Article 7. Installations and Facilities

§ 2320. Application and Scope.

(a) When an MH-unit or commercial modular is installed in a special occupancy park pursuant to section 2118(b), the installation shall comply with Chapter 2 of this Division.

(b) Existing construction, connections, and installations of units, made before the effective date of the requirements of this chapter may continue in use so long as they were in compliance with requirements in effect at the date of their installation and are not found to be substandard.

NOTE: Authority cited: Sections 18865, Health and Safety Code. Reference: Section 18613, Health and Safety Code.

§ 2322. Removal of Vehicle Towing Hitch and Wheels.

A recreational vehicle towing hitch shall not be removed from the vehicle unless it is designed to be removed and reinstalled. When the hitch has been removed from a unit, it shall be readily available for reinstallation. The wheels, vehicle axles, and their assemblies shall not be removed.

NOTE: Authority cited: Section 18865.1, Health and Safety Code. Reference: Section18871.10, Health and Safety Code.

§ 2324. Installation Permits.

(a) A permit shall be obtained from the enforcement agency each time a camping cabin is to be located or installed on any site in a park

(b) A permit shall not be required for locating or installing a recreational vehicle on a lot.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18870, Health and Safety Code.

§ 2327. Camping Cabins.

(a) Camping cabin design, construction and installation shall comply with the requirements specified in sections 18862.5 and 18871.11 of the Health and Safety Code.

(b) Camping cabins shall meet the roof live load requirements for accessory structures in accordance with section 2433 of this chapter.

(c) All sleeping rooms shall have smoke alarms installed in accordance with Section 310.9 of the California Building Code. Alarms may be battery powered only when electrical service is not supplied to the cabin.

(d) Camping cabins shall not exceed four hundred (400) square feet as measured by the camping cabin's footprint, to include built-in porches or stairways contained within the original cabin footprint.

(e) When a camping cabin is required to meet accessibility requirements, it shall comply with the requirements specified in Chapter 11B of the California Building Code for parking, path of travel and access up to the camping cabin.

(f) A camping cabin shall be readily relocatable.

(g) Accessory structures for camping cabins shall comply with provisions of section 2422 of this chapter.

(h) Fuel burning heating or cooking appliances shall not be operated in a camping cabin.

(i) No plumbing of any kind shall be installed in a camping cabin.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18862.5 and 18871.11 Health and Safety Code.

§ 2328. Utility Facilities.

When utilities are supplied to a lot or site in a park, all connections to those utilities shall comply with the requirements of this chapter.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18872, 18873.1, 18873.3 and 18873.4, Health and Safety Code.

§ 2330. Unit Separation and Setback Requirements Within Parks.

(a) In parks, or portions of parks, units shall not be located closer than six (6) feet from any permanent building or another unit.

(b) A unit shall be located a minimum of three (3) feet from all lot lines. However, a three (3)-foot setback is not required from a lot line bordering a roadway when the roadway is located within the park.

(c) When a unit has projections, including eave overhangs, a minimum six (6)-foot separation shall be maintained between the edge of any projection or eave overhang and an adjacent, unit, permanent building, combustible accessory building or structure and its projection, or eave overhang. A minimum of three (3) feet shall be maintained from the unit's projection or eave overhang and the adjacent lot line or property line. However, a unit may be installed up to a park roadway or common area provided there is no combustible building or structure in the common area within six (6) feet, and no building or structure of any kind within three (3) feet, of any portion of the unit. The maximum seventy-five percent (75%) lot coverage allowed by section 2110 of this chapter shall be maintained. Projections or eave overhangs shall not extend beyond a lot line bordering a roadway or common area.

(d) Lot lines shall be identified as prescribed by section 2104.

(e) Setback and separation requirements for accessory structures or buildings or building components installed prior to the effective date of this chapter, are contained in section 2428 of article 9.

NOTE: Authority cited: Sections 18865, 18865.05, 18872, and 18873, Health and Safety Code. Reference: Sections 18865, 18872, 18873, and 18873.5, Health and Safety Code.

§ 2333. Foundations.

A recreational vehicle or camping cabin shall not be permanently affixed to a lot or installed on a foundation system.

