or eave overhang.

(e) Lot lines shall be identified as prescribed by section 1104.

(f) Units installed outside of parks shall comply with local requirements for setbacks and separations and shall not be required to have greater setbacks or separation than other similar dwellings within the local agency's jurisdiction.

(g) Setback and separation requirements for accessory buildings and structures or building components are contained in section 1428 of Article 9.

NOTE: Authority cited: Sections 18300, and 18610, Health and Safety Code. Reference: Sections 18300, 18551, 18610, and 18613, 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 a MH-unit 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 dwellings within specific local areas shall apply.

(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.

(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.

(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.

(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.

(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.

(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.

(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.

(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.

(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).

(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 August 1, 2013.

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

§ 1333.5. Utility Connections for Manufactured Homes, Mobilehomes, and Commercial Modulars on Foundation Systems.

(a) When an MH-unit is installed on a foundation system pursuant to section 18551 of the Health and Safety Code, utility connections shall comply with the requirements of this chapter, or at the discretion of the MH-unit owner, the connections may be installed as required for permanent residential buildings in compliance with the California Plumbing Code and California Electric Code.

(b) Whenever a commercial modular is installed, the utility connections shall comply with the California Plumbing Code and the California Electrical Code.

(c) The testing of MH-unit utility systems and connections installed on a foundation system shall be performed in accordance with section 1362 of this Article.

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

§ 1334. MH-unit Support Piers and Footings.

(a) Load bearing piers shall be constructed of rust resistant materials or treated to resist rust. The required load bearing capacity of individual support piers and their footings shall be calculated at not less than a combined live and dead load of seventy-five (75) psf, based on roof live and dead load of twenty-five (25) psf and floor live and dead load of fifty (50) psf of the MH-unit.

(b) Load bearing piers, other than concrete block piers, shall be tested to determine the safe operating load. The tests shall be conducted by testing agencies approved by the department. Testing agencies shall provide a pier testing report to the department upon completion, regardless of the testing results. A unique number provided by the testing agency shall identify each test report. The following testing procedures shall be used:

(1) A compression test shall be performed on three (3) piers of the same height and construction, selected randomly at the pier manufacturing facility by a representative of the testing agency.

(A) The compression test shall be performed on piers with all required design assemblies installed, such as adjustable tops, clamps, securement devices or similar assemblies.

(B) The selected piers shall be subjected to the compression test with each pier, fully assembled as will be installed, placed squarely on a firm base, and tested to its failure point. The compression test shall be measured in psf. Support pier failure will be established when the support bends, cracks, buckles or deflects to an unsafe level as determined by the approved testing agency.

(C) The safe operating load of a support pier is one-third (1/3) the average of the three (3) failure tests.

(2) When piers differ in height or construction, design tests and evaluations must be performed on each type of pier.

(c) Tested load bearing piers other than concrete block piers shall be listed and labeled as follows:

(1) Listing of piers shall be conducted by listing agencies approved by the department.

(A) The listing agency shall conduct manufacturer facility audits and prepare finding reports not less than once per year. The audit report will include, at a minimum:

(i) the review of pier construction for compliance with manufactured designs as approved by the testing agency,

(ii) the materials used in its construction including type, size, and weight,

(iii) the manufacturers quality control program, if applicable, and

(iv) the label application and label control process.

(B) The listing agency shall provide an annual report to the department of its approval and audit findings.

(2) Pier supports shall display a legible permanent label of approval, visible when the pier support is installed.

The label shall contain the following information:

(A) Manufacturer's name,

(B) Listing agency name,

(C) Listing number issued by the listing agency,

(D) Testing agency's approved operating load, and

(E) Testing agency's test report number.

(d) Individual load bearing footings may be placed on the surface of the ground, and shall be placed level on cleared, firm, undisturbed soil or compacted fill. Where unusual soil conditions exist, as determined by the enforcement agency, footings shall be designed to compensate for such conditions. The allowable loading on the soil shall not exceed one thousand five-hundred (1,500) psf unless data to substantiate the use of higher values is approved by the enforcement agency.

(e) Footings shall be adequate in size to withstand the tributary live and dead loads of the MH-unit and any concentrated loads. The length to width ratio of the footing shall not exceed two and one-half (2.5) to one (1). Individual footings for load bearing supports or devices shall consist of one of the following:

(1) Pressure treated lumber which meets the following requirements:

(A) Not less than two (2) -inch nominal thickness with a minimum of twenty-five (25) percent of the individual footings identified by an approved listing agency, as being pressure treated for ground contact.

(B) Knots. Well spaced knots of any quality are permitted in sizes not to exceed the following or equivalent displacement:

Nom. Width	Any Location	Holes (Any Cause)	One Hole or Equivalent Per Piece
6"	2 3/8"	1 1/2"	
8"	3"	2"	
10"	3 3/4"	2 1/2"	
12"	4 1/4"	3"	
14"	4 5/8"	3 1/2"	

(C) Splits. In no case exceed one-sixth (1/6) the length of the piece.

(D) Honeycomb or Peck. Limited to small spots or streaks of firm honeycomb or peck equivalent in size to holes listed in (B) above.

(2) Precast or poured in place concrete footings not less than three and one-half (3 1/2) inches in thickness. The concrete shall have a minimum twenty-eight (28)-day compressive strength of not less than two thousand five hundred (2500) psi.

(3) Other material, approved by the department, providing equivalent load bearing capacity and resistance to decay.

(f) Individual load bearing piers or devices and footings shall be designed and constructed with sufficient rigidity and bearing area to evenly distribute the loads carried over one-third (1/3) the area of the footings as measured from the center of the footing. When two (2) or more two (2) inch nominal wood pads placed side-by-side on the ground are used as a pier footing, a single wood cross pad must be installed on top of the ground contact pads at a ninety (90) degree angle so as to place the directional wood grains opposing to each other. The cross pad must be of a length to cover each ground contact pad and be of two (2) inch nominal thickness. Footings shall be constructed of sufficient rigidity to evenly distribute the loads carried to the ground without bowing or splitting.

(g) When multiple wood footings are stacked, they shall be secured together with corrosion resistant fasteners at all four (4) corners of the pad which will penetrate at least eighty (80) percent of the base pad to prevent shifting.

(h) Individual load bearing piers, which do not include the footing as defined in section 1002 of this chapter, located under the MH-unit's chassis shall not exceed thirty-six (36) inches in height.

(i) When more than one-quarter (1/4) of the area of the MH-unit is supported at a height of three (3) feet or more as measured between each unit's chassis and the ground, the MH-unit shall be installed on a foundation system in accordance with section 18551 (a) or (b) of the Health and Safety Code.

(j) No portion of the support system above the ground shall extend beyond the vertical plane of the side or end wall of the MH-unit that would restrict or inhibit installation of skirting.

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

§ 1334.1 Mechanical Connection of Concrete Piers or Steel Piers.

Mechanical connection of all steel piers or concrete piers to an MH-unit and to the pier's footing is subject to the requirements of this section.

(a) When live loads are applied to an MH-unit installed pursuant to Health and Safety Code section 18613, mechanical connection of steel piers or concrete piers shall be capable of maintaining the placement of the support system of the MH-unit to the point of the failure of either the attachment point on the MH-unit, the pier or the footing.

(1) The means of mechanical connection shall not allow the separation of the MH-unit from any pier or footing as a result of horizontal loads or vertical loads,

(2) Failure occurs when the attachment point on the MH-unit, the pier or the footing yields or fractures or is deformed to a point that threatens the health and safety of the occupants of the MH-unit.

(b) For the purposes of this section, live loads are restricted to the following:

(1) horizontal loads applied to the attachment point on the MH-unit in both directions parallel to the attachment point and in both directions perpendicular to the attachment point; and

(2) vertical loads applied to the attachment point on the MH-unit in both directions upward and downward from the point of contact between the pier footing and the ground.

(c) Mechanical connection of the concrete pier or steel pier to the point of attachment on the MH-unit shall comply with the following requirements:

(1) The means of mechanical connection shall be fabricated of steel that is not less than one-eighth (1/8) of an inch thick and not less than two (2) inches wide and two (2) inches long;

(2) Fasteners incorporated as part of the mechanical connection shall be no smaller than three-eighths (3/8) inch grade 5 bolts, nuts and lock washers; and

(3) The means of mechanical connection shall not incorporate modifications of either the pier or of the MH-unit.

(4) The means of mechanical connection at the center line between each transportable section of a multi-section MH-unit shall consist of one quarter (1/4) inch lag bolts or wood screws and shall secure the pier to a wood floor structural member.

(d) A listed concrete pier or steel pier complies with subsection (c) if it incorporates into its structure a means of mechanical connection to the MH-unit.

(e) Mechanical connection of a concrete pier or steel pier to the pier's footing shall be fabricated of corrosion resistant components.

(f) A listed concrete pier or steel pier complies with subsection (e) if it incorporates into its structure a means of mechanical connection to the pier footing.

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

§ 1334.2. Mechanical Connection of Concrete Block Piers.

While nothing in this section requires the installation of an MH-unit to include the mechanical connection of concrete block piers, the following standards have been developed for the mechanical connection of a concrete block pier to an MH-unit and to the pier's footing.

(a) When live loads are applied to an MH-unit installed pursuant to Health and Safety Code section 18613, mechanical connection of concrete block piers shall be capable of maintaining the placement of the support system of the MH-unit to the point of the failure of either the attachment point on the MH-unit, the pier or the footing.

(1) The means of mechanical connection shall not allow the separation of the MH-unit from any pier or footing as a result of horizontal loads or vertical loads,

(2) Failure occurs when the attachment point on the MH-unit, the pier or the footing yields or fractures or is deformed to a point that threatens the health and safety of the occupants of the MH-unit.

(b) For the purposes of this section, live loads are restricted to the following:

(1) horizontal loads applied to the attachment point on the MH-unit in both directions parallel to the attachment point and in both directions perpendicular to the attachment point; and

(2) vertical loads applied to the attachment point on the MH-unit in both directions upward and downward from the point of contact between the pier footing and the ground.

(c) In order to test a device, assembly or arrangement designed to achieve mechanical connection of a concrete block pier to an MH-unit and to the pier's footing, the testing shall comply with the methods and specifications provided in this section, and the mechanical connection shall endure the testing without failure.

(d) The device, assembly or arrangement of mechanical connection of concrete block supports shall be tested in both of the following configurations:

(1) eight (8) inches by eight (8) inches by sixteen (16) inches concrete blocks shall be stacked three (3) blocks high, without wooden spacers between the blocks, upon a pressure-treated wood footing two (2) inches by twelve (12) inches by thirty (30) inches in size.

(2) eight (8) inches by eight (8) inches by sixteen (16) inches concrete blocks shall be stacked three (3) blocks high, with one (1) -inch wooden spacers between the concrete blocks, upon a pressure-treated wood footing two (2) inches by twelve (12) by thirty (30) inches in size.

(3) The concrete blocks used in the configurations shall comply with the requirements and reference standards contained in the California Building Code.

(e) A section of three (3)-inch flange by ten (10)-inch web steel "I" beam shall be used to simulate the point of attachment to the MH-unit.

(f) Two (2)-piece wooden wedges, driven together in opposition to one another and forming a thickness of not less than one (1) inch or more than two (2) inches between the topmost concrete block and the "I" beam, shall be used to simulate the typical surface bearing area between the concrete block pier support and the point of attachment to the MH-unit.

(g) The device, assembly or arrangement proposed as a means of mechanical connection for concrete block supports shall be installed in each of the configurations specified in subsection (d) and shall be subjected to the following procedures.

(1)(A) The footing shall be placed upon a level surface capable of supporting not less than one thousand five-hundred pounds (1,500) psf.

(B) The contact points between the wooden wedges and the "I" beam and between the concrete block and the footing shall be clearly marked.

(C) The "I" beam shall be raised vertically at least twelve (12) inches not less than five (5) times, without failure of the mechanical connection.

(D) Failure occurs if the points of contact of either the wooden wedges and the "I" beam or the concrete block and the footing has changed more than one (1) inch from the locations originally marked, as instructed in subsection (g)(1)(B).

(2)(A) The "I" beam shall be subjected to a constant vertical load of not less than one thousand five-hundred (1,500) psf at a point central to the concrete block pier configuration. The measurement between the level support surface and the bottom of the "I" beam shall be recorded.

(B) While maintaining the vertical load, the "I" beam shall be subjected to horizontal loads applied in both directions parallel to the "I" beam and in both directions perpendicular to the "I" beam. The mechanical connection shall withstand these forces without failure, until one or more of the concrete blocks fail to support the vertical load.

(C) Failure of one or more of the concrete blocks to support the vertical load occurs when the measurement recorded as directed in subsection (g)(2)(A) between the support surface and the bottom of the "I" beam, is decreased by one or more inches.

(D) Failure of the mechanical connection occurs if the points of contact of either the wooden wedges and the "I" beam or the concrete block and the footing have changed more than one (1) inch from the locations originally marked as instructed in subsection (g)(1)(B).

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

§ 1334.4. Footings In Areas Subject To Ground Freezing.

(a) Support footings shall be placed below the frost line depth, determined by the local jurisdiction, in areas subject to ground freezing.

(b) The lowest point of the footing shall be below the frost line on firm undisturbed soil.

(c) Footings shall be precast or poured in place concrete not less than three and one-half (3 ½) inches in thickness, or other approved materials listed for use below grade. The concrete shall have a minimum twenty-eight (28)-day compressive strength of not less than two thousand five hundred (2500) psi.

(d) No wood, or other non-masonry material not listed for use below grade, shall be below the surrounding grade and only pressure-treated wood and wood with natural resistance to decay and termites is permitted within six (6) inches of the soil.

(e) Holes for footings shall be open for inspection and backfilled prior to final inspection.

(f) Metal supports shall not be imbedded in soil or concrete.

(g) An additional inspection is required for verification of either footing depth or backfill, if not conducted at the time of the unit's installation.

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

§ 1334.5. Footings On Uneven Surfaces.

When footings span an uneven surface, one of the following methods shall be used to level the area of the footing:

- (a) Placed on firm undisturbed soil or compacted fill pursuant to section 1334(d).
- (b) Poured in place concrete at least three and one-half (3 ½) inches thick extending to the edge of the footing.
- (c) Pressure-treated wood meeting the requirements of section 1334.
- (d) Compacted class 2 aggregate with the level top footing surface extending a minimum 12 (12) inches beyond the edge of the footing.
- (e) Fills for uneven surfaces exceeding six (6) inches in depth shall be made with poured in place concrete or alternate engineered method approved by the enforcement agency. The concrete shall have a minimum twenty-eight (28)-day compressive strength of not less than two-thousand-five-hundred (2500) pounds-per-square-inch.

