



APACHE JUNCTION AZ

Development Services Department/Division of Building Safety and
Inspection

MANUFACTURED HOME 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 Certificate of Installation, or final inspection approval for your manufactured home ("MH") project.

Applicable definitions can be found in Attachment A.

Please note: The following requirements vary by zoning and or location (MH subdivision or park), please read carefully.

§ 7-1-11 (B) Manufactured homes. M H installation shall comply with the requirements of Arizona Revised Statutes, Title 41, Chapter 37, Article 3 § 41-4001 thru 4010 and Arizona Administrative Code, Title 4, Chapter 34, § R4-34-101 thru 805. The references identified in R4-34-102 shall provide the code requirements for the installation of attached accessory structures. Detached structures shall comply with the Technical Codes. Reconstruction of a MH requires that plans for the reconstruction be submitted and a permit issued.

(1) MH installation outside of a manufactured home park or subdivision.

- (a) Permits are required for all MHs and any additions thereto, to be installed. MH installations on vacant lots zoned RS-7M, RS-10M, RS-20M and RS-54M *and RS-GR* are limited to homes manufactured ***titled not more than two years*** prior to the year in which the permit is requested.
- (b) Where an existing MH or mobile home more than eight *five* years-old is being removed or demolished on a lot in zoning RS-7M, RS-10M, RS-20M and RS-54M *and RS-GR*, a MH not more than seven *five* years-old may be installed on that lot in compliance with this section.
- (c) MH installations on individual lots with RS-7M, and RS-10M, shall consist of the following:
 - (i) a minimum of a 500 square foot single wide MH;
 - (ii) a minimum of eighty square feet of accessory storage installed (not required when an enclosed garage is built);

- (iii) removing tongue(s);
 - (iv) skirting or permanent foundation that complies with US Department of Housing and Urban Development regulations,
 - (v) a driveway a minimum of 12 feet width of constructed of asphalt, concrete or dust proof gravel that has clearly defined boundaries; and,
 - (vi) a carport or garage measuring a minimum of 10 feet in width and 20 feet in length (an awning attached to the MH can provide the carport area);
- (d) MH installations on individual lots with RS-20M and RS-54M *and RS-GR* zoning shall consist of the following:
- (i) a MH comprised of two fully enclosed parallel sections each of not less than 12 feet in width and 36 feet in length;
 - (ii) set upon a permanent foundation, as specified by the manufacturer and approved by the Arizona Department of Housing, Manufactured Housing Division, and that the space at the perimeter, between the home and the ground, be enclosed by concrete, concrete masonry units, brick or stone, with required access;
 - (iii) a shingle or metal roof with a minimum pitch of 3:12;
 - (iv) a driveway a minimum of 12 feet width of constructed of asphalt, concrete or dust proof gravel that has clearly defined boundaries; and,
 - (v) a carport or garage measuring a minimum of 10 feet in width and 20 feet in length (an awning attached to the MH can provide the carport area);

(2) MH installation in a manufactured home park.

- (a) Permits are required for all MHs and any additions thereto, to be installed. MH installations on lots in MHP or RVP zoned parks are limited to homes manufactured not more than seven years prior to the year in which the permit is requested *that have affixed thereto a decal certifying that the dwelling unit has been inspected and constructed in accordance with the requirements of the U.S. Department of Housing and Urban Development ("HUD") in effect at the date of manufacture wherein such date shall not have been prior to June 15, 1976, or such other succeeding requirements which replace HUD standards, and to homes that have been issued a certificate of compliance showing that they have been rehabilitated pursuant to A.A.C. R4-34-606.*
- (b) Where an existing MH or mobile home more than 11 years-old is being removed or demolished on a lot in zoning MHP or RVP, a MH not more than ten years-old may be installed on that lot in compliance with this section.
- (c) MH installations in MHP and RVP parks, shall consist of the following:
- (i) a minimum of a 401 *greater than a 400* square foot single wide MH;
 - (ii) a minimum of eighty *forty-eight* square feet of accessory storage installed (not required when an enclosed garage is built);
 - (iv) skirting; and,
 - (v) a parking area a minimum of 9 feet in width and 19 *18* feet in length of constructed of asphalt, concrete or dust proof gravel that has clearly defined boundaries;

(3) All MH sets.

- (a) The construction/configuration of exterior egress structures (stairs, ramps, handrails, etc.) must comply with the minimum requirements of International Residential Code (Section R311). MHs must have a minimum of two means of egress as required by the 24 CFR Part 3280, Manufactured Home Construction and Safety Standards.
 - (i) There shall be a landing at the top and bottom of each stairway.
 - (ii) The width of each landing shall not be less than the width of the stairway served.
 - (iii) Every landing shall have a minimum dimension of 36 inches measured in the direction of travel.
 - (iv) Handrails shall be provided on at least one side of each continuous run of treads or flight with four or more risers.
 - (v) Exterior landings, decks, and stairs shall be positively anchored to resist both vertical and lateral forces.
 - (vi) Where wood or wood-based products/materials are used for landings, decks, and stairs the protection of the material shall be in compliance with R317 of the state adopted International Residential Code.
- (b) For final inspection of a MH set all skirting or foundation elements, all required egress elements, and all required site drainage shall be complete and all requirements met.

