



# APACHE JUNCTION AZ

Development Services Department/**Division of Building Safety and Inspection**

## **PARK MODEL CONSTRUCTION STANDARDS ACKNOWLEDGEMENT**

The following information is found in the "Apache Junction Division of Building Safety and Inspection Administrative Code § 7-1-11 CONSTRUCTION STANDARDS FOR MANUFACTURED HOME, MOBILE HOME, PARK MODEL, AND RECREATIONAL VEHICLE STANDARDS.

This acknowledgement form is provided in order that specific standards, adopted by the city, can be properly implemented. Failure to comply with these standards as applicable based on zoning or location will result in delays in obtaining a final inspection approval for your park model ("PM") project.

Applicable definitions can be found in Attachment A.

(D) Park Models and park trailers. Park model installation shall follow the manufacturer's installation instructions or if the installation instructions are not available, the installation requirements for a model similar in length, width and height. The PM shall be secured against overturning. Where temporary electrical, water, and sewer connections are not provided with the unit, hard connections shall be made in accordance with the Technical Codes. PMs will have properly installed skirting along all sides. To obtain a PM set permit, properly licensed electrical, mechanical, plumbing and/or metal structure contractors shall be identified when applying for the permit. PM installation or use is not allowed outside of approved recreational vehicle parks or subdivisions, or manufactured home parks or subdivisions.

*(1) Regardless of the age of the unit, permits are required for all PMs and any additions thereto, to be installed. PM installations for PMs older than 15 years on lots in MHP or RVP zoned parks are limited to PMs that have passed a one-time inspection by any certified HUD basic Housing Quality Standards ("HQS") inspector or Arizona licensed home inspector or its equivalent for units from outside the State of Arizona. The purpose of the HQS inspection is to ensure that the PM is decent, safe, sanitary, and, to the extent applicable to the size restrictions of PMs, meets the HUD basic HQS found in 24 CFR Part 982 and modified herein and limited to the following HQS categories using a checklist provided by the Building and Safety Manager:*

*(a) Sanitary facilities, food preparation and refuse disposal, space and security, thermal environment, illumination and electricity, structure and materials, HVAC system, water supply, access, sanitary condition, and smoke detectors.*

(2) Allowable PM attached accessory structures shall be constructed per the following and the Technical Codes.

(a) Metal awnings shall have a current evaluation report and current engineering.

(b) Patio enclosures shall comply with IBC Appendix I as adopted by this chapter.

(c) HVAC systems shall be installed per the Technical Codes including the Mechanical Code and Energy Code.

- (d) Photovoltaic or solar water heating systems, when the manufacture has designed the PM to support the installation of a photovoltaic or solar water heating system, and has made provisions for connection of such system, the installation shall comply with the manufacturer's instructions and the Technical Codes.
- (3) Allowable PM detached accessory structures shall be constructed in compliance with the Technical Codes.
- (a) Allowable detached accessory structures include:
- (i) storage rooms or sheds,
  - (ii) engineered self-supporting shade structures (porches, carports, metal and non-metal awnings)
  - (iii) habitable room additions not exceeding the square footage of the PM, and built per the Residential Code or the Building Code,  
*Exception: In RV subdivisions, where the lot is owned and occupied by an individual or individuals, the total enclosed square footage of the PM, any habitable additions, and any storage buildings, shall not exceed 48% of the lot's total square footage.(Ord. No. 1485)*
  - (iv) decks, and,
  - (v) detached garages.

(4) *PM locations, PM additions, and storage buildings must comply with all setbacks and may not encroach into any required easement or the required clear space around a utility service or electrical pedestal. In no case shall a PM or an addition be set or constructed closer than 6 feet to an existing PM or enclosed structure on another lot, unless a less restrictive setback requirement exists for MH or RV parks that have established legal nonconforming rights.*

(5) *PMs may not be altered from their original layout and cannot be altered, modified or reconstructed from their original condition, and the plumbing, electrical and mechanical systems may not be altered. Repair or replacement of service equipment like air conditioning, hot water heaters, etc. shall be with equivalent type and size, and with the same or less electrical or gas demand, as the original equipment. The installing of a water heater unit on the exterior of a PM is prohibited. The installation of a larger water heater requires a permit, and the water heater must be installed inside a permitted and approved detached accessory structure, and the installation, electric, gas and/or plumbing shall comply with the Technical Codes. PMs manufactured with duct work and intended to be connected to a package unit are acceptable. The installation of exterior plaster (stucco), stone veneer, and brick veneer to a PM is prohibited. The original PM manufacturer can alter the exterior of an existing PM model after submitting a letter for a specific site and specific PM with specifications showing the PM model will still comply to the standard under which it was built, to the Division of Building Safety and Inspection.*

(E) Recreational vehicles, motor homes, and travel trailers. RV's, motor homes and travel trailers cannot be altered, modified or reconstructed from their original condition. Repair or replacement of service equipment like air conditioning, hot water heaters, etc. shall be with the same type and size, electrical or gas demands as the original equipment. The installing of a water heater unit on the exterior of an RV, motor home or travel trailer is prohibited. The installation of a larger water heater requires a permit, and the water heater must be installed inside a permitted and approved detached accessory structure, and the installation and plumbing shall comply with the Technical Codes. *No additions or permanent attachments shall be made to a 5<sup>th</sup> wheel, motor home or travel trailer.*

(F) General requirements. ABS pipe used for above ground connection of MH, mobile homes, PM, travel trailers, RV and motor homes shall be listed for UV (ultra-violet) exposure, protected per the manufacturer's instructions from UV degradation or installed directly under the unit and protected by skirting or foundation.