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

§1334.6. Vapor Barriers

When the manufacturer's installation instructions require the installation of a vapor barrier on the surface of the ground, the barrier shall be installed under the footings and in accordance with the manufacturer's installation instructions.

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

§ 1335. Load Bearing Supports, Manufacturer's Installation Instructions.

MH-units manufactured on or after October 7, 1973, shall be installed in accordance with the approved manufacturer's installation instructions. Individual load bearing supports of a support system shall provide the support required by the manufacturer's instructions, including locations where there are concentrated loads. The footing areas shall be sized in accordance with section 1334 to support the loads shown in the manufacturer's installation instructions.

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

§ 1335.5. Load Bearing Support Systems Without Manufacturer's Installation Instructions.

(a) MH-units manufactured prior to October 7, 1973, 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 sq. in.
10 ft. wide	324 sq. in.
12 ft. wide	388 sq. in.
14 ft. wide	452 sq. in.
16 ft. wide	516 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-eighths (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. Wind Load Calculation.

Wind load is calculated as follows:

(a) From the exterior of the MH-unit, measure the total length of the exposed side wall in feet and in fractions of feet. Then measure the height of the exposed side wall in feet and fractions of feet, measuring from the point of connection of the side wall with the roof to the bottom of the sidewall, excluding any skirting installed at the site. Multiply the measurement of the length of the side wall by the measurement of the height of the side wall to obtain the exposed square footage of the side wall.

(b) From the exterior of the MH-unit, measure the total length of the exposed roof in feet and fractions of feet. Then measure the height of the exposed roof in feet and fractions of feet, measuring vertically from the point of connection with the side wall to the peak of the roof. Multiply the measurement of the length of the roof by the measurement of the height of the roof to obtain the exposed square footage of the roof. Divide the square footage by two, in order to compensate for the reduced wind load against a pitched roof.

(c) Add the square footage obtained in the calculation described in subsection (a) to the square footage obtained in the calculation described in subsection (b) to obtain the total square footage of the exterior side of the MH-unit exposed to wind load.

(d) Multiply the square footage obtained in the calculation described in subsection (c) by either the design wind load of the MH-unit or by fifteen (15) psf, whichever is greater, to obtain the wind load. The design wind load of the MH-unit is provided on the data plate permanently affixed to the MH-unit.

EXAMPLE: The side wall of the MH-unit measures sixty-two and one-half feet (62½') in length and ten feet (10') in height. The roof of the MH-unit measures sixty-three and one-half feet (63½') in length and four and one-third feet (4 1/3') in height. These measurements result in a calculated wind load of 11,437 pounds using the above-described method.

(a) $62.5 \times 10 = 625$ square feet

(b) $63.5 \times 4.33 = 274.96/2 = 137.48$ square feet

(c) $625 + 137.48 = 762.48$ square feet

(d) $762.48 \times 15 = 11,437.2$ or a 11,437 pound wind load.

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

§ 1336.1. Listed Tiedown Assemblies.

Tiedown assemblies that are not part of an engineered tiedown system shall be listed as having been tested and found to be in compliance with the requirements of this section.

(a) A tiedown assembly consists of the ground anchor component and anchoring equipment. Anchoring equipment includes such components as

- (1) a tie, which connects the ground anchor to the MH-unit ;
- (2) a tensioning device, such as a turnbuckle or a yoke-type fastener; and
- (3) fastening devices, such as an eye-bolt or a U-bolt-type cable clamp.

(b) A tiedown assembly shall be designed to prevent self-disconnection. Open hook ends shall not be used in any part of the tiedown assembly.

(c) Flat steel strapping used as a component of a tiedown assembly shall comply with the specifications and testing methods of ASTM Standard D3953-91, "Standard Specification for Strapping, Flat Steel and Seals," which is hereby incorporated by reference.

(d) A ground anchor component designed for the connection of multiple ties and the means for the attachment of the ties shall be capable of resisting, without failure, the combined working load of the maximum number of ties that can be attached to the anchor.

(e) A tiedown assembly shall be tested by applying an increasing test load to the point of failure in order to determine the assembly's capacity for resistance. A working load for the tiedown assembly shall be established from the test results, which shall be two-thirds (2/3) of the amount of resistance the tiedown assembly endured without failure.

(f) The tiedown assembly shall be tested while the ground anchor is installed as recommended by the manufacturer.

(1) The type of soil in which the ground anchor is installed for the application of a test load shall correspond to one of the classes of materials shown in California Residential Code, Table R 401.4.1. The working load of the listed tiedown assembly used in the calculations shall be for one-thousand five-hundred (1,500) pound soil, consisting of clay, sandy clay, silty clay and clayey silt, as classified in the California Residential Code, Table R 401.4.1.

(2) The test load shall be applied from the direction of the tie.

(g) Failure of the ground anchor component consists of the following occurrences:

(1) The application of the test load results in an uplift of the ground anchor greater than two (2) inches or a side deflection of the ground anchor greater than three (3) inches; or

(2) The ground anchor, including the means of attachment of the tie, breaks, separates, or is deformed in a manner that threatens the integrity of the tiedown assembly. A deformity that threatens the integrity of the tiedown includes one that would allow the tie to separate from the ground anchor or that would cause the tie to wear and break.

(h) Failure of a component of the anchoring equipment consists of the following occurrences:

(1) The tie stretches to a length more than two (2) percent greater than the length of the tie prior to the application of the test load; or

(2) A component of the anchoring equipment or the attachment point to the MH-unit yields or fractures upon application of the test load; or

(3) A component of the anchoring equipment or the attachment point of the MH-unit is deformed by the working load in a manner that is a threat to the integrity of the tiedown assembly.

(i) The listing for the tiedown assembly shall include the following information:

(1) The model identification number of the tiedown assembly;

(2) 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 ; and

(3) Installation instructions for the tiedown assembly, including the manner in which the ground anchor component must be inserted into the ground in order to maintain the working load for which the tiedown assembly is rated. Such instructions include the angle at which the anchor must be inserted and the angle at which the tie must be attached.

(j) The ground anchor component of a listed tiedown assembly shall contain a permanent label that provides the manufacturer's name and the listed model identification number of the tiedown assembly. The label shall be located on the anchor in a place that it is visible after installation, and the information shall be provided on the label in a manner that is easy to read.

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

§ 1336.3. Engineered Tiedown System.

An engineered tiedown system is a system designed by an engineer or architect that complies with the requirements of this section and Health and Safety Code section 18613.4.

(a) An engineered tiedown system shall allow an MH-unit to resist wind loads of fifteen (15) pounds psf or the design wind load of the MH-unit, whichever is greater.

(1) The engineered tiedown system shall provide the MH-unit with the ability to resist wind loads against either side of the MH-unit and against either end of the MH-unit.

(2) The engineered tiedown system shall maintain solid contact with the ground while providing the MH-unit with the required resistance.

(b) An engineered tiedown system shall be designed by an engineer or architect, who includes within the plans and specifications, a statement that the system meets the requirements of subsection (a).

(c) The plans and specifications for an engineered tiedown system, including installation instructions, shall contain an original engineer's or architect's stamp and signature or shall have a standard plan approval issued by the department.

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

§ 1336.4. Tiedown Anchors in Flood Hazard Areas.

(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.

§ 1337. Support Inspection.

At the time of inspection, the installation of the MH-unit on its support system shall be complete and the area under the MH-unit shall be accessible for inspection.

(a) Skirting shall not be installed until all underfloor installations have been approved by the enforcement agency.

(b) Masonry walls shall not be installed until all underfloor installations have been approved by the enforcement agency, unless the installation of the masonry wall is required to provide perimeter support to the MH-unit.

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

§ 1338. Roof Live Load.

(a) Except as provided in section 1338.1 of this article, every MH-unit installed shall have the capacity to resist the applicable minimum roof live load of the region in which it is installed as set forth in Table 1338-1 or as is further provided by this section. Table 1338-1 shall apply except where either greater or lesser snow loads have been established through survey of the region, and approved by the department. Except as described in Section 1338.1, below, at elevations above 4,000 ft., snow loads established for residential buildings by local ordinance shall apply.

(1) Region I includes the following counties: Alameda, Butte, Colusa, Contra Costa, Del Norte, Glenn, Humboldt, Imperial, Kings, Lake, Los Angeles, Marin, Mendocino, Merced, Monterey, Napa, Orange, Sacramento, San Benito, San Diego, San Francisco, San Joaquin, San Luis Obispo, San Mateo, Santa Barbara, Santa Clara, Santa Cruz, Solano, Sonoma, Stanislaus, Sutter, Ventura, Yolo.

(2) Region II includes the following counties: Amador, Fresno, Inyo, Kern, Modoc, Riverside, San Bernardino, Siskiyou.

(3) Region III includes the following counties: Alpine, Calaveras, El Dorado, Lassen, Madera, Mariposa, Mono, Nevada, Placer, Plumas, Shasta, Sierra, Tehama, Trinity, Tulare, Tuolumne, Yuba.

(b) When an application is submitted for a permit to install an MH-unit manufactured prior to October 7, 1973, or an MH-unit with a designed roof live load less than that specified in Table 1338-1 and it is known the MH-unit will be subjected to snow loads, the plans and specifications shall include a method of protecting the MH-unit from snow loads that is acceptable to the enforcement agency.

When approved by the enforcement agency, a ramada may be used to protect an MH-unit which does not have the capacity to resist the minimum roof live load for the region in which it is to be installed. The ramada shall be designed to resist the minimum roof loads for the region in which it is constructed and shall be constructed pursuant to the provisions of section 1486.

(c) Parks that have received approval for a snow roof load maintenance program prior to July 7, 2004, must continue the program on existing installations. However, MH-units located in parks at or below 4,000 feet in elevation installed after July 7, 2004, must have the capacity to resist the applicable minimum roof live loads of the region in which it is installed, as set forth in Table 1338-1.

(d) This section does not apply to MH-units installed prior to September 30, 1975.

(e) The park owner or operator shall maintain the snow roof load maintenance program, as long as units in the park do not meet the minimum roof loads for the area.

TABLE 1338-1 General Roof Live Load Requirements for MH-units					
Region I		Region II		Region III	
Elevation	Roof Live Load	Elevation	Roof Live Load	Elevation	Roof Live Load
All Elevations	20 psf	0-3000 ft.	20 psf	0-2000 ft.	20 psf
		3001-3500 ft.	30 psf	2001-3000 ft.	30 psf
		3501-4000 ft.	60 psf	3001-4000 ft.	60 psf

NOTE: Authority cited: Sections 18300, 18605, and 18613, Health and Safety Code. Reference: Sections 18605 and 18613, Health and Safety Code.

§ 1338.1. Roof Live Loads for Mobilehome Parks Located Above 4,000 feet in Elevation.

(a) Notwithstanding the provisions of Section 1338, if an MH-unit that is proposed to be installed within a mobilehome park located above 4,000 feet in elevation does not have the capacity to resist the minimum snow loads as established for residential buildings by local ordinance, the MH-unit may only be installed in a mobilehome park if all of the following conditions apply:

- (1) The park has and is operating a snow roof load maintenance program approved by the enforcement agency;
- (2) the MH-unit has the capacity to resist a roof live load of sixty (60) pounds per square foot or greater;
- (3) the installation complies with all other applicable requirements of this chapter;
- (4) the installation is approved by the enforcement agency ; and
- (5) the enforcement agency's approval of the snow roof load maintenance program is shown on the mobilehome park's permit to operate.

(b) The operator of a mobilehome park located above 4,000 feet in elevation may request and obtain approval from the enforcement agency for a snow roof load maintenance program. The request for an approval shall include, but not be limited to, the following information:

- (1) The type of maintenance to be used to control snow accumulation;
- (2) the capacity and capability of personnel and equipment proposed to satisfactorily perform the snow roof load maintenance program; and
- (3) an application for an amended permit to operate in accordance with section 1014 of this chapter.

NOTE: Authority cited: Sections 18300 and 18613, Health and Safety Code. Reference: Sections 18552, 18605 and 18613, Health and Safety Code.

§ 1338.5 School Impact Fees.

(a) The first installation of an MH-unit on a lot in a park or an addition of a lot to an existing park where the permit to construct the lot was issued after September 1, 1986, may be subject to the assessment of a school impact fee when school impact fees are imposed by local school districts. The requirements and procedures governing the impact fees are set forth in Government Code sections 65995 and 65996 and Education Code sections 17620 through 17625.

(b) When the department is the enforcement agency, form HCD MP 502 must be submitted to the department prior to inspection of an installation and issuance of a Manufactured Home or Mobilehome Installation Acceptance or Certificate of Occupancy. The certification shall be signed by an authorized representative of the school district or districts and presented to the department prior to the issuance of an installation acceptance certificate or certificate of occupancy.

NOTE: Authority cited: Section 18613, Health and Safety Code. Reference: Section 65995, Government Code; and Sections 17620, 17621, 17622, 17623, 17624 and 17625, Education Code.

§ 1339. Compliance with Local Floodplain Management Ordinances.

When the department is the enforcement agency, the applicant for a permit to install or reinstall an MH-unit shall submit to the department, along with the application for permit to construct, a completed Floodplain Ordinance Compliance Certification For Manufactured Home/Mobilehome Installations, signed by an authorized representative of the local floodplain management agency.

EXCEPTION: When the department has been officially notified by the local floodplain management agency that a specific park is not in a floodplain, a new form is not required.

NOTE: Authority Cited: Section 18613, Health and Safety Code. Reference: Section 18300, Health and Safety Code; Sections 60.3 and 60.26, 44 CFR Parts 59 and 60; and Executive Order B-39-77.

§ 1344. Clearances.

A minimum clearance of eighteen (18) inches shall be maintained between the underside of the floor joists, and grade level of the lot and a minimum clearance of twelve (12) inches shall be maintained between the main chassis beams of the MH-unit and grade level of the lot. A minimum clearance of twelve (12) inches shall be maintained under all horizontal structural members of a support structure.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18605 and 18613, Health and Safety Code.

§ 1346. Skirting Design and Construction.

(a) Where the space beneath an MH-unit is enclosed, there shall be provided a removable access panel opening a minimum of eighteen (18) inches by twenty-four (24) inches unobstructed by pipes, ducts, or other equipment that may impede access. The access panel shall not be fastened by any means requiring the use of a special tool or device to remove the panel.

(b) Cross ventilation shall be provided by openings having a net area of not less than one and one-half (1½) square feet for each twenty-five (25) linear feet of the MH-unit and including all skirted structures such as porches. The openings shall be provided on at least the two (2) opposite sides along the greatest length of the unit and shall be installed as close to all the corners as practicable.