NOTE: Authority cited: Section 18865.1, Health and Safety Code. Reference: Sections 18871 and 18871.10, Health and Safety Code.

§ 2334. Accessory Structure Support Piers and Footings.

(a) Load bearing piers shall be constructed of rust resistant materials or treated to resist rust and designed and constructed in accordance with the design requirements of California Building Code, Part 2, Chapters 16, 19, 21, 22 and 23. The required load bearing capacity of individual support piers and their footings shall be calculated at not less than a combined live and dead load of seventy-five (75) psf, based on roof live and dead load of twenty-five (25) psf and floor live and dead load of fifty (50) psf of the accessory structure.

(b) Load bearing piers, other than concrete block piers, shall be tested to determine the safe operating load. The tests shall be conducted by testing agencies approved by the department. Testing agencies shall provide a pier testing report to the department upon completion, regardless of the testing results. A unique number provided by the testing agency shall identify each test report. The following testing procedures shall be used:

(1) A compression test shall be performed on three (3) piers of the same height and construction, selected randomly at the pier manufacturing facility by a representative of the testing agency.

(A) The compression test shall be performed on piers with all required design assemblies installed, such as adjustable tops, clamps, securement devices or similar assemblies.

(B) The selected piers shall be subjected to the compression test with each pier, fully assembled as will be installed, placed squarely on a firm base, and tested to its failure point. The compression test shall be measured in psf. Support pier failure will be established when the support bends, cracks, buckles or deflects to an unsafe level as determined by the approved testing agency.

(C) The safe operating load of a support pier is one-third (⅓) the average of the three (3) failure tests.

(2) When piers differ in height or construction, design tests and evaluations must be performed on each type of pier.

(c) Tested load bearing piers other than concrete block piers shall be listed and labeled as follows:

(1) Listing of piers shall be conducted by listing agencies approved by the department.

(A) The listing agency shall conduct manufacturer facility audits and prepare finding reports not less than once per year. The audit report will include, at a minimum:

(i) the review of pier construction for compliance with manufactured designs as approved by the testing agency,

(ii) the materials used in its construction including type, size, and weight,

(iii) the manufacturer's quality control program, if applicable, and

(iv) the label application and label control process.

(B) The listing agency shall provide an annual report of its approval and audit findings.

(2) Pier supports shall display a legible permanent label of approval, visible when the pier support is installed. The label shall contain the following information:

(A) Manufacturer's name,

(B) Listing agency name,

(C) Listing number issued by the listing agency,

(D) Testing agency's approved operating load, and

(E) Testing agency's test report number.

(d) Individual load bearing footings may be placed on the surface of the ground, and shall be placed level on cleared, firm, undisturbed soil or compacted fill. Where unusual soil conditions exist, as determined by the enforcement agency, footings shall be designed to compensate for such conditions. The allowable loading on the soil shall not exceed one-thousand (1,000) psf unless data to substantiate the use of higher values is approved by the enforcement agency.

(e) Footings shall be adequate in size to withstand the tributary live and dead loads of the accessory structure and any concentrated loads. The length to width ratio of the footing shall not exceed two and one-half (2½) to one (1). Individual footings for load bearing supports or devices shall consist of one of the following:

(1) Pressure treated lumber which meets the following requirements:

(A) Not less than two-inch nominal thickness with a minimum of twenty-five (25) percent of the individual footings identified by an approved listing agency, as being pressure treated for ground contact.

(B) Knots. Well spaced knots of any quality are permitted in sizes not to exceed the following or equivalent displacement:

Nom. Width	Any Location	Holes(Any Cause)	
6"	2 3/8"	1 1/2"	One Hole or Equivalent Per Piece
8"	3"	2"	
10"	3 3/4"	2 1/2"	
12"	4 1/4"	3"	
14"	4 5/8	3 1/2"	

(C) Splits. In no case exceed one-sixth (1/6) the length of the piece.

(D) Honeycomb or Peck. Limited to small spots or streaks of firm honeycomb or peck equivalent in size to holes listed in (B) above.

