



TOWN of APPLE VALLEY
DIVISION of BUILDING AND SAFETY
REQUIREMENTS FOR MOBILE HOME INSTALLATION
ON A FOUNDATION SYSTEM

Plans should be drawn on 11"x 17" or larger sheets, printed and stapled to form a complete set. Three sets will be required with each application for permit.

Plans must be signed by the person who prepared them.

Each set of plans should contain the following information:

PLOT PLAN (suggested scale 1/8" = 1'-0")
(a) legal description and general location.

(b) Owner's name, address and telephone number.

(c) Use, size and dimensioned location of existing and proposed structures, including retaining walls.

(d) Location of existing and/or proposed sewage systems or public sewer, show location of lateral and connection.

(e) Names of streets abutting the property.

(f) Elevations of the building site and the surrounding area may be required.

(g) The site drainage system (existing and proposed)

(h) The location of electrical service equipment.

(i) The location of the water service and/or water well.

FOUNDATION SYSTEM

(a) Mobile home foundation systems shall be designed in accordance with the provisions of Chapter 29 of the Uniform Building Code, and local soil conditions. Lateral load resisting systems including a continuous perimeter foundation shall be embedded a minimum of 12 inches into acceptable soil.

(b) Roof, wind and seismic loads applicable to permanent building foundations shall also be applicable to mobile home foundation systems.

(c) Mobile homes shall be installed in accordance with plans and installation instructions provided by one of the following:

(1) The manufacturer of the mobile home, after 1973. 1976

(2) A California licensed engineer or architect's design for an individual mobile home where the manufacturer's installation instructions are not available.

(3) A Standard Plan Approval (SPA) from the Department of Housing and Community Development (HCD).

(d) It should be noted on plan that all mobile home piers be secured to the mobile home chassis (welded, bolted, or properly clamped).

(e) Complete details showing how the mobile home is secured to the foundation system.

(f) Complete details of supports for chassis beam, mating line and ridge beam.

(g) A wet signed signature of a California licensed architect or professional engineer shall be placed on plans submitted (except Standard Plan Approved plans).

(h) Standard Plan Approval (SPA) plans shall be stamped and signed by the State of California.

(i) Additional supporting data to include:

(1) Job site address.

(2) Name of mobile home manufacturer.

(3) Date of manufacture.

(4) Mobile home length, width, and height.

(5) Mobile home serial number.

(6) Mobile home label or insignia number.

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- F. *Other Conditions.* Additional or different conditions or restrictions, including but not limited to, restrictions on intensity, parking, sign area or placement, or hours of operation may be placed on any church or religious center use to meet specific concerns.

9.29.060 MANUFACTURED HOUSING STANDARDS

- A. *Purpose.* The purpose of these regulations is to establish standards for the permanent installation of manufactured housing and mobile homes for occupancy as single family dwellings. It is intended that such manufactured housing be designed and located so as to be compatible with neighboring conventionally built dwellings. The standards provided in this Section are designed to ensure the compatibility of manufactured housing in single family districts with the aesthetic and architectural character of the surrounding neighborhood, in a manner similar to that used by the Town to approve other building permits for dwellings.
- B. *Permit Requirements.* The following requirements shall apply to manufactured homes:
1. Any manufactured home occupied as a single family dwelling in any residential district shall be installed upon a permanent foundation with the finished floor at grade with the site. All conduits, plumbing, electrical, mechanical, and/or other equipment installed below the finished floor shall be located below the finished grade of the site. Any manufactured home so used shall be a permanent fixture to the site, permanently affixed to a building foundation.
 2. All applicable construction related permits and approvals including grading, sewage disposal, erosion control and encroachment permits shall be obtained.
- C. *Development Standards*
1. Each manufactured home shall comply with all of the development standards of the applicable zoning district in which it is proposed to be located.
 2. A manufactured home may be allowed provided the structure was manufactured after June 15, 1976; has been certified under the National Mobile Home Construction and Safety Standards Act of 1974 (42 U.S.C. Section 5401 et seq.), and has not been altered in violation of applicable codes.
 3. The manufactured home shall meet the following residential design standards:
 - a. Double-wide or multi-sectional at a minimum of 1,200 square feet in size;
 - b. All siding shall be non-reflective, shall be installed from the ground up to the roof, and shall be similar to that used in other single family dwellings within the immediate area of where the manufactured home is to be located;
 - c. The roofing shall be of a material similar to that utilized in conventional site built single family dwellings, similar to that used within the immediate area of where the manufactured home is to be located, and have an eave and gable overhang dimension of at least eighteen inches measured from the vertical side of the manufactured home. Fascia boards shall be used on all edges of the roof to screen exposed rafters, vents, etc., and to give the roof a finished appearance;
 - d. All roofs shall have a minimum pitch of 3:12; and
 - e. An enclosed two car garage shall be provided which is similar to that provided for single family dwellings and exterior siding and roof materials shall be the same as the manufactured home.
 4. Trailers, campers, fifth-wheels, recreational vehicles, buses, or similar vehicles shall not be used or occupied for any residential purpose, and any such residential use of such vehicle(s) is expressly prohibited except as defined herein. A trailer, camper, fifth-wheel, recreational vehicles, bus, or similar vehicle may be placed, for a residential purpose, on a site for up to fifteen (15) days within any one (1) calendar year. Upon approval of a Special Use Permit, a trailer, fifth-wheel, bus, or similar vehicle may be placed, for a residential purpose, on a site for up to sixty (60) days within any one (1) calendar year.