(c) When wood siding or equivalent home siding products are used as skirting material, the installation shall comply with the siding manufacturer installation instructions. Where siding manufacturer installation instructions are not available, the installation shall conform to the provisions of the California Residential Code. All wood products used in skirting construction located closer than six (6) inches to earth shall be treated wood or wood of natural resistance to decay. Where located on concrete slabs placed on earth, wood shall be treated wood or wood of natural resistance to decay.

(d) Where manufacturer installation instructions require the use of a ground vapor barrier under the MH-unit, skirting shall be provided in accordance with this section.

(e) When skirting is installed on an MH-unit or accessory structure in a floodplain, as designated by the local floodplain management agency, the skirting shall be either:

- (1) a flexible material that will not impede the water flow, or
- (2) if constructed of rigid materials, have openings totaling one (1) square inch of opening for every one (1) square foot of enclosed area. The bottom of these openings shall not be more than one (1) foot above grade. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18605 and 18613, Health and Safety Code.

§ 1348. Leveling.

After the installation is complete, the chassis and floor members of the MH-unit shall be level.

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

§ 1352. Electrical Feeder Assembly.

(a) An MH-unit shall be connected to the lot service equipment by one (1) of the following means:

- (1) Listed power supply cord, approved for mobilehome use.
- (2) Feeder assembly.

(b) An MH-unit with a calculated electrical load of 40-amperes or 50-amperes may be connected to the lot service equipment with a listed power supply cord.

(c) The power supply cord shall bear the following markings:

"For mobilehome use - 40 amperes" or "For mobilehome use - 50 amperes" as appropriate.

EXCEPTION: An MH-unit, equipped with an existing power supply cord not listed for MH-units may have its use continued, provided:

(1) The power supply cord used shall be listed: Type SO, ST, or STO.

(2) The power supply cord shall not be spliced.

(3) The male attachment plug shall conform to provisions of Article 550 or 551 of the California Electrical Code.

(d) An MH-unit, with a calculated load in excess of 50-amperes, shall be connected to the lot service equipment by one (1) of the following:

(1) An MH-unit equipped with an overhead service drop shall be connected by four (4) continuous, insulated conductors.

(2) An MH-unit equipped for an underfloor feeder assembly shall be connected to the lot service equipment by means of a feeder assembly consisting of four (4) continuous, insulated, color-coded, feeder conductors suitable for wet locations, installed in an approved conduit. Connection at the MH-unit shall be a flexible connection of at least thirty-six (36) inches in length.

(3) Conductors for an overhead installation or conductors for an MH-unit feeder assembly used for underfloor installation shall be sized as follows:

(A) Conductors shall be sized in accordance with the requirements of the MH-unit manufacturer's approved installation instructions.

(B) If the manufacturer's installation instructions are not available, the conductors shall be sized for the electrical load shown on the MH-unit electrical label.

(C) In the absence of an electrical label on the MH-unit or the MH-unit manufacturer's approved installation instructions, the conductors shall be sized in accordance with the calculated load as determined by the provisions of the California Electrical Code, Articles 1, 2, and 3.

(e) The feeder assembly shall be installed above ground to be kept from direct contact with the earth.

(f) Only one (1) power supply connection to an MH-unit for each dwelling unit shall be permitted. Where electrical service equipment is provided as a part of an MH-unit, the power supply connection shall be made in accordance with applicable provisions of the California Electrical Code, Articles 1, 2, and 3.

(g) Power supply cords shall not be buried or encased in concrete.

(h) Feeder conductors shall be run in an approved rigid raceway if buried or encased in concrete.

NOTE: Authority cited: Sections 18300 and 18613, Health and Safety Code. Reference: Sections 18550 and 18613, Health and Safety Code.

§ 1354. MH-unit Gas Connector.

(a) Each MH-unit shall be connected to the lot outlet by an approved flexible gas connector, listed for its intended use, not more than six (6) feet in length and of adequate size to supply the MH-unit gas appliance demand, as evidenced by the label on the MH-unit. In the absence of a label, the MH-unit demand shall be determined by the California Plumbing Code, Chapter 12.

(b) When the MH-unit gas system needs to be extended, the extension must comply with National Manufactured Housing Construction and Safety Standards. Verification of compliance will be completed at the time of the installation inspection.

(c) Only one (1) gas supply connection to an MH-unit for each dwelling unit shall be permitted.

NOTE: Authority cited: Sections 18300 and 18613, Health and Safety Code. Reference: Sections 18550 and 18613, Health and Safety Code.

§ 1356. MH-unit Water Connector.

An MH-unit shall be connected to the lot water service outlet by a flexible connector approved for potable water, or at least eighteen (18) inches of soft copper tubing, not less than one-half (1/2) inch interior diameter.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18550, 18613, and 18630, Health and Safety Code.

§ 1358. Drain, Unit.

(a) An MH-unit shall be connected to the lot drain inlet by means of a drain connector consisting of approved pipe not less than schedule 40, with listed and approved fittings and connectors, and shall not be less in size than the MH-unit drain outlet. A listed and approved flexible connector shall be provided at the lot drain inlet end of the pipe.

(b) Drain connectors and fittings for recreational vehicles shall be listed and approved for drain and waste.

(c) Recreational vehicles located in a park for more than three (3) months, or units with plumbing that are not self-contained, shall have a drain connector complying with subsection (a).

(d) All drain connectors and fittings shall be maintained with a grade not less than one-eighth (1/8) inch per foot. A drain connector shall be gas-tight and no longer than necessary to make the connection between the unit's drain outlet and the drain inlet on the lot.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18550, 18613 and 18630, Health and Safety Code.

§ 1360. Air-Conditioning Installation.

(a) When an MH-unit has been previously equipped with a portable air-conditioning appliance energized from the unit and is installed in a new location, the air-conditioning equipment may be energized in the same manner as originally installed, provided that it does not create a hazard.

(b) When central air-conditioning equipment is to be installed in an MH-unit, a permit to alter the MH-unit must be obtained from the department and shall be energized from the MH-unit. (c) If the MH-unit does not have the additional capacity to supply the air-conditioning equipment, it may be energized from the lot electrical service, provided the park electrical system has the capacity to supply the additional air-conditioning load and a permit to construct is obtained for the alteration of the lot electrical service.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18613, 18670, and 18690, Health and Safety Code.

§ 1362. Installation Test.

(a) The potable water distribution system of the MH-unit and the supply connection shall show no evidence of leakage under normal operating pressures. If water at normal operating pressure is not available, the water distribution system shall be tested by a fifty (50) psi air pressure test for a period of not less than fifteen (15) minutes without leaking.

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

(c) The MH-unit fuel gas piping system shall be tested before it is connected to the lot gas outlet. The gas piping system shall be subjected to a pressure test with all appliance shut-off valves, except those ahead of fuel gas cooking appliances, in the open position. Appliance shut-off valves ahead of fuel gas cooking appliances may be closed.

(1) The test shall consist of air pressure at not less than ten (10) inches nor more than a maximum of fourteen (14) inches water column. (Six (6) ounces to a maximum eight (8) ounces). The system shall be isolated from the air pressure source and maintain this pressure for not less than two (2) minutes without perceptible leakage. Upon satisfactory completion of the test, if the appliance valves ahead of fuel gas cooking appliances have been shut off, they shall be opened and the gas cooking appliance connectors tested with soapy water or bubble solution while under the pressure remaining in the piping system. Solutions used for

testing for leakage shall not contain corrosive chemicals. Pressures shall be measured with either a manometer, slope gauge, or gauge calibrated in either water inches or psi with increments of either one-tenth (1/10) inch or one-tenth (1/10) ounce, as applicable.

NOTE: The fuel-gas piping system shall not be over-pressurized. Pressurization beyond the maximum specified may result in damage to valves, regulators, appliances, etc.

(2) Gas appliance vents shall be inspected to insure that they have not been dislodged in transit and are securely connected to the appliance.

(d) The electrical wiring and power supply feeder assembly of the MH-unit shall be tested for continuity and grounding. The electrical wiring system shall not be energized during the test. An MH-unit equipped with a power supply cord shall not be connected to the lot service equipment. An MH-unit equipped with a feeder assembly shall have the flexible metal conduit of the feeder assembly connected to the lot service equipment; however, the supply conductors, including the neutral conductor, shall not be connected.

(1) The continuity test shall be made with all interior branch circuit switches or circuit breakers and all switches controlling individual outlets, fixtures and appliances in the "on" position. The test shall be made by connecting one lead of the test instrument to the MH-unit grounding conductor at the point of supply to the feeder assembly, and applying the other lead to each of the supply conductors, including the neutral conductor. There shall be no evidence of any connection between any of the supply conductors and the grounding conductor. In addition, all noncurrent-carrying metal parts of electrical equipment, including fixtures and appliances, shall be tested to determine continuity between such equipment and the equipment grounding conductor.

(2) Upon completion of the continuity test, the power supply cord or feeder assembly shall be connected at the lot service equipment. A further continuity test shall then be made between the grounding electrode and the chassis of the MH-unit.

(3) If the final electrical connection has been approved by the enforcement agency and electrical energy is available at the lot equipment, a polarity test shall be conducted with the MH-unit energized.

(e) When an MH-unit consists of two (2) or more sections, all utility connections from one section to another shall be visually inspected and included in the tests.

(f) Upon approval of the installation and satisfactory completion of the gas and electrical tests, the lot equipment shall be approved for service connection.

(g) When installed, fire sprinkler systems shall be hydrostatically tested in accordance with Title 25, Chapter 3, Section 4320 reprinted below:

(a) A fire sprinkler system installed during the manufacture of the manufactured home or multi-unit manufactured housing with two dwelling units must be hydrostatically tested both at the manufacturing facility and at the home's installation site.

(1) The hydrostatic test performed at the manufacturing facility:

A. must be conducted on the completely assembled system within any one transportable section; and

B. must subject the system to 100 pounds per square inch (psi) hydrostatic pressure for not less than 2 hours without any loss of pressure or leakage of water. Testing shall be performed in accordance with the applicable product standards.

(2) The person responsible for installing the manufactured home or multi-unit manufactured housing with two dwelling units must hydrostatically test the system again at the home's installation site with the water supply available at the site for at least one hour without any evidence of leakage.

A. The testing must be performed at a minimum of 50 psi; not to exceed 100 psi.

B. A representative of the enforcement agency must witness the test at the installation site during the same visit to the installation site to inspect the installation of the home or dwelling unit.

(b) A fire sprinkler system installed after the manufactured home or multi-unit manufactured housing with two dwelling units is shipped from the manufacturing facility must be hydrostatically tested at the home's installation site.

(1) The person who installed the fire sprinkler system is responsible for performing the test.

(2) A representative of the enforcement agency must witness the test.

(3) The installer must conduct the test on the completely assembled system.

(4) The installer must conduct the test with the water supply available at the home's site for a period of two hours without any evidence of leakage. The testing must be performed at a minimum of 50 psi; not to exceed 100 psi.

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

§ 1366. Statement of Mobilehome Installation Acceptance or Certificate of Occupancy.

(a) A "Mobilehome Installation Acceptance" or "Certificate of Occupancy" shall not be issued until it is determined that the MH-unit installation complies with the provisions of this chapter. The enforcement agency shall provide copies of the statement of MH-unit installation acceptance or certificate of occupancy for the MH-unit to the installer or other person holding the permit to install and the buyer or registered owner or their representative. The M-H unit installation acceptance shall be provided for MH-units installed pursuant to section 18551(b) or 18613 of the Health and Safety Code. The certificate of occupancy shall be provided for MH-unit installed on foundation systems pursuant to section 18551(a) of the Health and Safety Code.

(b) If the MH-unit is moved or relocated, the statement of MH-unit installation acceptance or certificate of occupancy, shall become invalid.

NOTE: Authority cited: Sections 18300 and 18613, Health and Safety Code. Reference: Sections 18551 and 18613, Health and Safety Code.

§ 1368. Requirements for Exit Doorways.

At the time of the MH-unit installation inspection, all exterior doorways of an MH-unit shall be provided with a porch, ramp and/or stairway conforming with the provisions of article 9 of this chapter.

NOTE: Authority cited: Sections 18300 and 18552, Health and Safety Code. Reference: Sections 18552 and 18613, Health and Safety Code.

Article 7.5. MH-unit Earthquake Resistant Bracing Systems (ERBS)

§ 1370. Application and Scope.

(a) The provisions of this article relating to the certification of MH-unit earthquake resistant bracing systems are applicable to all MH-unit earthquake resistant bracing systems sold or offered for sale within the State of California.

(b) The provisions of this article relating to the installation or reinstallation of an earthquake resistant bracing system required to be certified pursuant to this article, shall apply to a system installed or reinstalled on or under an MH-unit.

(c) The requirements of this article shall not apply to an MH-unit installed on a foundation system pursuant to section 18551 of the Health and Safety Code.

(d) Nothing in this article shall be construed as requiring the installation of earthquake resistant bracing systems on or under an MH-unit sited either before or after the effective date of this article.

NOTE: Authority cited: Sections 18613.5 and 18613.7, Health and Safety Code. Reference: Sections 17003.5, 18300, and 18613.5, Health and Safety Code.

§ 1370.2. Certification Required.

(a) It shall be unlawful for any person, firm, or business to sell or offer for sale within this state, any earthquake resistant bracing system unless the system is certified by the department as meeting the requirements of this article.

(b) It shall be unlawful for any listing or testing agency to list as "approved" or authorize the use of its labels for any MH-unit earthquake resistant bracing system until such system is certified by the department.

NOTE: Authority cited: Sections 18613.5 and 18613.7, Health and Safety Code. Reference: Sections 17003.5, 18300, and 18613.5, Health and Safety Code.

§ 1370.4. Enforcement and Penalties.

(a) The department shall administer and enforce all the provisions of this article. However, the penalties provided by this article shall not prevent an aggrieved party from pursuing other remedies under any provision of law.

(b) In addition to the penalties provided for in section 18700 of the Health and Safety Code, violation of any of the provisions of this article, or the sale or offering for sale of a certified earthquake resistant bracing system which does not conform to the certified plan for that design or system model, shall be cause for cancellation of certification by the department.

NOTE: Authority cited: Section 18613.5, Health and Safety Code. Reference: Sections 17003.5, 18300, 18613.5, and 18700, Health and Safety Code.

§ 1371. Construction and Design Requirements.

(a) ERBS shall be designed and constructed to resist seismic forces determined in accordance with the provisions of Section 2312, Chapter 23, Uniform Building Code, 1982 Edition.

(b) ERBS shall be designed to limit downward vertical movement of a mobilehome or manufactured home to a maximum of two (2) inches.

(c) The ERBS manufacturer shall assure that each system sold or offered for sale bears a permanently affixed label. The label shall have a useful life of at least ten (10) years. The label shall provide, in a legible manner, evidence of approval from a listing or testing agency and the ERBS manufacturer's model name or number.