- (4) Additions to MH. The livable floor area of a home may be enlarged by the construction of an attached structure provided that the following criteria are met:
 - (a) The attached structure must conform to and meet all requirements of the Technical Code. and zoning code.
 - (b) If the home is removed from the lot, for any reason, and not replaced with a similar structure within a period of three months, the attached structure must also be removed, disassembled or torn down.
 - (c) The above restrictions do not apply to an addition to a home which is specifically manufactured for attachment to that make and model of the subject home.

(C) Mobile Homes. *Work related to routine maintenance and repair, and work identified as exempt under § 7-1-6 (B) of this article, may be performed on existing mobile homes; this includes exemptions where "manufactured home" is specified in the exemption.* It shall be illegal, as punishable under A.J.C.C. Vol. I, § 1-1-11 to reconstruct mobile home units (those built before June 15, 1976) in the City of Apache Junction. Repairs *not identified as exempt from permits* shall only be made to *or done on* mobile homes that have a certificate showing they have been rehabilitated and a certificate of compliance has been issued per A.A.C. R4-34-606. A mobile home that has not been rehabilitated or does not have the certificate of compliance cannot be installed in the City of Apache Junction. Mobile homes, where reconstruction has occurred without state approval and a permit for reconstruction issued by the City of Apache Junction, are declared unsafe and shall be removed from the City or shall be demolished.

"A rehabilitation permit shall be obtained from the Department [Arizona Department of Housing, Manufactured Housing Division] before any modification of a mobile home."
(See A.A.C. R4-34-606)

Additions of habitable rooms, garages or storage rooms to a mobile home must be constructed such that they are structurally independent from the mobile home and in compliance with the Technical Codes.

(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:

MANUFACTURED HOME INSTALLER ACKNOWLEDGEMENT *(for sets)*

Name:	Title:	Signature:	Date:
_____	_____	_____	_____

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

Name:	Title:	Signature:	Date:
_____	_____	_____	_____

CONTRACTOR ACKNOWLEDGEMENT *(work not related to setting)*

Name:	Title:	Signature:	Date:
_____	_____	_____	_____

ATTACHMENT A

ACCESSORY STRUCTURE. As it pertains to manufactured homes and mobile homes, the installation, assembly, connection or construction of any one-story habitable room, storage room, patio, porch, garage, carport, awning, skirting, retaining wall, evaporative cooler, refrigeration air conditioning system, solar system or wood decking attached to a new or used manufactured home, mobile home or residential single family factory-built building.

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)*

CERTIFICATE. An Arizona Insignia of Approval, which is required for modular manufacture, installation, reconstruction, or rehabilitation work. Or a numbered or serialized label or seal that is issued by the director (Director of Arizona Department of Housing) as certification of compliance with this chapter.

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.

MANUFACTURED HOME ("MH"): A structure built in accordance with the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. 5401-5426) and title VI of the housing and community development act of 1974 and the Manufactured Housing Improvement Act of 2000, which is Title VI of the American Homeownership and Economic Opportunity Act of 2000.

MOBILE HOME: A structure built before June 15, 1976, on a permanent chassis, with a minimum of 400 square feet, capable of being transported in one or more sections and designed to be used with or without a permanent foundation as a dwelling when connected to on-site utilities. Mobile home does not include recreational vehicles and factory-built buildings.

PERMANENT DWELLING UNIT: A dwelling unit constructed under the Apache Junction Building Code, the Apache Junction Residential Code, or under the rules of the Arizona Department of Housing, Manufactured Housing Division, Title 41, Chapter 37, Articles 2-5.

PERMANENT FOUNDATION. A system of support, anchorage and perimeter enclosure of crawl space that is:

- a. constructed of durable materials (e.g., concrete, masonry, steel, or treated wood);
- b. developed in accordance with the manufacturer's installation instructions or designed by an Arizona registered structural engineer;
- c. attached in a manner that effectively transfers all vertical and horizontal design loads that could be imposed on the structure by wind, snow, frost, seismic, or flood conditions, as applicable, to the underlying soil or rock;
- d. designed to exclude unwanted elements and varmints, ensure sufficient ventilation, and provide adequate access to the building; and,
- e. not affixed with anchoring straps or cable to ground anchors other than footings.

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.

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.

SITE WORK. Soil preparation including soil analysis, grading, drainage, utility trenches, and foundation systems preparation, and field-installed work including terminal and connections, on-site utility connections, accessibility structures, egress paths, parking, lighting, landscaping, and similar work.