

15.10 - Guidelines for Manufactured Housing Installation

Chapter 15.10 - GUIDELINES FOR MANUFACTURED HOUSING INSTALLATION (GMHI)

Sections:

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15.10.100 GMHI Sections 401 (c),(d),(e),(f) and (g) added--Use and Occupancy.

15.10.110 GMHI Sec. 502(c)amended--Footings and Foundations.

15.10.120 GMHI Sec. 503 amended--Permanent Perimeter Enclosures.

15.10.130 Compliance with code required--Penalty for violation.

15.10.010 Document adopted by reference. Pursuant to Colorado Revised Statutes 1973, 31-16-201 et seq., as amended, there is adopted as the guidelines for manufactured housing installation code of the City, by reference thereto, the Guidelines for Manufactured Housing Installation, 1991 Edition, published by the International Conference of Building Officials, 5630 South Workman Mill Road, Whittier, California 90601. (Ord. 1100-98, 1998)

15.10.020 Title for citation. The ordinance codified in this chapter may be known and cited as "the Guidelines for Manufactured Housing Installation Code of the City of Evans, Colorado." (Ord. 1100-98, 1998)

15.10.030 Purpose. The purpose of the Guidelines for Manufactured Housing Installation Code is to provide minimum standard to safeguard life or limb, health, property and public welfare by regulating and controlling the design, construction and quality of materials for foundation systems and building service equipment connections which are necessary to provide for the permanent installation of manufactured homes on privately owned (nonrental) lots within this jurisdiction and to provide for alterations, additions and repairs to such manufactured homes. (Ord. 1100-98, 1998)

15.10.040 Scope of regulations. The subject matter of the Guidelines for Manufactured Housing Installation code includes comprehensive provisions and standards regulating the erection, construction, enlargement, alteration, repair, moving, occupancy, equipment, use and maintenance of manufactured homes within this jurisdiction. (Ord. 1100-98, 1998)

15.10.050 Interpretation of provisions. This chapter shall be so interpreted and construed as to effectuate its general purpose to make uniform building regulations related to manufactured housing. (Ord. 1100-98 '1, 1998)

15.10.060 Applicability. This chapter shall apply to every building or structure as defined in said ordinance which is now in existence or which may hereafter be erected, constructed, altered, moved, demolished or repaired. (Ord. 1100-98 '1, 1998)

15.10.070 GMHI Sec. 214 is amended to read:

Sec. 214. Manufactured Home. A single-family dwelling which is: 1) partially or entirely manufactured in a factory; 2) is not less than 24 feet in width and 36 feet in length; 3) is installed on an engineered permanent foundation; 4) has brick, wood, or cosmetically equivalent exterior siding and a pitched roof; 5) and is certified pursuant to ANational Manufactured Housing Construction and Safety Standards Act of 1974, 42 U.S.C. 5401 et seq. as amended. (Ord. 1100-98, 1998)

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15.10.080 GMHI Sec. 304(a) is amended to read:

Sec. 304 (a). Permit Fees. The fee for each permit shall be as set forth in Table No. 3-A of the Uniform Building Code, as adopted. (Ord. 1100-98, 1998)

15.10.090 GMHI Sec 304(b) is amended to read:

Sec. 304 (b), Plan Review Fees. When a plan or other data is required to be submitted by Subsection (b) of Section 302, a plan review fee shall be paid at the time of submitting plans and specifications for review. Said plan review fee shall be as set forth in Table No. 3-A of the Uniform Building code, as adopted.

The plan review fees specified in this subsection are separate fees from the permit fees specified in Section 304 (a) and are in addition to the permit fees. Where plans are incomplete or changed so as to require additional plan review, an additional plan review fee shall be charged at a rate as established by this jurisdiction. (Ord. 1100-98, 1998)

15.10.100 GMHI Sections 401(c),(d),(e),(f) & (g) are added to read:

Sec. 401 (c), Use or Occupancy.