(d) If the ERBS consists of more than one bracing device, each individual device shall be labeled as required in subsection (c). For purposes of this article, a device may consist of one or more parts which, when assembled, forms an individual brace within an ERBS.

NOTE: Authority cited: Section 18613.5, Health and Safety Code. Reference: Sections 17003.5, 18300, and 18613.5, Health and Safety Code.

§ 1372. Certification Application.

(a) The person, firm or business applying for certification for an ERBS, shall make application to the department on an Application for Certification of Manufactured Home or Mobilehome Earthquake Resistant Bracing System. This form is provided by the department.

(b) The person, firm or business shall also submit evidence that the system has been submitted to and approved by a department-approved listing or testing agency.

(c) Upon receipt of a complete application, the department shall review the application to assure that the proposed system will comply with the construction and design requirements set forth in section 1371 and the system has been approved by a department-approved testing or listing agency.

If the department finds that the above requirements have been met and the balance of any certification review fees due pursuant to section 1025 have been paid, the department shall certify the ERBS plans. An approved copy of the plans shall be returned to the manufacturer and a copy shall be retained at the place of manufacture.

NOTE: Authority cited: Sections 18502.5 and 18613.5, Health and Safety Code. Reference: Sections 18300, 18502.5, and 18613.5, Health and Safety Code.

§ 1372.2. Plan Requirements.

(a) Plans submitted to the department for certification shall be on substantial paper or cloth, not less than eight and one-half (8 ½) by eleven (11) inches or multiples thereof but not exceeding twenty-five and one-half (25½) by thirty-six (36) inches.

(b) A plan shall include all pertinent items necessary for the design, construction, and installation of the system, such as details of connections, dimensions, footings, general notes and the method of installation.

(c) A plan shall depict only one design or model of ERBS.

(d) A plan shall include the ERBS manufacturer's installation instructions which, when approved, may be copied for the purposes specified in sections 1374.6 and 1374.7.

(e) Each page of the plan and each page of the ERBS manufacturer's installation instructions shall provide a blank space not less than three (3) inches by three (3) inches for the department's stamp of approval.

(f) Each page of the plan and each page of the ERBS manufacturer's installation instructions shall be identified by the ERBS manufacturer's name and the manufacturer's model name or number of the system to be certified.

(g) The cover sheet of the ERBS manufacturer's installation instructions shall show the total number of pages which constitute the instructions.

NOTE: Authority cited: Sections 18613.5 and 18613.7, Health and Safety Code. Reference: Sections 18300 and 18613.5, Health and Safety Code.

§ 1372.4. Certification Application Review and Notice of Department Decision.

(a) Within ten (10) working days of the receipt of an application and plans, the department shall provide the applicant with written notice whether the application is complete pursuant to section 1372 and acceptable for filing. If the application is not complete, the notice shall specify the information and/or documentation necessary to complete the application. If the application is not complete, the notice, the application and the accompanying documentation shall be returned to the applicant.

(b) Within sixty-seven (67) working days of the receipt of a complete and acceptable application, the department shall review the application and plans, and either issue a plan certification or provide the applicant

with written notice of the department's refusal to issue a plan certification. The written notice of refusal shall specify the reason(s) why the plan certification is not being issued.

(c) An application for plan certification shall be considered complete and acceptable if it is in compliance with the provisions of section 1372 of this article.

(d) Should an applicant fail to submit a complete and acceptable application and plan within ninety (90) days of the notice of rejection, the application shall be deemed abandoned and all fees submitted pursuant to section 1025 shall be forfeited to the department. Should an applicant cancel the application for the plan certification prior to obtaining certification, all fees submitted shall be forfeited to the department.

(e) A survey conducted pursuant to Government Code section 15376 of the department's performance determined the minimum, median, and maximum elapsed time between receipt of a completed application for plan certification and reaching a final decision; the results are as follows:

- (1) Minimum: 10 working days
- (2) Median: 12 working days
- (3) Maximum: 67 working days.

NOTE: Authority cited: Sections 18502.5 and 18613.5, Health and Safety Code. Reference: Sections 18300, 18502.5, and 18613.5, Health and Safety Code.

§ 1372.6. Calculations and Test Procedures.

(a) The load-bearing capacity of elements or assemblies shall be established by calculations in accordance with generally established principles of engineering design. However, when the composition or configuration of elements, assemblies, or details of structural members is such that calculations of their safe load-carrying capacity and basic structural integrity cannot be accurately determined in accordance with generally established principles of engineering design, structural properties of such members or assemblies may be established by the results of tests acceptable to the department.

If a manufacturer chooses to substantiate a design or method of construction by tests, the manufacturer shall contact the department prior to performing the tests to obtain information on testing criteria. If a department representative is required to witness the tests, the manufacturer shall be so notified.

(b) When any structural design or method of construction is substantiated by calculations and supporting data, such calculations and supporting data shall be signed by an architect or engineer and shall be submitted to the department.

(c) When the design of an earthquake resistant bracing system is substantiated by calculation or tests, all structural plans shall be signed by an architect or engineer in charge of the total design.

(d) When any design or method of construction is substantiated by tests, all test procedures and results shall be reviewed, evaluated, and signed by an architect or engineer.

NOTE: Authority cited: Section 18613.5, Health and Safety Code. Reference: Sections 18300 and 18613.5, Health and Safety Code.

§ 1373. Expiration.

(a) Plans shall expire two (2) years from the date of department certification.

(b) Certification of a design, which has not been changed since the most recent plan certification, may be renewed by resubmission, in triplicate, with all information required by section 1372, and renewal fees as specified in section 1025 on or before the expiration date of the certification.

NOTE: Authority cited: Sections 18502.5 and 18613.5, Health and Safety Code. Reference: Sections 18300, 18502.5, and 18613.5, Health and Safety Code.

§ 1374. Revisions of Certification.

(a) When an applicant proposes revisions of a certification which does not change the structural system or method of construction of the system, the applicant shall submit an application in triplicate, three copies of the revised plan and specifications, two copies of the revised design calculations, and a revision fee as specified in section 1025.

(b) Plans which have been returned to the applicant for correction shall be resubmitted together with a resubmission fee and certification review fee as specified in section 1025.

NOTE: Authority cited: Section 18613.5, Health and Safety Code. Reference: Sections 18300 and 18613.5, Health and Safety Code.

§ 1374.2. Amended Regulations.

If substantive amendments of the department's regulations require changes to a certification, the department shall notify the applicant of such changes and shall allow the applicant one hundred eighty (180) days from the date of such notification in which to submit a revision. The revision proposal submitted pursuant to this section shall be submitted with appropriate fees. A proposal submitted after the one hundred eighty (180) day period of time provided shall be processed as a new application with appropriate fees.

NOTE: Authority cited: Sections 18502.5 and 18613.5, Health and Safety Code. Reference: Sections 17003.5, 18300, 18502.5, and 18613.5, Health and Safety Code.

§ 1374.4. Change of Ownership, Name or Address.

When there is a change of ownership, name or address of an earthquake resistant bracing system manufacturing business having department certification, the manufacturer shall notify the department in writing within ten (10) days. The notification shall be accompanied by a change in ownership, name or address fee pursuant to section 1025 of this article.

NOTE: Authority cited: Sections 18502.5 and 18613.5, Health and Safety Code. Reference: Sections 18300, 18502.5, and 18613.5, Health and Safety Code.

§ 1374.5. Permit Required.

(a) A permit shall be obtained from the enforcement agency prior to installation or reinstallation of a certified earthquake resistant bracing system on or under an MH-unit.

(b) When an earthquake resistant bracing system is installed at the time of the MH-unit installation, separate permits shall be required for the installation of the MH-unit and the earthquake resistant bracing system.

NOTE: Authority cited: Sections 18300 and 18613.7, Health and Safety Code. Reference: Sections 18502.5 and 18613.7, Health and Safety Code.

§ 1374.6. Permit Application.

The person, firm, or business required to obtain a permit to install or reinstall an earthquake resistant bracing system on or under an MH-unit shall apply to the enforcement agency. Where the department is the enforcement agency, the application shall be made on form HCD 50 ERBS.

NOTE: Authority cited: Sections 18300 and 18613.7, Health and Safety Code. Reference: Sections 18613, 18613.5, and 18613.7, Health and Safety Code.

§ 1374.7. Installation Requirements.

(a) An MH-unit earthquake resistant bracing system may only be installed by:

(1) The MH-unit registered owner; or

(2) A contractor as defined in Business and Professions Code section 7026. The contractor shall be licensed by the Contractors State License Board, and provide proof of a current license, and current Workers' Compensation Insurance coverage or certify to exemption from Workers' Compensation Insurance.

(b) The permit shall be in the possession of the installer and available to the enforcement agency during the installation of an earthquake resistant bracing system.

(c) Installations of earthquake resistant bracing systems shall comply with the ERBS manufacturer's installation instructions certified by the department. Certified systems shall not be modified without recertification by the department.

(d) The installer shall provide a copy of the ERBS manufacturer's installation instructions to the registered owner of the MH-unit when the installation is completed. The copy of the ERBS manufacturer's installation instructions must have been made from the original bearing the department's stamp of approval.

(e) The installer shall obtain the mobilehome park operator's written approval prior to excavating for support or hold down footings and endangering underground utilities. Park operator approval is not required for installations that are entirely above ground or where excavation is not required.

(f) Where the space beneath an MH-unit is enclosed, access to the underfloor area shall be in accordance with section 1346(a).

NOTE: Authority cited: Sections 18300 and 18613.7, Health and Safety Code. Reference: Sections 18300 and 18613.7, Health and Safety Code, and Section 3800, Labor Code.

§ 1375. Inspections.

(a) The department may conduct inspections to determine compliance with the approved certification.

(b) The enforcement agency shall conduct an inspection of each certified earthquake resistant bracing system, installed or reinstalled on or under an MH-unit.

(c) Should inspection by an enforcement agency other than the department reveal that a manufacturer is manufacturing systems which do not conform to the department's certification, the enforcement agency shall, within ten (10) days of the inspection, notify the department in writing. The written notification shall include:

(1) The ERBS manufacturer's name.

(2) The model name and/or identifying number.

(3) The MH-unit's registered owner's name and address where the system was installed.

(4) A brief description of the facts constituting the earthquake resistant bracing system's noncompliance with the department's certification.

(d) Upon receiving a correction notice of noncompliance with department certification from a local enforcement agency, or upon obtaining such information by inspection, the department shall provide written notification of noncompliance requiring correction within thirty (30) days, or at a later date as determined by the department, to the manufacturer. The department shall also send an informational copy of the ERBS manufacturer's notification of noncompliance to the listing or testing agency that investigated and listed the system. The ERBS manufacturer shall apply for reinspection in accordance with section 1375.2.

(e) Where the ERBS manufacturer, after having been notified of the violation, fails to comply with the order to correct, or continues to manufacture systems in violation of the certification, the department's certification shall be revoked.

(f) If, as a finding of inspection, the installation of an earthquake resistant bracing system is found to be in violation of the ERBS manufacturer's installation instructions and/or plan, the enforcement agency shall provide the installer with a written correction notice of the violation requiring correction within thirty (30) days or at a later date as determined by the enforcement agency. The written notice shall also require the installer to make

application to the enforcement agency for reinspection upon correction of the violations. The installer shall apply for reinspection in accordance with section 1375.2.

NOTE: Authority cited: Sections 18613.5 and 18613.7, Health and Safety Code. Reference: Sections 18300, 18613.5, and 18613.7, Health and Safety Code.

§ 1375.2. Required Correction and Reinspection.

(a) Any ERBS manufacturer issued a notice of violation pursuant to section 1375, shall take appropriate action to eliminate the violations and conform to the department's certification within thirty (30) days or at a later date as set forth in the notice of violation. Upon correction of the violations, the ERBS manufacturer shall apply to the department for reinspection. The application shall be accompanied by the reinspection fee specified in section 1025.

(b) Any person, firm or business having installed an earthquake resistant bracing system certified by the department, who is issued a notice of violation pursuant to section 1375, shall take appropriate action to eliminate the violations and conform to the ERBS manufacturer's installation instructions within thirty (30) days or at a later date as set forth in the notice of violation. Upon correction of the violations, the installer shall apply to the enforcement agency for reinspection.

NOTE: Authority cited: Sections 18300 and 18613.7, Health and Safety Code. Reference: Sections 18300 and 18613.7, Health and Safety Code.

§ 1377. Permit Application Review and Notice of Department Decision.

(a) Within one (1) working day of the receipt of an application to install an earthquake resistant bracing system, the department shall provide the applicant with written notice whether the application is complete pursuant to section 1374.6 and acceptable for filing. If the application is not complete, the notice shall specify the information and/or documentation necessary to complete the application. If the application is not complete, the notice, the application and the accompanying documentation shall be returned to the applicant.

(b) Within seventeen (17) working days of the receipt of a complete and acceptable application, the department shall issue a permit or shall provide the applicant with written notice of the department's refusal to issue a permit. The written notice of refusal shall specify the reasons why the permit may not be issued.

(c) An application for a permit to install an earthquake resistant bracing system shall be considered complete and acceptable if it is in compliance with the provisions of section 1374.6 of this article.

(d) Should the applicant fail to submit a complete and acceptable application within ninety (90) days of the notice of rejection, the application shall be deemed abandoned and all fees submitted pursuant to section 1025 shall be forfeited to the department. Should an applicant cancel the application for the permit to install a manufactured home or mobilehome earthquake resistant bracing system, all fees submitted shall be forfeited to the department.

(e) The estimated minimum, median, and maximum elapsed time between receipt of a completed application for a permit to install an earthquake resistant bracing system and reaching a final decision are as follows:

- (1) Minimum one (1) working day
- (2) Median two (2) working days
- (3) Maximum seventeen (17) working days

(f)(1) The applicant may request and shall be granted a hearing for a timely resolution of any dispute arising from a violation of the time periods within which the department must process this application as set forth in Section 1757. Such request may be made to the Secretary of the Business, Transportation, and Housing Agency and or the director of the department or his or her duly authorized representative. The request shall be a written petition requesting a hearing which sets forth a brief statement of the grounds therefore as set forth in section 1756.

The petition shall be decided in the applicant's favor, if the department has exceeded the established maximum time period of issuance or denial of the permit and the department has failed to establish good cause for exceeding the time period.

(3) If the petition is decided in the applicant's favor, the applicant shall receive full reimbursement of any and all filing fees paid to the department.

NOTE: Authority cited: Sections 18502.5 and 18613.7, Health and Safety Code, and Section 15376, Government Code. Reference: Sections 18300, 18502.5, and 18613.7, Health and Safety Code, and Section 15376, Government Code.

