

Chapter 15.05

MANUFACTURED STRUCTURES

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15.05.010 Permit required.

A. It shall be unlawful to set up any mobile home or manufactured structure excluding travel homes, on any space, lot or site, including a mobile home park, for use or occupancy until a building permit has been obtained from the City. No building permit shall be issued unless it meets the criteria of this chapter and all other applicable ordinances and any sales and use tax due has been paid.

B. Application for a building permit shall be made on forms supplied by the City and shall be accompanied by a fee determined by City Council. Accompanying the application shall be a site plan drawn to scale showing the dimensions of the mobile home lot or space, the dimensions of the structure itself, setbacks, and the location of any other structures, easements or improvements on the lot or space.

C. All repairs, remodeling, additions or alterations to any manufactured structure shall be subject to the permit and other requirements of Chapter 15.04 and the codes adopted and applied therein, except that manufactured structures and mobile homes originally constructed to standards of paragraph 15.05.030(A)(1)(b) or which are lawfully existing but were not constructed pursuant to such standards, may utilize standards of construction consistent with paragraph 15.05.030(A)(1)(b) for such work. (Ord. 13, §2, 1994)

15.05.020 Foundation and set up requirements.

A. Manufactured structures shall be placed on a permanent foundation meeting City Building Code requirements except that mobile homes may be set up as follows in licensed mobile home parks, in authorized spaces in travel home parks, or at other locations in use districts where a permanent foundation is not required for mobile homes:

1. The mobile home shall be set up so that there is a minimum eighteen inches (18") high area for access to the water and sewer connections measured from the bottom of the frame to the ground or pad.

2. The support areas shall consist of a poured concrete or leveled gravel base.

3. The mobile home shall be set upon supports along both sides no more than eight feet (8') apart, center to center, or as per manufacturer's specification. Each support shall consist of two four inch by eight inch by sixteen inch (4" x 8" x 16") concrete pad blocks, topped by additional concrete blocks placed with their long dimensions running perpendicular to the long dimensions of the pad blocks. Pad blocks are not required if the supports rest upon a minimum six inch (6") reinforced concrete slab. The top of each support shall be capped by a two inch by eight inch by sixteen inch (2" x 8" x 16") wood block, and wedges shall be used to insure a tight set up. Alternate supports may be approved pursuant to Section 106 of the Uniform Building Code. The Building Inspector may require a soils test and/or larger pad blocks or poured footers if soil conditions provide inadequate bearing capacity.

4. All plumbing, electrical or gas connections and work shall meet applicable Code requirements.

5. The site shall be graded to direct drainage away from the mobile home.

6. That portion of the water supply line subject to flexing shall be copper or polybutylene. That portion subject to freezing shall be wrapped with heat tape or otherwise frost proofed.

7. All applicable requirements of this chapter, City Land Use regulations, Flood Plain Management regulations and other City ordinances and regulations shall be met.

8. Fire resistant skirting meeting City standards shall be installed within 60 days of set up around the lower perimeter of the mobile home between the ground and the mobile home, completely enclosing all water and sewer connections. Skirting shall be of materials suitable for exterior exposure and contact with the ground. Permanent perimeter enclosures

shall be constructed of materials as required by the Uniform Building Code for typical foundation construction.

9. The mobile homes and accessory storage structures shall be adequately anchored and attached by a tie down system adequate to resist maximum foreseeable wind forces. (Ord. 13, §2, 1994)

15.05.030 Construction standards for manufactured structures.

A. No building permit shall be issued for any manufactured structures unless the following criteria are met:

1. a. The structure complies with the requirements of Chapter 15.04 of the Delta Municipal Code, or

b. Its use is restricted to a single family residence and

i) it bears a HUD certificate of approval;

ii) for mobile homes manufactured after June 15, 1976, it complies with the requirements of the National Mobile Home Construction and Safety Standards Act of 1974 (42 USC 1501, et seq.);

iii) for mobile homes manufactured prior to June 15, 1976, and subsequent to the effective date of the Colorado Housing Act of 1970 (C.R.S. 24-32-701, et seq.), it complies with the requirements of said Act and all rules and regulations promulgated thereunder;

iv) for mobile homes manufactured prior to the effective date of the Colorado Housing Act of 1970 (C.R.S. 24-32-701, et seq.) it is certified by a registered professional engineer, or architect, to meet or exceed, on an equivalent engineering performance basis, the standards established pursuant to the Colorado Housing Act of 1970 or the National Mobile Home Construction Act of 1974; or

v) the mobile home was constructed in compliance with ANSI Standard 119.1 and has a seal certifying thereto, affixed to the structure.

2. The structure shall be in good condition, safe and fit for the intended use, and the utility connections as set up are safe, conform to plumbing and electrical code requirements and pose no safety or fire hazard. The Building

Inspector may require this to be confirmed by a licensed engineer.

B. No mobile home or other manufactured structure may be set up for uses other than a single family residence, including lawful accessory uses thereto, unless it complies with the City Building Codes and the regulations of Chapter 15.04 or is less than 250 square feet in floor area, is erected in accordance with the manufacturer's instructions and is not occupied by people on a regular basis. Provided however this does not apply to mobile homes or travel homes authorized for use by a permit issued pursuant to Section 15.52.040.

C. Additions to mobile homes must meet the requirements of City Building Codes. All such additions must have a foundation capable of supporting that addition without dependence upon the manufactured structure frame for support of any kind. Additions to mobile homes which require structural attachment to the mobile home or a water tight seal between the addition and the mobile home shall be allowed only if the mobile home is set on a permanent foundation complying with City building codes.

D. It shall be unlawful to occupy any mobile home until an occupancy permit has been issued following an inspection by the City to determine that it was installed in compliance with all applicable requirements of this section and other ordinances and regulations. (Ord. 13, §2, 1994; Ord. 9, §17, 2004)

15.05.040 Definitions. Mobile Home, Mobile Home Park, Travel Home, Travel Home Park and Manufactured Structure shall be defined as set out in Section 15.52.010 of the Delta Municipal Code. (Ord. 13, §2, 1994)

15.05.050 Non-conforming mobile homes and manufactured structures. Manufactured structures or mobile homes lawfully existing on March 1, 1994, which don't meet the construction standards of this chapter may continue to be used at their existing locations, so long as they are maintained in good repair and safe condition. (Ord. 13, §2, 1994)