(G) Unlawful acts. It is an unlawful act, as punishable under A.J.C.C. Vol. I, § 1-1-11 to make alterations to or reconstruct any MHs or factory-built buildings unless such person is licensed or certified.

**ATTEST:**

**PARK MODEL INSTALLER ACKNOWLEDGEMENT** *(for sets)*

<b>Name:</b>	<b>Title:</b>	<b>Signature:</b>	<b>Date:</b>
_____	_____	_____	_____

**PROPERTY OWNER ACKNOWLEDGEMENT** *(not required for subdivision or park)*

<b>Name:</b>	<b>Title:</b>	<b>Signature:</b>	<b>Date:</b>
_____	_____	_____	_____

**CONTRACTOR ACKNOWLEDGEMENT** *(work not related to setting)*

<b>Name:</b>	<b>Title:</b>	<b>Signature:</b>	<b>Date:</b>
_____	_____	_____	_____

## ATTACHMENT A

**ALTERATION.** *Any construction, renovation or reconfiguration of space, the addition or elimination of any door or window, the reconfiguration or extension of any system, or the installation of any additional equipment to an existing mobile home, manufactured home, park model or recreational vehicle other than a repair or addition. (Ord. No. 1485)*

**DETACHED.** For purposes of this article means structurally independent from an adjacent structure, including vertical (gravity and uplift) loads and horizontal (wind and seismic) loads.

**MOTOR HOME.** A motor vehicle that is designed as temporary living quarters and that:

- (a) Is built onto as an integral part of, or is permanently attached to, a motor vehicle chassis.
- (b) Contains at least four of the following independent life support systems if each is permanently installed, operable, and designed to be removed only for purposes of repair or replacement:
  - (i) a cooking facility with an onboard fuel source;
  - (ii) a gas or electric refrigerator;
  - (iii) a toilet with exterior evacuation;
  - (iv) a heating or air conditioning system with an onboard power or fuel source separate from the vehicle engine;
  - (v) a potable water supply system that includes at least a sink, a faucet and a water tank with an exterior service supply connection; and/or,
  - (vi) a 110-125 volt electric power supply.

**PARK MODEL OR PARK TRAILER ("PM"):** A park model recreational vehicle, also known as a "recreational park trailer" is a trailer-type RV that is designed to provide temporary, seasonal accommodation, and is not intended as a permanent dwelling unit. PM RVs are built on a single chassis, mounted on wheels and have a gross trailer area not exceeding 400 square feet in the set-up mode. They are certified by their manufacturers as complying with the current versions of ANSI A119.5 Park Model Recreational Vehicle Standard or NFPA 1192 Standard on Recreational Vehicles. PMs do not conform to the standards for MHs, or the Technical Codes.

**RECONSTRUCTION.** Construction work performed for the purpose of restoration or modification of a MH unit by changing or adding structural components or electrical, plumbing, or heat or air producing systems.

**RECREATIONAL VEHICLE ("RV"):** A vehicular type unit that is any of the following:

- (a) A portable camping trailer mounted on wheels and constructed with collapsible partial sidewalls that fold for towing by another vehicle and unfold for camping.
- (b) A motor home designed to provide temporary living quarters for recreational, camping, or travel, use, and built on or permanently attached to a self-propelled motor vehicle chassis or on a chassis cab or van that is an integral part of the completed vehicle.
- (c) A park trailer or PM built on a single chassis, mounted on wheels, designed to provide temporary, seasonal living quarters for recreation or camping and may be designed to be connected to utilities necessary for operation of installed fixtures and appliances and has a gross trailer area of not less than three hundred twenty square feet and not more than four hundred square feet when it is set up, except that it does not include fifth wheel trailers.

- (d) A travel trailer mounted on wheels, designed to provide temporary living quarters for recreational, camping, or travel, use, and of a size or weight that may or may not require special highway movement permits when towed by a motorized vehicle and that has a trailer area of less than three hundred twenty square feet. This subdivision includes fifth wheel trailers. If a unit requires a size or weight permit, it shall be manufactured to the standards for park trailers in section A 119.5 of the American National Standards Institute standard.
- (e) A portable truck camper constructed to provide temporary living quarters for recreational, camping, or travel, use and consisting of a roof, floor and sides designed to be loaded onto and unloaded from the bed of a pickup truck.

**REHABILITATION.** *Work performed in accordance with the rules adopted by the Arizona Department of Housing as referenced in A.R.S. § 41-4048(C).(Ord. No. 1485)*

**REPAIR.** Work performed on a MH, mobile home, or factory built building to restore the building to a habitable condition but does not impact the original structure, electrical, plumbing, heating ventilation and air-conditioning, mechanical, use occupancy, or energy design.

**TRAVEL TRAILER.** A travel trailer is a trailer-type RV that is designed to provide temporary, seasonal accommodation, and is not intended as a permanent dwelling unit. Travel trailers are built on a single chassis, mounted on wheels and have a gross trailer area not exceeding 400 square feet in the set -up mode. A travel trailer lacks certification showing that they comply with any versions of ANSI A119.5 or NFPA 1192 standards for recreational park trailers.