Article 8. Permanent Buildings and Commercial Modulares

§ 1382. Application and Scope.

(a) The requirements of this article shall apply to the construction, alteration, repair, use, maintenance, and occupancy of permanent buildings and commercial modulares in parks. The provisions of this article relating to permanent buildings and commercial modulares in parks do not apply to accessory buildings or structures or building components established for use of an occupant of a unit.

The department shall administer and enforce all of the provisions of this article relating to permanent buildings and commercial modulares in parks except in a city, county, or city and county, which has assumed responsibility for enforcement of Division 13, Part 2.1 of the Health and Safety Code and this chapter.

(b) Existing construction, connections, and installations of plumbing, electrical, fuel gas, fire protection, within permanent buildings or commercial modulares in parks, 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.

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

§ 1388. Construction of Permanent Buildings.

(a) Design and construction requirements for permanent buildings in parks are contained in the California Building Code.

(b) The requirements for electrical wiring, fixtures, and equipment installed in permanent buildings in parks are contained in the California Electrical Code.

(c) The requirements for fuel gas equipment and installations installed in permanent buildings in parks are contained in the California Mechanical Code.

(d) The requirements for plumbing in permanent buildings in parks are contained in the California Plumbing Code.

(e) The requirements for fire protection equipment and installations in all permanent buildings are contained in the applicable requirements of the California Building Code.

(f) The energy conservation requirements for all permanent buildings which contain conditioned space are contained in the energy conservation standards for new non-residential buildings contained in the California Energy Code.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18620, 18630, 18670, 18690, and 18691, Health and Safety Code.

§ 1399. Commercial Modular Requirements.

(a) The applicant for a permit to install a commercial modular in a park in lieu of a permanent building shall submit a request for an alternate approval to the department in accordance with section 1016. The request for alternate approval shall be accompanied by evidence of compliance with section 1032 of this chapter.

(b) A commercial modular installed in a park shall bear an insignia of approval issued by the department in accordance with Health and Safety Code section 18026.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18620 and 18305, Health and Safety Code.

Article 9. Accessory Buildings and Structures

§ 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.

(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.

(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.

(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.

§ 1424. Regulated Structures.

(a) Accessory buildings or structures or building components which do not comply with this article or are deemed to be unsafe by the enforcement agency shall not be allowed, constructed, or occupied.

(b) A permit shall be obtained from the enforcement agency to construct or install an accessory building or structure as required by Article 1 of this chapter, unless specifically exempted in section 1018 of this chapter.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18500, and 18552, Health and Safety Code.

§ 1426. Accessory Buildings or Structures and Building Components Installed in Fire Hazard Severity Zones.

(a) Accessory buildings or structures or building components constructed or installed in parks 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 Title 24, Part 2.5, Chapter 3, section R327 of the California Residential Code (CRC) which is hereby incorporated by reference with the exception of the following provisions: Sections R327.1.5, R327.2 (Fire Protection Plan) and R327.3.6.

(b) Accessory buildings or structures or building components constructed or installed outside of parks in a State Responsibility Area Fire Hazard Severity Zone, a local Very-High Fire Hazard Severity Zone, or a local Wildland-

Urban Interface Fire Area shall comply with the provisions of the CRC, Title 24, Part 2.5, Chapter 3, section R327.

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

§ 1428. Location.

(a) In parks, accessory buildings or structures, or any part thereof, on a lot shall maintain the following setbacks from lot lines:

(1) When constructed of noncombustible materials:

(A) may be up to the lot line, provided a minimum three (3) foot clearance is maintained from any other unit, accessory building or structure, or building component on adjacent lots.

(2) When constructed of combustible materials:

(A) a minimum three (3)-foot clearance from all lot lines, and

(B) a minimum six (6)-foot clearance from any other unit, accessory buildings or structures, or building components on adjacent lots constructed of combustible materials.

(b) Cabanas shall meet the location requirements for units, as referenced in section 1330 of this chapter.

(c) Location requirements governing private garages and storage buildings are contained in section 1443.

(d) Stairways with landings not to exceed twelve (12) square feet may be installed to the lot line provided they are located a minimum of three (3) feet from any unit, or accessory building or structure, including another stairway, on an adjacent lot. However, if the stairway is an up-and-over design (steps up the front and down the back) that provides access to the lot beyond the stairway, it does not need to maintain the separation from a unit or accessory building or structure, including another stairway, on an adjacent lot.

(e) Fencing of any material, that meets the requirements of section 1514 of this article, may be installed up to a lot line.

(f) No portion of an accessory building or structure, or building component shall project over or beyond a lot line.

(g) Any accessory building or structure, or building component may be installed up to a lot line bordering a roadway or common area provided there is no combustible building or structure in the common area within six (6) feet and no building or structure of any kind within three (3) feet of any portion of the accessory building or structure, or building component. The maximum seventy-five percent (75%) lot coverage allowed by section 1110 of this chapter shall be maintained.

(h) Wood awning or carport support posts four (4) inches or greater in nominal thickness may be located up to a lot line provided the remainder of the awning or carport is composed of noncombustible material.

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

§ 1429. Required Exits.

(a) An enclosed accessory building or structure or building component may be constructed or installed to enclose an emergency exit window from a sleeping room within a unit provided the enclosed area adjacent to the emergency exit window has a door not less than twenty-eight (28) inches in width and seventy-four (74) inches in height providing direct access to the outside. The exit doorway from the enclosed accessory building or structure, or building component shall comply with the exit illumination requirements contained in the California Residential Code and lighting outlet requirements contained in the California Electrical code.

(b) An accessory building or structure which encloses a required exit doorway from an MH-unit shall have an exit path and exit that does not violate the exit facilities requirements for manufactured homes, as contained in the Manufactured Home Construction and Safety Standards, 24CFR, Part 3280.105.

(c) An awning enclosure that encloses a required exit shall not be divided with interior walls or barriers unless the divided areas contain additional exit doors serving the divided areas that comply with subsection (a).

NOTE: Authority cited: Sections 18029 and 18300, Health and Safety Code. Reference: Sections 18029, 18552, and 18610, Health and Safety Code.

§ 1432. Construction.

(a) Construction and installation of accessory buildings or structures or building components shall comply with the structural requirements of the California Residential Code, except as otherwise provided by this article. The enforcement agency may require accessory buildings and structures or building components be designed and constructed to withstand live loads, vertical uplift or horizontal forces from any direction in excess of the minimum loads specified in this chapter, based on local geologic, topographic, or climatic conditions, when approved by the department.

(b) Accessory buildings and structures constructed of aluminum or aluminum alloy shall be designed to conform to the specifications contained in the California Residential Code.

(c) Unless data to substantiate the use of higher values is submitted to the enforcement agency, the allowable loading of accessory buildings or structures or building components on the soil shall not exceed one thousand five-hundred (1,500) psf vertical soil bearing pressure, one hundred fifty (150) psf of depth lateral soil bearing pressure, and one hundred sixty-seven (167) psf frictional resistance for uncased cast-in-place concrete piles.

NOTE: Authority cited: Section 18300, Health as Safety Code. Reference: Sections 18552 and 18620, Health and Safety Code.

§ 1433. Roof Live Load.

(a) Except as provided in section 1443.1 of this article, every cabana installed on or after July 31, 1976, or every accessory building or structure or building component installed on or after June 10, 1979, shall have the capacity to resist the applicable minimum snow load of the region in which it is installed or as is provided by this section. Note: An accessory structure located beneath another accessory structure (e.g., a porch which is located beneath an awning) is excluded from the snow load requirements of this section when the overlying accessory structure meets the requirements of this section.

TABLE 1433-1 General Roof Live Load Requirements for Accessory Buildings or Structures and Building Components					
Region I		Region II		Region III	
Elevation	Roof Live Load	Elevation	Roof Live Load	Elevation	Roof Live Load
All Elevations	20 psf	0-3000 ft.	20 psf	0-2000 ft.	20 psf
		3001-3500 ft.	30 psf	2001-3000 ft.	30 psf
		3501-4000 ft.	60 psf	3001-4000 ft.	60 psf

Table 1433-1 shall apply except where either greater or lesser snow loads have been established through survey of the region, and approved by the department.

(1) Region I includes the following counties:

Alameda, Butte, Colusa, Contra Costa, Del Norte, Glenn, Humboldt, Imperial, Kings, Lake, Los Angeles, Marin, Mendocino, Merced, Monterey, Napa, Orange, Sacramento, San Benito, San Diego, San Francisco, San Joaquin, San Luis Obispo, San Mateo, Santa Barbara, Santa Clara, Santa Cruz, Solano, Sonoma, Stanislaus, Sutter, Ventura, Yolo.

(2) Region II includes the following counties:

Amador, Fresno, Inyo, Kern, Modoc, Riverside, San Bernardino, Siskiyou.

(3) Region III includes the following counties:

Alpine, Calaveras, El Dorado, Lassen, Madera, Mariposa, Mono, Nevada, Placer, Plumas, Shasta, Sierra, Tehama, Trinity, Tulare, Tuolumne, Yuba.

(b) Parks that have received approval for a snow roof load maintenance program prior to July 7, 2004, shall maintain the snow roof load maintenance program, as long as accessory buildings or structures, or building components in the park do not meet the minimum roof loads for the area. Accessory buildings or structures or building components installed after July 7, 2004, must have the capacity to resist the applicable minimum roof live loads of the region in which it is installed, as set forth in Table 1433-1.

(c) The park owner or operator shall be responsible for the continued management of an existing snow roof load maintenance program approved for the park.

(d) Roof live load requirements shall not apply to storage cabinets.

(e) Accessory buildings or structures or building components may be relocated from one park to another and reinstalled under permit within another park provided the requirements for roof live load in the new park are not greater than the requirements of the park in which the accessory building or structure or building component was previously installed.

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

§ 1433.1. Accessory Building or Structure Roof Live Loads in Parks Located Above 4,000 feet in Elevation

(a) Notwithstanding the provisions of Section 1433, if an accessory building or structure that is proposed to be installed within a mobilehome park located above 4,000 feet in elevation does not have the capacity to resist the minimum snow loads as established for residential buildings by local ordinance, the accessory building or structure may only be installed in a mobilehome park if all of the following conditions apply:

- (1) The park has and is operating a snow roof load maintenance program approved by the enforcement agency;
- (2) the accessory building or structure has the capacity to resist a roof live load of sixty (60) pounds per square foot (psf) or greater;
- (3) the installation complies with all other applicable requirements of this chapter;
- (4) the installation is approved by the enforcement agency; and
- (5) the enforcement agency's approval of the snow roof load maintenance program is shown on the mobilehome park's permit to operate.

Note: An accessory structure located beneath another accessory structure (e.g., a porch which is located beneath an awning) is excluded from the snow load requirements of this section when the overlying accessory structure meets the requirements of this section.

(b) The operator of a mobilehome park located above 4,000 feet in elevation may request and obtain approval from the enforcement agency for a snow roof load maintenance program. The request for an approval shall include, but not be limited to, the following information:

- (1) The type of maintenance to be used to control snow accumulation;
- (2) the capacity and capability of personnel and equipment proposed to satisfactorily perform the snow roof load maintenance program; and
- (3) an application for an amended permit to operate in accordance with section 1014 of this chapter.

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

§ 1434. Calculations and Test Procedures.

(a) The load bearing capacity of elements or assemblies shall be established by calculations in accordance with generally established principles of engineering design. However, when the composition or configuration of elements, assemblies or details of structural members are such that calculations of their safe load-carrying capacity and basic structural integrity cannot be accurately determined in accordance with generally established principles of engineering design, structural properties of such elements or assemblies may be established by the results of tests that are designed and certified by an architect or engineer, with the test results approved by the department.

(b) When any structural design or method of construction is substantiated by calculations and supporting data, the calculations and supporting data shall be approved by an architect or engineer and shall be submitted to the department.

(c) When the design of accessory structures is substantiated by calculations or tests, all structural plans shall be approved by the architect or engineer in charge of the total design.

(d) When any design or method of construction is substantiated by tests, all of these tests shall be performed by an approved testing agency acceptable to the department or shall be directed, witnessed, and evaluated by an independent architect or engineer. All test procedures and results shall be reviewed, evaluated, and signed by an architect or engineer. The approved testing agency, architect, or engineer shall submit the evaluation of test results, calculations, and recommendations, to the department. The department may require that a representative of the department witness the test.

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

§ 1436. Electrical Installations.

(a) Electrical equipment and installations within an accessory building or structure or building component and the circuit supplying power shall be installed by a permanent wiring method and shall comply with the requirements for electrical installations of this chapter.

(b) Flexible cord shall not be used to supply an accessory building or structure or building component, or as a substitute for the fixed wiring of an accessory building or structure or building component.

(c) Unless otherwise specified by this article, electrical service provided to an accessory building or structure or building component may be supplied by either of the following:

(1) from the lot service equipment, provided:

(A) a permit is obtained to alter the lot electrical service by installing a separate overcurrent protective device rated not more than the total calculated electrical load, and

(B) the lot service equipment is capable of supplying the additional load, and

(C) the overcurrent protective device and its installation complies with the California Electrical Code.

(2) from an MH-unit provided:

(A) the MH-unit is capable of supplying the additional load, and

(B) a permit to alter the MH-unit's electrical system, substantiated with load calculations, is obtained from the department pursuant to the California Code of Regulations, Title 25, Division 1, Chapter 3.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18029, 18552, 18670, Health and Safety Code.

§ 1438. Mechanical Installations.

(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.

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

§ 1440. Plumbing.

(a) The requirements for fuel gas piping, plumbing systems, and equipment installed in accessory buildings or structures or building components are contained in the California Plumbing Code, except as otherwise specified in this article.

(b) A unit directly connected to the water distribution system of a park shall be connected with piping and fittings listed and approved for that purpose. Flexible hose shall not be used as a substitute for water piping or connections.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18552, 18554, and 18630, Health and Safety Code.

§ 1442. Foam Building System Flammability Standards.

The requirements of Title 25, California Code of Regulations Chapter 1, Subchapter 1, Article 4, section 24, shall apply to the use of any foam plastic or foam plastic building system used in the construction of accessory buildings or structures.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18552 and 18691, Health and Safety Code.

§ 1443. Private Garages and Storage Buildings.

(a) A private garage or storage building may be located immediately adjacent to a unit if the garage or storage building wall adjacent to the unit is constructed of materials approved for one (1) hour fire-resistant construction. If there are openings which are not one (1)-hour fire-rated in the unit wall adjacent to the garage or storage building wall, a minimum of three (3) feet of separation shall be maintained. A minimum of six (6) feet of separation shall be maintained between the unit and a private garage or storage building which does not meet the requirements for one (1) hour fire-resistant construction.