Buildings or structures shall not be used or occupied nor shall a change in the existing occupancy classification of a building or structure or position thereof be made until the building official has issued a Certificate of Occupancy therefore as provided herein. The Issuance of a Certificate of Occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Certificates presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid.

Sec. 401 (d), Change in Use. Changes in the character or use of a building shall not be made except as specified in the Building Code.

Sec. 401 (e), Certificate Issued. After the building official inspects the building or structure and finds no violations of the provisions of this code or other laws which are enforced by the code enforcement agency, the building official shall issue a Certificate of Occupancy which shall contain the following:

1. The building permit number.
2. The address of the building.
3. The name and address of the owner.
4. A description of that portion of the building for which the certificate is issued.
5. A statement that the described portion of the building has been inspected for compliance with the requirements of this code for the group and division of occupancy and the use for which the proposed occupancy is classified.
6. The name of the building official.

Section 401 (f), Temporary Certificate. If the building official finds that substantial hazard will not result from occupancy of a building or portion thereof before the same is completed, a temporary Certificate of Occupancy for the use of a portion or portions of a building or structure may be issued prior to the completion of the entire building or structure.

Section 401 (g), Revocation. The building official may, in writing, suspend or revoke a certificate of occupancy issued under the provisions of this code when the certificate is issued in error, or on the basis of incorrect information, or when it is determined that the building or structure or portion thereof is in violation of an ordinance, regulation or the provisions of this code. (Ord. 1100-98, 1998)

15.10.110 GMHI Sec 502(c) is amended to read:

Section 502(c) Footings and Foundations. Footings and foundations, unless otherwise specifically provided, shall be constructed of materials specified by the Building Code for the intended use and in all cases shall extend below the frost line. Footings of concrete and masonry shall be of solid material. Foundations supporting untreated wood shall extend at least 6 inches above the adjacent finish grade. Footings shall have a minimum depth below finished grade of 30 inches unless a greater depth is recommended by a foundation investigation.

Piers and bearing walls shall be supported on masonry or concrete foundations or piles or other approved foundation systems which shall be of sufficient capacity to support all loads. The stacking of non-reinforced masonry blocks shall not be considered adequate for use at load bearing locations. Masonry blocks, when used, must be installed in accordance with an approved engineer designed system as provided for in Appendix A of this code. (Ord. 1100-98, 1998)

15.10.120 GMHI Sec 503 is amended to read:

Sec. 503. Permanent Perimeter Enclosures. Permanent perimeter enclosures are required on all manufactured homes. Permanent perimeter enclosures shall be of masonry or concrete materials designed and installed to resist the lateral displacements of soil or other materials and shall conform to the Uniform Building Code as specified for foundation walls including compensation for possible frost heave.

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EXCEPTION: Enclosures may be constructed of approved treated wood or other approved materials or combination of materials as for foundations as specified by the Uniform Building Code upon submittal and approval of an engineer designed system plan if all of the following conditions are met:

1. Plans shall bear the stamp of a state licensed engineer certified to practice in the State of Colorado.
2. Plans must be designed for a specific site and structure.
3. Plans shall contain soil classification information, engineering calculations, diagrams, attachment details and all pertinent data deemed necessary by the building official to ensure compliance with the code.
4. All plans and specifications shall be drawn to scale upon substantial paper or cloth and shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and all relevant laws, ordinances, rules and regulations. (Ord. 1100-98, 1998)

15.10.130 Compliance with code required--Penalty for violation.

A. It is unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert, or demolish, equip, use, occupy or maintain any building, structure, or building service equipment in the city, or cause the same to be done, contrary to or in violation of any of the provisions of the Guidelines for Manufactured Housing Installation code.

B. Any person, firm or corporation violating any of the provisions of the code adopted in this chapter shall be deemed guilty of a misdemeanor, and each such person shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of the Guidelines for Manufactured Housing Installation code are committed, continued, or permitted, and upon conviction of any such violation, such person shall be punishable by a fine of not more than one thousand (\$1,000.00) dollars, or by imprisonment for not more than one year (1), or by both such fine and imprisonment. (Ord. 1100-98, 1998)

Code Documents



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