(b) A three (3)-foot separation shall be maintained from a private garage or storage building and any lot line which does not border on a roadway.

(c) Garages shall be designed and constructed as freestanding structures. They shall not be attached to or supported by an MH-unit; however, to provide a weather seal, flashing or sealing materials may be affixed between the garage and the MH-unit.

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

§ 1444. Cabana Permitted.

A cabana may be constructed, occupied, and maintained on a lot only as an accessory structure to a unit located on the same lot. A cabana shall not be erected, constructed, occupied or maintained on a lot as an accessory structure to a motor home, tent trailer, or slide-in or truck-mounted camper.

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

§ 1446. Cabana-Design and Construction.

A cabana shall be designed and constructed as a freestanding structure. A cabana shall not be attached to a unit. However to provide a weather seal, flashing or sealing materials may be affixed between the cabana and the unit. The design and construction of cabanas shall follow the requirements contained in the California Residential Code, except as otherwise provided in this article.

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

§ 1448. Cabana-Dimensions.

(a) A cabana shall have a minimum ceiling height of seven feet from the finished floor to the finished ceiling, or, if there is no finished ceiling, to the bottom of the roof supports, except:

(1) a cabana must maintain a minimum ceiling height equal to the ceiling height of the unit for at least fifty (50) percent of the cabana;

(2) if the ceiling or roof is sloped, the minimum ceiling height is required for not less than one-half (1/2) of the sloping ceiling area. No portion of any room having a ceiling height of less than five (5) feet shall be considered as contributing to the minimum area required by this section.

(b) Cabana habitable room dimension requirements:

(1) A habitable room created by the construction of a cabana shall not be less than seven (7) feet in any horizontal dimension, and

(2) shall have a superficial floor area of not less than seventy (70) square feet, excluding a private toilet and bath compartment or storage area.

(3) For purposes of this subsection, horizontal dimension requirements for rooms created by the construction of a cabana may include existing space within the unit.

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

§ 1450. Cabana- Support System.

(a) Cabanas may be installed using a support system in lieu of continuous footings. Girders shall be designed and constructed to evenly distribute the loads carried to the footings.

(b) Support systems shall comply with the applicable requirements of section 1334.

(c) When a support system is used in lieu of a foundation system, the cabana shall comply with the tiedown requirements for manufactured homes as specified in sections 1336.1 through 1336.3.

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

§ 1452. Cabana-Floors.

Where a concrete floor on grade is used, it shall have a thickness of not less than three-and-one-half (3 ½) inches. The surface of a concrete floor shall not be less than two-and-one-half (2 ½) inches above the adjacent grade. Wood sills shall not be less than six (6) inches from adjacent earth. A wood floor may be laid directly on a waterproofed concrete slab.

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

§ 1458. Cabana-Light and Ventilation.

(a) Each habitable room shall have an aggregate glazed window area of not less than eight (8) percent of the gross floor area for natural lighting with a minimum of fifty (50) percent of that glazed area able to be opened for ventilation. When the cabana encloses windows of the manufactured home or mobilehome, park trailer, or travel trailer required for light and ventilation, the window area of the cabana shall be not less than the total area of windows enclosed by the cabana.

(b) A bathroom, toilet room, or service room shall have an aggregate window area of not less than three (3) square feet, except where an approved mechanical ventilation system is provided. When a service or storage room does not enclose or obstruct a window of the manufactured home or mobilehome, park trailer, or travel trailer, no additional window area is required.

(c) Where ventilation of a room is by natural means, openings such as windows, skylights, grilles or gravity vents shall have a minimum net free cross sectional area opening to the outer air equal to five (5) percent of gross floor area.

(d) Required windows of a cabana shall open to an open space, either directly or through a porch or awning having a minimum clear height of not less than six (6) feet two (2) inches. Such porch or awning shall be at least fifty (50) percent open on the side opposite the windows.

(e) For bathrooms, toilet rooms or service rooms, where the net free cross-sectional area of available natural ventilation is less than five (5) percent of the gross floor area, an approved system of mechanical ventilation and artificial light may be used in lieu of required natural light and ventilation.

(f) Where mechanical ventilation is installed, it shall be capable of producing two (2) air changes per hour with not less than one-fifth (1/5) of the air supply taken from outside the cabana, except that in bathrooms, toilet rooms or service rooms, the mechanical ventilation system, connected directly to the outside, shall be capable of providing five (5) air changes per hour.

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

§ 1460. Cabana-Electrical Installations.

(a) The requirements for electrical installations in cabanas shall comply with the California Electrical Code.

(b) Each cabana shall be provided with not less than one branch circuit complying with section 1436 of this chapter.

(c) When electrical heating equipment or other fixed appliances are installed in a cabana, the cabana shall be provided with not less than two branch circuits.

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

§ 1462. Cabana-Cooking and Fuel Burning Equipment Facilities.

(a) Cooking appliances or facilities shall not be installed or used in a cabana.

(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.

§ 1464. Cabana-Energy Standards.

The energy requirements for cabanas shall comply with the following:

(a) Cabanas with a total floor area less than 250 square feet shall be provided with the following minimum thermal resistance (R) rated insulation.

(1) Roof/ceiling – R-19.

(2) Walls and raised floors – R-13.

(3) All window areas must be dual-glazed.

(b) For cabanas with a total floor area of 250 to 500 square feet, the applicable minimum requirements in the "Mandatory Measures Checklist: Residential, MF-1R" dated August 2001, which is incorporated by reference as set forth in the "Residential Manual for Compliance with California's 2001 Energy Efficiency Standards", to the extent applicable to construction materials, appliances or fixtures within the cabana. Exception: "Cool Roof" material shall not be required for cabana construction.

(c) For cabanas with a total floor area of more than 500 square feet, the minimum requirements in the California Energy Code as applicable to residential dwellings for the zone in which the cabana will be located, to the extent applicable to construction materials, appliances, or fixtures within the cabana. Exception: "Cool Roof" material shall not be required for cabana construction.

(d) The enforcement agency may develop and use or provide as informational guidelines energy standard charts implementing or specifying the California Energy Code requirements which are otherwise used for construction within the jurisdiction of the enforcement agency.

(e) Plans for cabana construction must indicate the method for providing active or passive space-heating capable of providing an average indoor temperature of sixty-eight (68) degrees.

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

§ 1466. Awning—Permitted.

An awning may be erected, constructed, or maintained only as an accessory structure to a unit located on the same lot.

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

§ 1468. Awning-Design and Construction.

(a) An awning and its structural parts, except cloth, canvas, or similar flexible materials, shall be designed, constructed, and erected to adequately support all dead loads plus a minimum vertical live load of ten (10) psf except that snow loads shall be used where snow loads exceed this minimum. Requirements for the design of awnings necessary to resist minimum horizontal wind pressure are contained in the California Residential Code.

(b) The following awnings shall be completely freestanding;

(1) awnings with a roof structure dead load weight of more than six (6) psf;

(2) awnings exceeding twelve (12) feet in width (projection) as measured from the wall of the MH-unit to the outer edge of the awning roof; and

(3) awnings required to be designed and constructed for live loads in excess of ten (10) psf.

(c) Flashing or sealing materials may be used to provide a weather seal between a freestanding awning and a unit. No separation is required between a freestanding awning and an attached awning located on the same lot.

(d) Notwithstanding the provisions of subsection (b), an awning installed in an area with a roof live load not to exceed 20 psf with a dead load not to exceed six and one-half (6 ½) psf may be attached to an MH-unit provided all of the following apply:

(1) the MH-unit was manufactured after September 15, 1971, and bears a department insignia of approval or a HUD label of approval; and

(2) it is provided with continuous perimeter support under the rim joist below the wall for the entire length of the awning or as a perimeter support system designed in accordance with the California Residential Code and

(3) it is secured to the sidewall, excluding eaves and overhangs.

(e) Awnings with a roof structure dead load weight of one (1) psf or less, do not require perimeter supports on the MH-unit wall at the point of attachment unless the MH-unit installation instructions require perimeter wall supports because of the additional load.

(f) All awnings on lots occupied by recreational vehicles shall be freestanding and shall not transmit any loads to the recreational vehicle except for cloth or canvas or similar flexible material.

(g) Combustible material used in awnings shall not be installed within three (3) feet of the lot line pursuant to section 1428 of this chapter. However, wooden support posts, installed in accordance with section 1428(h), may be located up to a lot line.

NOTE: Authority Cited: Section 18300, Health and Safety Code. Reference: Section 18552, Health and Safety Code.

§ 1470. Awning-Dimensions.

(a) A freestanding awning is not limited as to width or length, except that the total occupied area of a lot, including all accessory building or structures, shall not exceed seventy-five (75) percent of the lot area in accordance with section 1110 of this chapter.

(b) A window awning shall not project more than forty-two (42) inches from the exterior wall of the unit. Window and door awnings shall not extend more than six (6) inches horizontally beyond either side of a window or door and shall meet the location requirements of section 1428.

(c) The minimum clear height of any awning shall not be less than six (6) feet two (2) inches.

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

§ 1472. Awning-Foundations.

Concrete slabs less than three and one-half (3 ½) inches thick may be considered to have an allowable load bearing capacity of three-hundred-fifty (350) pounds per column. The enforcement agency may accept a loading not to exceed five-hundred (500) pounds per column, provided the slab is not less than three and one-half (3 ½) inches thick and in good condition. The weight of individual poured concrete footings shall be one and one-half (1½) times the calculated uplift force. The weight of concrete shall be assumed to be not more than one hundred forty-five (145) pounds-per-cubic-foot.

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

§ 1474. Awning-Enclosures.

(a) Awning enclosures shall be used only for recreational or outdoor living purposes and shall not be used as carports or storage rooms nor shall they be constructed or converted for use as a habitable room or a cabana.

(b) Combustible material used for awning enclosures shall not be installed within three (3) feet of the lot line pursuant to section 1428 of this chapter.

(c) Awnings may be enclosed or partially enclosed as follows:

(1) With insect screening or removable flexible plastic material. Awning drop or side curtains shall not be permanently fastened at the sides or bottom. (A permit to construct is not required.)

(2) With rigid, readily removable transparent, or translucent materials.

(3) Awnings may be partially enclosed with solid, opaque panels, provided the panels do not exceed fifty (50) percent of the total wall area.

(4) Awnings may be completely enclosed with solid material, provided that fifty (50) percent of the total wall area is translucent or transparent material, of which twenty-five (25) percent of the total wall area shall be able to be opened for ventilation. Exiting requirements shall meet the requirements for a cabana.

(d) Where an awning is erected or constructed immediately adjacent to or over a permanently constructed retaining wall of fire resistant material, there shall be not less than eighteen (18) inches clear ventilating opening between the underside of the awning roof and the top of the wall extending the full length of the awning.

(e) An awning shall not be enclosed unless the enclosure is designed and constructed as a freestanding structure or unless the awning is designed and constructed to withstand the additional forces imposed by the enclosure.

(f) The construction requirements for awning enclosures are contained in the California Residential Code.

(g) Heating, cooking, or fuel burning appliances or equipment shall not be installed or used within an awning enclosure.

(h) Drop ceilings may be supported by the MH-unit provided the combined weight of the ceiling and the awning complies with section 1468(d).

(i) When an exit from the unit is enclosed, the exit from the enclosure shall satisfy the exit and lighting requirements contained in section 1429 of this chapter.

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

§ 1478. Carport-Permitted.

(a) A carport may be, constructed or maintained on a lot only as an accessory structure to a unit located on the same lot.

(b) A freestanding carport, or a common freestanding carport for the use of the occupants of adjacent lots, may be erected on a lot line, provided that such a carport is constructed of material which does not support combustion, and provided that there is a minimum of three (3) feet clearance from any unit or any other structure on the adjacent lots. Such freestanding carports may be connected to a unit or other accessory building or structure by an open covered walkway not exceeding six (6) feet in width.

(c) A carport shall be designed and constructed in accordance with the structural requirements for awnings as specified in section 1468.

(d) A carport shall conform to the dimensions specified in section 1470 for awnings.

(e) At least two sides or one side and one end of a carport shall be maintained at least fifty (50) percent open and unobstructed at all times.

(1) A carport which is partially enclosed shall be designed and constructed to withstand the additional lateral forces imposed by such an enclosure as required for awning enclosures.

(2) Where a carport is constructed immediately adjacent to or over a permanently constructed retaining wall of fire resistant material, there shall not be less than eighteen (18) inches clear ventilating opening between the underside of the carport roof and the top of the wall extending the full length of the carport.

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

§ 1486. Ramada-Permitted.

(a) A ramada may be erected, constructed, or maintained on a lot only as an accessory to a unit located on the same lot.

(b) A ramada shall be designed and constructed as a freestanding, self-supporting structure meeting the structural requirements for cabanas as specified in section 1446.

(c) A ramada shall not be enclosed or partially enclosed on any side or end, except that the sides may be enclosed when the ramada roof is continuous with the roof of a cabana constructed on the sides of the unit.

(d) A ramada or any portion thereof shall have a clearance of not less than eighteen (18) inches in a vertical direction above any plumbing vent extending through the roof of a unit and not less than six (6) inches in a horizontal direction from each side of a unit.

(e) A minimum of two (2) ventilating openings shall be installed at the highest point in the ramada roof to eliminate the buildup of products from vents or ducts. Vent openings shall be located near the ends of the ramada for cross-ventilation and shall have a minimum cross-sectional area of twenty-eight (28) square inches. Chimneys or vents of fuel burning appliances shall extend through the ramada roof surface and shall terminate in an approved roof jack and cap installed in accordance with the appliance listing and the manufacturer's installation instructions.

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

§ 1498. Landing, Porch and Stairway-Design and Construction.

(a) Requirements for the design and construction of all structural elements of porches and stairways and railings are contained in the California Residential Code, except as otherwise provided by this article. Live loads applicable to porch floors and stairways shall be not less than forty (40) psf. Porches shall be designed and constructed as completely freestanding, self-supporting structures. Except as otherwise provided in this article, stairways and ramps shall be a minimum of thirty-six (36) inches in width.

(b) Where a door of the MH-unit swings outward:

(1) the floor of the exterior landing or porch shall be not more than one (1) inch lower than the bottom of the door; and

(2) the width and depth of the exterior landing or porch serving stairs perpendicular to any outswinging door opening shall comply with subsection (a) of this section and shall not be less than the full width of the door when open at least ninety (90) degrees. Guard rails shall permit the door to open at least ninety (90) degrees.

(c) The exit stairway for a door opening on the carport side, when necessary for vehicle access, shall be not less than twenty-eight (28) inches or the full clear width of the door opening, whichever is greater, when the stairs are parallel to the MH-unit.

(d) Where the MH-unit door swings inward or is a sliding door, the landing, porch, or top step of the stairway may not be more than seven and one-half (7½) inches below the door. The width of the landing, porch, or top step of the stairway shall comply both with subsection (a) of this section and not be less than the width of the door opening. A landing or porch is not required when the stairway has a straight run up to the door opening.

(e) The stairway may be capable of being relocated and need not be secured to the lot

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

§ 1500. Porch and Stairway Support System.

(a) Porches may be supported on piers in lieu of continuous footings. Individual piers shall be designed and constructed to evenly distribute the loads carried to the footings.

(b) Support footings shall comply with the requirements of either section 1334 of this chapter or the California Residential Code.

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

§ 1502. Porch-Guardrails.

Guardrails shall be provided around the perimeter of porches and decks which are thirty (30) inches or more above grade. The requirements for porches and guardrails are contained in the California Residential Code, except as otherwise provided in this chapter.

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

§ 1504. Stairway-Handrails.

(a) Every stairway with four (4) or more risers, or stairways exceeding thirty (30) inches in height, shall be equipped with handrails and intermediate rails for the entire length of the handrail.

(b) Handrails with a circular cross-section shall have an outside diameter of at least one and one-quarter (1.25) inches and not greater than two (2) inches or shall provide equivalent grasping ability. If the handrail is not circular, it shall have a perimeter dimension of at least four (4) inches and not greater than six and one-quarter (6.25) inches with a maximum cross-sectional dimension of two and one-quarter (2.25) inches. Edges shall have a minimum radius of one-hundredth (0.01) inch.

(c) The ends of handrails shall be rounded, extend to the edge of the last step, and shall not project more than three (3) inches beyond the last handrail support post.

(d) The requirements for stairways and handrails are contained in the California Residential Code, except as otherwise provided in this chapter.

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

§ 1506. Ramps and Handrails.

When a ramp and handrail are to be constructed in place of a stairway, the requirements for the design and construction of the ramp and handrail are contained in the California Residential Code, except as otherwise provided in this chapter.

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

§ 1510. Storage Cabinets

(a) A storage cabinet may be located immediately adjacent to a unit on the same lot, provided all of the following conditions are met:

(1) The required exits and openings for light and ventilation of the unit, cabana, or building component are not obstructed; and

(2) The location does not prevent service or inspection of the unit's or lot's equipment or utility connections; and

(3) The separation requirements from structures on adjacent lots, contained in section 1428 of this chapter, are maintained.

(b) A storage cabinet shall not be used as a habitable structure, or any part of a habitable structure.

(c) A storage cabinet shall not exceed ten (10) feet in height.

(d) The total, combined floor area of all storage cabinets on a lot shall not exceed one hundred twenty (120) square feet.

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

§ 1514. Fence Height and Location.

(a) A fence located on a lot shall not exceed six (6) feet in height.

(b) A fence exceeding forty-two (42) inches in height, parallel to a unit or habitable accessory building or structure or building component, shall not be located closer than three (3) feet to that unit, habitable accessory building or structure, or building component.

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

§ 1518. Standard Plan Approval.

(a) A standard plan approval may be obtained from the department for a plan for accessory buildings or structures. Department-approved plans shall be accepted by the enforcement agency as approved for the purpose of obtaining a construction permit when the design loads are consistent with the requirements for the locality and the provisions of this chapter.

(b) Requirements regarding the procedure to obtain a standard plan approval are contained in section 1020.9 of this chapter.

(c) Plan check fees shall not be required for an accessory building or structure when a standard plan approval has been obtained from the department.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18502 and 18552, Health and Safety Code.

§ 1520. Building Components

(a) When a building component is installed on a lot for the use of the occupants of a unit, the installation of the building component requires that a permit be obtained in accordance with section 1020.3.

(b) The requirements for the construction of building components are contained in the California Code of Regulations, Title 25, Division 1, Chapter 3, sections 3020 through 3073, 3081, and 3082.

NOTE: Authority cited: Sections 18300 and 18552, Health and Safety Code. Reference: Sections 18500 and 18552, Health and Safety Code.

Article 10. Violations, Complaints, and Abatement.

§ 1600. Application and Scope.

(a) The substandard conditions and abatement requirements contained in this article shall apply to parks, permanent buildings or structures in parks, units, accessory buildings or structures, and building components wherever they are located both within and outside of parks in all parts of the state.

(b) Existing construction, connections, and installations 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.

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

§ 1605. Substandard Permanent Buildings.

Any permanent building, structure, or portion thereof, or the premises on which it is located, 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 are not limited to, the following:

- (1) Where required, the lack of, inoperable, or defective water closet, lavatory, bathtub or shower.
- (2) Where required, the 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.
- (8) Lack of adequate garbage and rubbish storage and removal facilities.

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

- (1) Deteriorated or inadequate foundations.
- (2) Defective or deteriorated flooring or floor supports.
- (3) Flooring or floor supports of insufficient size to carry imposed loads with safety.
- (4) Members of walls, partitions, or other vertical supports that split, lean, list, or buckle due to defective material or deterioration.
- (5) Members of walls, partitions, or other vertical supports that are of insufficient size to carry imposed loads with safety.
- (6) Members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split, or buckle due to defective material or deterioration.
- (7) Members of ceilings, roofs, ceiling and roof supports, or other horizontal members that are of insufficient size to carry imposed loads with safety.
- (8) Fireplaces or chimneys which list, bulge, or settle, due to defective material or deterioration.
- (9) Fireplaces or chimneys which are of insufficient size or strength to carry imposed loads with safety.
- (10) Lack of minimum amounts of required natural light and ventilation.

(c) A Nuisance as defined in subsection 1002.

(d) Electrical hazards which I 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) Lack of, inoperable, or defective required electrical lighting.

(e) 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.

(f) Mechanical equipment, including heating equipment and its vents, 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.

(1) Inoperable or defective heating facilities.

(2) Inoperable or defective ventilating equipment.

(g) Faulty weather protection shall include, but not be limited to, the following:

(1) Deteriorated roofs.

(2) Deteriorated or ineffective waterproofing of exterior walls, roof, foundations, or floors, including broken windows or doors.

(3) Defective or lack of weather protection for exterior wall coverings.

(4) Broken, rotted, split, or buckled exterior wall coverings or roof coverings.

(h) Any building, structure, or portion thereof, device, apparatus, equipment, combustible waste, or vegetation 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 buildings or portions thereof not provided with adequate exit facilities as required by this chapter, except those buildings or portions thereof whose exit facilities conformed with all applicable laws and regulations at the time of their construction.

(l) All buildings, structures, or portions thereof which are not provided with the fire-resistive construction or fire-extinguishing systems or equipment required by this chapter, except those buildings, structures, or portions thereof which conformed with all applicable laws and regulations at the time of their construction.

(m) All buildings, structures, or portions thereof occupied for living sleeping, cooking, or dining purposes which are not designed or intended to be used for these occupancies.

(n) Room and space dimensions less than required by this chapter.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18254, 18402, 18404, 18620, 18630, 18640, 18670, 18690, and 18691, 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.
- (l) Any MH-unit containing fossil-fuel burning appliances or an attached garage that is not supplied with an operational carbon monoxide alarm.

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

§ 1607. Substandard Recreational Vehicle.

Any recreational vehicle 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 that include, but are not limited to, the following:

- (1) Lack of adequate or defective ventilation.
- (2) Dampness of habitable rooms.
- (3) Infestation of insects, vermin or rodents.
- (4) General dilapidation or improper maintenance.

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

- (1) Defective or deteriorated flooring or floor supports.
- (2) Members of walls, partitions, or other vertical supports that split, lean, list, or buckle due to defective material or deterioration.
- (3) Members of ceiling, roofs, ceiling and roof supports or other horizontal members which sag, split, or buckle due to defective material or deterioration.

(c) Nuisance as defined in section 1002.

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

- (1) All electrical equipment and installations 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.

(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 includes, but is not 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 otherwise permitted by law.
- (3) Heating or fuel burning equipment, including its vent, without adequate clearance from combustible material.
- (4) Unsupported, loose, or leaking fuel supply piping.
- (5) When provided, defective heating.

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

(h) Any recreational vehicle 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 those that 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 recreational vehicles or portions thereof not provided with adequate exit facilities which conformed to all applicable laws, regulations and standards in effect at the time of their construction, or those facilities that have not been adequately maintained.

(l) Any other components of recreational vehicles or portions thereof that did not conform with all applicable laws, regulations and standards in effect at the time of their construction, or those that have not been adequately maintained.

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

§1608. Substandard Accessory Buildings and Structures and Building Components.

Any accessory structure or building, or building component or portion thereof, or the premises on which the same is located, 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 include, but are not limited to, the following:

- (1) When installed, inoperable or defective water closet, lavatory, bathtub or shower.
- (2) When installed, inoperable or defective kitchen sink.
- (3) When installed, 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) When installed, defective connection of plumbing fixtures to a sewage disposal system.

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

- (1) Deteriorated or inadequate foundations or stabilizing devices.
- (2) Defective or deteriorated flooring or floor supports.
- (3) Flooring or floor supports of insufficient size to carry imposed loads with safety.
- (4) Members of walls, partitions, or other vertical supports that split, lean, list, or buckle due to defective material or deterioration.
- (5) Members of walls, partitions, or other vertical supports that are of insufficient size to carry imposed loads with safety.
- (6) Members of ceilings, roofs, ceiling and roof supports, or other horizontal members which sag, split, or buckle due to defective material or deterioration.
- (7) Members of ceilings, roofs, ceiling and roof supports, or other horizontal members that are of insufficient size to carry imposed loads with safety.
- (8) Fireplaces or chimneys which list, bulge, or settle, due to defective material or deterioration.
- (9) Fireplaces or chimneys which are of insufficient size or strength to carry imposed loads with safety.
- (10) Lack of, inoperable, or defective required ventilating equipment.
- (11) Lack of minimum amounts of required natural light and ventilation.

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

(e) 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.

(f) Mechanical equipment, including heating equipment and its vents, 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.

(1) Inoperable or defective heating facilities.

(g) Faulty weather protection, which includes, but is not limited to, the following:

(1) Deteriorated roofs.

(2) Deteriorated or ineffective waterproofing of exterior walls, roof, foundations, or floors, including broken windows or doors.

(3) Defective or lack of weather protection for exterior wall coverings.

(4) Broken, rotted, split, or buckled exterior wall coverings or roof coverings.

(h) Any accessory structure or building or building component or portion thereof, device, apparatus, equipment, combustible waste, or vegetation 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 accessory building or structures or building components or portions thereof not provided with adequate exit facilities as required by this chapter except those buildings or portions thereof whose exit facilities conformed with all applicable laws and regulations in effect at the time of their construction and which have been adequately maintained and increased in relation to any increase in occupant load, alteration or addition, or any change in occupancy.

(l) All buildings, structures, or portions thereof which are not provided with the fire-resistive construction or fire-extinguishing systems or equipment required by this chapter, except those buildings, structures, or portions thereof which conformed with all applicable laws at the time of their construction and whose fire-resistive integrity and fire-extinguishing system or equipment have been adequately maintained and improved in relation to any increase in occupant load, alteration or addition, or any change in occupancy.

(m) All accessory buildings or structures or building components or portions thereof occupied for living, sleeping, cooking, or dining purposes which were not designed or intended to be used for such occupancies.

(n) Room and space dimensions less than required by this chapter.

NOTE: Authority Cited: Section 18300 Health and Safety Code. Reference: Sections 18402, 18404, 18552 and 18610, Health and Safety Code.

§ 1610. Abatement.

(a) The registered owner of a unit, accessory building or structure, or building component that is constructed, altered, converted, used, or maintained in a manner that constitutes a violation is required to abate the violation.

(b) The legal owner of the property, or park owner or operator for properties or permanent buildings under their ownership or control, that is constructed, altered, converted, used, or maintained in a manner that constitutes a violation, is required to abate the violation.

NOTE: Authority cited: Section 18300 Health and Safety Code. Reference: Sections 18402, 18404, 18550, 18552, 18605, 18610, and 18613 Health and Safety Code.

§ 1611. Notice of Violation, Complaints, and Orders to Correct.

(a)(1) Whenever the enforcement agency finds a condition that constitutes a violation of this chapter, the Health and Safety Code, or any other applicable provision of law, the enforcement agency shall provide a written notice to the person or entity responsible for correction of the violation.

(2) The written notice shall state the conditions which constitute the violation including a reference to the law or regulation being violated, and shall order its abatement or correction within five (5) days after the date of notice or a longer period of time as allowed by the enforcement agency.

(3) If a unit is in such condition that identification numbers are not available to determine ownership, the notice shall be given to the owner of the real property, or if located in a park, the owner or operator of the park.

(4) Whenever the enforcement agency determines a unit, habitable accessory building or structure, or permanent building constitutes an imminent hazard representing an immediate risk to the life, health, or the safety of an occupant, the enforcement agency shall post a notice on the structure, declaring it uninhabitable. The unit, habitable accessory building or structure, or permanent building shall not be occupied until deemed safe by the enforcement agency. At the time of the posting, the enforcement agency shall issue a notice as described in this section to the registered owner. A copy of the notice shall be issued to the occupant of the unit, or accessory building or structure, or permanent building, if the occupant is not the registered owner.

NOTE: Authority cited: Sections 18300, 18605, 18610, 18620, 18630, 18640, 18670, 18690 and 18691 Health and Safety Code. Reference: Sections 18300, 18402, 18404, 18500, 18550, 18605, 18610, 18620, 18630, 18640, 18670, 18690 and 18691, Health and Safety Code.

§ 1612. Final Notice Requirements and Appeals.

(a) If the initial notice from the enforcement agency has not been complied with on or before the date specified in the notice, the enforcement agency may institute proceedings against the cited person or entity.

(1) The enforcement agency shall issue to the cited person, the last registered owner of a cited unit, and the park owner or operator, or the legal owner of the property where the cited unit, structure, or property is located, a final notice of violation or notice to abate the violation that shall contain at a minimum the following:

(A) the date the notice is prepared;

(B) the name or names of the responsible person or entity;

(C) a list of the uncorrected violation(s) cited;

(D) final compliance date;

(E) right to request an informal conference pursuant to section 1752 of this chapter if one has not been requested previously with regard to the identified violations;

(F) right to request a hearing as defined in Section 1002 subdivision (h)(3) pursuant to section 1756 of this chapter but only after the denial or conclusion of the informal conference;

(G) a statement that any willful violation is a misdemeanor under section 18700 of the Health and Safety Code.

(2) The final notice shall be mailed, by registered or certified mail, return receipt requested, to the cited person, to the legal owner of the property as indicated on the permit to operate application and to the last known address of the last registered or legal owner of record of the cited unit, unless the unit is in such condition that identification numbers are not available to determine ownership. The final notice may also be served by personal service at the discretion of the enforcement agency.

NOTE: Authority cited: Sections 18300 and 18605, Health and Safety Code. Reference: Sections 18402, 18404, 18420, 18421, 18552, and 18605, Health and Safety Code.

§ 1617. Consequences of Failure to Abate.

(a) It is unlawful for the person ordered to abate a violation to fail or refuse to remove and abate that violation within the time period allowed in the order after the date of posting of an order on the cited unit, structure, or property or receipt of an order. After the expiration of the time period allowed for an order related to a violation, the enforcement agency has the authority to initiate any appropriate action or proceeding to abate the violation, including but not limited to seeking a court order for abatement by a receiver or other person.

(b) If, after the reinspections of an order to correct a violation, the enforcement agency determines that the cited person has made reasonable progress to abate the violation, or that circumstances beyond the control of the cited person have interfered with compliance or slowed compliance, the enforcement agency, in its sole discretion, may extend the period for compliance.

(c) Notwithstanding the provisions of subdivision (a), if a violation poses an imminent hazard representing an immediate risk to life, health, and safety and requires immediate correction, the enforcement agency has the authority to initiate any appropriate action or proceeding to abate a violation if abatement is not complete within the time period allowed by the notice of violation and order.

NOTE: Authority cited: Sections 18300 and 18605, Health and Safety Code. Reference: Section 18404, 18423, and 18605 Health and Safety Code.

§1618. Responsibility for Costs.

(a) The registered owner of the unit or any other cited person or entity that fails to correct a violation or abate a nuisance within the time allotted in the original correction order, or any extension thereto, shall be held responsible for the costs of abatement of the violation. Costs of abatement, for purposes of this section, may include the enforcement agency's investigative and case preparation costs, court costs and attorney fees, the cost associated with any physical actions taken to abate the violation, and any technical service or other fees due to the enforcement agency related to the abatement activity.

(b) If the unit is in such condition that identification numbers are not available to determine ownership, or the enforcement agency is unable to locate the owner after making a reasonable effort to do so, the owner of the property on which the unit is located shall be liable for such costs.

NOTE: Authority cited: Sections 18300 and 18605, Health and Safety Code. Reference: Sections 18402, 18403, 18404, 18423, and 18605, Health and Safety Code.

§ 1619. Removal.

(a) A unit, permanent building, accessory building or structure or building component which has been ordered to be removed due to the existence of violations or a nuisance shall be removed in a manner consistent with law.

(b) A copy of the order to remove an MH-unit accompanied by the titles, registration cards, license plates or decals, and the insignias or federal labels, if available, shall be forwarded to the department. The Department of Motor Vehicles shall be sent the order to remove a recreational vehicle with all indicia noted above. The enforcement agency shall send the required information and indicia within five (5) days after removal of a unit.

NOTE: Authority cited: Sections 18300 and 18605, Health and Safety Code. Reference: Sections 18402, 18404, 18423, and 18605, Health and Safety Code.

Article 11. Informal Conferences and Hearing Procedures

§ 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) A request for an informal conference or hearing will not extend the time for correction of immediate risks to life, health, or safety.

(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 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.

§ 1752. Request for Informal Conference.

(a) The following informal conference process shall be available to a cited person who is required to respond to a notice of violation ordering abatement or correction of a violation of this chapter, the Health and Safety Code, or any other applicable provision of law and shall be initiated solely at the discretion of the person addressed in the notice of violation if he or she desires to appeal or seek clarification of the notice of violation.

(b) The use of the informal conference process shall be limited to the dispute of one or more of the following issues contained in a notice of violation:

(1) The existence of one or more alleged violations,

(2) The alleged failure to correct the violations in the required time frame, and

(3) The reasonableness of the time frame within which the violations shall be corrected.

(c) If a person is in receipt of a notice of violation and chooses to request an informal conference with a representative of the enforcement agency,

(1) the person shall make a written request to the enforcement agency for an informal conference, and

(2) the person shall ensure that the enforcement agency receives the written request within ten (10) working days of the notice of violation.

(d) The written request for an informal conference shall provide the following information:

(1) The name, address, and telephone number of the person requesting the informal conference, and

(2) A brief description of the issues disputed.

(e) Within seven (7) working days of the receipt of a written request for an informal conference, the enforcement agency shall contact the person who submitted the request and shall schedule an informal conference for the earliest possible, mutually convenient time and place. The informal conference shall occur during the normal working hours and shall be held no later than twenty-one (21) working days after the enforcement agency's receipt of the written request. "Normal working hours" are from 8:00 a.m. to 5:00 p.m. on Monday through Friday, excluding holidays.

(f) The enforcement agency shall deny a request for an informal conference only if one (1) or more of the following conditions apply:

- (1) The issues identified for dispute in the written request do not include at least one (1) of the issues specified in subsection (b), or
- (2) The person requesting the informal conference is not available to meet with the representative of the enforcement agency within the twenty-one (21) day time period and the enforcement agency determines that good cause does not exist to postpone the informal conference.

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

§ 1754. Informal Conference.

(a) An informal conference related to a violation shall occur at the time and place scheduled and shall provide the person requesting the conference with the opportunity to explain to the representative of the enforcement agency each issue disputed and the facts and circumstances of each dispute.

(b) Within ten (10) working days of the completion of the informal conference, the enforcement agency shall provide a written notification of its determination, to the person who requested the conference.

(c) The written determination shall sustain, overrule, or modify the original notice of violation that contained each issue disputed at the informal conference. Modification may include:

- (1) changes to the original violation cited,
- (2) where necessary to provide a reasonable time for compliance, an extension of the time within which the modified required corrective action shall be completed. The extension of time shall not exceed thirty (30) calendar days, or such longer period of time allowed by the enforcement agency, from the date of the enforcement agency's written determination or greater period of time as determined by the enforcement agency.

(d) The written request for an informal conference shall be considered withdrawn if the person who submitted the request:

- (1) does not appear at the mutually-agreed upon time and place scheduled for the informal conference, and
- (2) does not notify the enforcement agency, within five (5) calendar days prior to the date on which the informal conference was scheduled, with written confirmation of the good-cause reason for not appearing at the informal conference.

(e) If the enforcement agency determines that good cause exists for a postponement, the enforcement agency shall postpone an informal conference for a period of time not to exceed fifteen (15) working days and shall notify the person in writing of the time and date of the postponed conference. Otherwise, the agency shall confirm the automatic withdrawal and, if applicable, the denial of the request due to a lack of a good-cause reason, as determined by the enforcement agency.

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

§ 1756. Request for Hearing: Appeal of Decision Rendered in Informal Conference.

(a) Any park owner or operator, cited person, or any registered owner of a unit, who has received a notice of violation ordering abatement or correction of a violation of this chapter, the Health and Safety Code, or any other applicable provision of law from the enforcement agency has the right to request a hearing on the matter before an authorized representative of the enforcement agency or that person's designee, after a decision is rendered in an informal conference or the agency has denied the request for an informal conference.

- (b) The person requesting the hearing shall submit a written hearing request to the enforcement agency:
- (1) within ten (10) working days of the date of the denial of a request for an informal conference, or

(2) within ten (10) working days of the date of the enforcement agency's written determination, following an informal conference, if the issues contained in the notice of violation and the request for hearing were disputed at the informal conference, or

(3) within ten (10) working days of the enforcement agency's issuance of a notice of intent to suspend a permit to operate, issued pursuant to section 18511 of the Health and Safety Code. An informal conference is not a condition precedent to a request for a hearing on a notice of intent to suspend the permit to operate and the request shall not be denied for failure to have an informal conference as referenced in Section 1756 subdivision (a), or

(4) within ten (10) working days of the written notice of refusal of the application for a permit to install an earthquake resistance bracing system pursuant to section 1377. An informal conference is not a condition precedent to a request for a hearing for refusal of the application for a permit to install an earthquake resistant bracing system and the request shall not be denied for failure to have an informal conference as referenced in Section 1756 subdivision (a).

(c) The written hearing request shall:

(1) provide the name, address, and phone number of the appellant,

(2) provide the appellant's reasons for requesting a hearing,

(3) summarize each issue to be disputed at the hearing, and

(4) state the remedy the appellant is seeking.

(d) Upon receipt of a request for a hearing from the cited person or entity, the enforcement agency shall set a time and place for the hearing, shall provide the appellant with written notice of the scheduled time and place of the hearing, and shall provide a statement of the agency's selection of the informal hearing procedures to be applied at the hearing. The enforcement agency shall include a copy of the agency's informal hearing procedures, as required pursuant to Government Code sections 11425.10 and 11445.30.

(1) The enforcement agency shall provide the time and place of the hearing in a written notice to the appellant within fifteen (15) working days of receipt of the request.

(2) The hearing shall commence within fifteen (15) working days of the date of the written notice of the scheduled hearing sent by the enforcement agency.

(3) The appellant shall have the right to apply to the enforcement agency for the postponement of the date of the hearing for a reasonable amount of time. The appellant shall provide a good-cause reason for the request.

(4) The enforcement agency shall grant a request for postponement if it determines that the appellant has good-cause reason for the postponement.

(e) In the event that a cited violation constitutes an imminent hazard representing an immediate risk to life, health and safety of persons or property which requires immediate correction, a hearing shall not be permitted and a request for a hearing shall not extend the time for the correction of the violation.

(f) Upon receipt of the request for hearing from the cited person or entity, the enforcement agency shall not initiate any judicial or administrative action related to the defect or defects appealed until after the hearing. However, if the defect or defects cited become an imminent hazard representing an immediate risk to life, health, and safety of persons or property which require immediate correction, the enforcement agency may cancel the hearing, demand immediate abatement or correction, and initiate any appropriate judicial or administrative action related to the defect or defects.

(g) If the request for hearing is not received within ten (10) days from the date of personal service or acknowledgment of receipt by mail of the notice, the enforcement agency shall have the discretion to continue abatement proceedings.

NOTE: Authority cited: Sections 1830, 18421, and 18605 Health and Safety Code. Reference: Sections 18402, 18403, 18420, 18421, and 1860, Health and Safety Code.

§ 1757 Hearing.

(a) At the time and place of the hearing, the hearing officer shall hear the testimony of, and accept evidence from the following: the legal owner of the property or park owner or operator, the cited person or their respective representative, and any other person with information or testimony relevant to the final notice to abate. The testimony shall be limited to the violations identified in the cited unit, structure, or property. Prior to the hearing, the enforcement agency shall provide all evidence supporting the abatement action to the hearing officer. If requested by the hearing officer, the appellant also may provide written information prior to the hearing, concurrent with a copy to the enforcement agency's representative identified by the hearing officer.

(b) The hearing shall provide the appellant with the opportunity to be heard by the hearing officer designated by the enforcement agency and to show cause why the notice of violation should be modified or withdrawn.

(1) The appellant shall be entitled to call witnesses to testify at the hearing.

(2) The appellant shall be entitled to be represented by legal counsel at the hearing.

(3) The hearing officer shall regulate the course of the proceeding.

(4) The hearing officer shall permit the parties and may permit others to offer written or oral comments on the issues; may limit the use of witnesses, testimony, evidence, and argument; and may limit or eliminate the use of pleadings, intervention, discovery, prehearing conferences and rebuttal, consistent with Government Code sections 11445.10 and 11445.40.

(c) If the appellant does not appear at the hearing, the enforcement agency shall have the authority to proceed immediately with administrative or judicial action to secure compliance or abatement.

(d) Within ten (10) working days after the conclusion of the hearing, the hearing officer shall provide a final order to the appellant in the form of a written decision. The final order shall:

(1) sustain, modify, or withdraw the notice of violation, and

(2) shall clearly state the enforcement agency's findings upon which the final order is based.

The decision shall be mailed by first class mail to all parties to the hearing. If the decision sustains or modifies the final notice to abate, the hearing officer may establish new dates and compliance schedules.

(e) At the discretion of the hearing officer, the enforcement agency shall post a copy of the written decision in a conspicuous place on the property or unit.

NOTE: Authority cited: Sections 18300 and 18421, Health and Safety Code. Reference: Sections 18402, 18403, 18420, 18421, 18513 and 18605, Health and Safety Code.

§ 1758. Petition to Review Order of Local Enforcement Agency following a Hearing.

(a) A park owner or operator, or the registered owner of a unit shall be entitled to petition the department to review and investigate, as necessary, the enforcement activities of the local enforcement agency if he or she:

(1) has received a notice of violation issued by an enforcement agency other than the department, and

(2) has received a final order from the local enforcement agency following a hearing.

(b) The petition shall be in writing and shall include the following:

(1) a copy of the original notice of violation;

(2) a copy of the enforcement agency's written determination, if an informal conference was held;

(3) a copy of the enforcement agency's final order if a hearing was held; and

(4) a clear, concise explanation of the issues that the petitioner continues to dispute.

(c) The department shall deem the petition to be a request to exercise the department's responsibility to monitor local enforcement activity pursuant to section 18306 of the Health and Safety Code.

(1) Within sixty (60) working days of the receipt of the petition, the department shall review the petition and provide the petitioner with written notice of whether the activities of the local agency require investigation by the department.

(2) If the department has determined that the activities of the local agency require investigation by the department, the written notice to the petitioner shall provide a time frame for the investigation.

(3) If the department investigates the enforcement activities of a local agency in response to one (1) or more petitions provided pursuant to subsection (a), the department shall notify each petitioner within sixty (60) days of the results of the department's investigation.

(d) If the department finds that the notice of violation, written determination, and/or final order issued by the local enforcement agency reflect(s) non-enforcement or over-enforcement of the law, the department shall initiate corrective action pursuant to the provisions of subdivision (d) of section 18300 of the Health and Safety Code.

(e) A petition filed pursuant to this section shall not extend the time for correction of the violation as provided in the original or any subsequent notice of violation issued by the local enforcement agency unless the department, based on the petition and materials submitted with the petition, determines there is a high likelihood that the local enforcement agency was incorrect in issuing the notice of violation.

NOTE: Authority cited: Sections 18300, and 18421, Health and Safety Code. Reference: Sections 18306, 18420, and 18421, Health and Safety Code.

§1759 Time to Bring Action

Any cited person, owner, or other aggrieved person having any objections as to any proceedings or actions undertaken by the hearing officer conducting the hearing, or the enforcement agency in ordering abatement or correction of any violation, shall bring an action in any court of competent jurisdiction within thirty (30) days after receipt of the final order or decision. For the purposes of this section, "aggrieved person" or entity is any person that claims to have been injured by actions of the enforcement agency that would permit the person to file a lawsuit in court.

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