(2) Precast or poured in place concrete footings not less than three and one-half (3½) inches in thickness. The concrete shall have a minimum twenty-eight (28) day compressive strength of not less than two-thousand-five-hundred (2500) psi.

(3) Other material, approved by the department, providing equivalent load bearing capacity and resistance to decay.

(f) Individual load bearing piers or devices and footings shall be designed and constructed with sufficient rigidity and bearing area to evenly distribute the loads carried over one-third (⅓) the area of the footings as measured from the center of the footing. When two (2) or more two (2) inch nominal wood pads placed side-by-side on the ground are used as a pier footing, a single wood cross pad must be installed on top of the ground contact pads at a ninety (90) degree angle so as to place the directional wood grains opposing to each other. The cross pad must

be of a length to cover each ground contact pad and be of two (2) inch nominal thickness. Footings shall be constructed of sufficient rigidity to evenly distribute the loads carried to the ground without bowing or splitting.

(g) When multiple wood footings are stacked, they shall be secured together with corrosion resistant fasteners at all four (4) corners of the pad which will penetrate at least eighty (80) percent of the base pad width to prevent shifting.

NOTE: Authority cited: Sections 18865, Health and Safety Code. Reference: Sections 18865, Health and Safety Code.

§ 2337. Support Inspection.

At the time of inspection, the installation of the accessory structure on its support system shall be complete and the area under the accessory structure shall be accessible for inspection.

(a) Skirting shall not be installed until all underfloor installations have been approved by the enforcement agency.

(b) Masonry walls shall not be installed until all underfloor installations have been approved by the enforcement agency, unless the installation of the masonry wall is required to provide perimeter support to the accessory structure.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Section 18871.3, Health and Safety Code

§ 2344. Clearances.

(a) A minimum clearance of twelve (12) inches shall be maintained under all horizontal structural members of accessory structures.

(b) The finished floor of a camping cabin shall not exceed eighteen (18) inches in height above the ground.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18865, Health and Safety Code.

§ 2346. Skirting Design and Construction..

(a) Where the space beneath an accessory structure is enclosed, there shall be provided a removable access panel opening a minimum of eighteen (18) inches by twenty-four (24) inches unobstructed by pipes, ducts, or other equipment that may impede access. The access panel shall not be fastened by any means requiring the use of a special tool or device to remove the panel.

(b) Cross ventilation shall be provided by openings having a net area of not less than one and one-half (1½) square feet for each twenty-five (25) linear feet of the accessory structure and including all enclosed unventilated structures. The openings shall be provided on at least the two (2) opposite sides along the greatest length of the unit and shall be installed as close to all the corners as practicable.

(c) When wood siding or equivalent home siding products are used as underfloor enclosure material, the installation shall comply with the siding manufacturer installation instructions. Where siding manufacturer installation instructions are not available, the installation shall conform to the provisions of the California Building Code. All wood products used in underfloor enclosure construction located closer than six (6) inches to earth shall be treated wood or wood of natural resistance to decay. Where located on concrete slabs placed on earth, wood shall be treated wood or wood of natural resistance to decay.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18871.10, Health and Safety Code.

§ 2352. Electrical Feeder Assembly.

(a) A recreational vehicle or camping cabin shall be connected to the lot service equipment by one of the following means:

(1) A listed power supply cord approved for mobilehome or recreational vehicle use.

(2) A power supply cord bearing the following markings: Type SO, ST, or STO. The cord shall not be spliced.

(b) The male attachment plug shall conform with provisions of Articles 550 or 551 of the California Electrical Code.

(c) The conductors shall be sized for the electrical load shown on the unit's electrical label.

(d) In the absence of an electrical label on the unit or the unit manufacturer's approved installation instructions, the conductors shall be sized in accordance with the calculated load as determined by the provisions of the California Electrical Code, Articles 1, 2, and 3.

(e) Only one power supply connection to a unit shall be permitted.

(f) Power supply cords shall not be buried or encased in concrete.

NOTE: Authority cited: Sections 18865, Health and Safety Code. Reference: Sections 18871 and 18873.3, Health and Safety Code.

§ 2354. Unit Gas Connector.

(a) Each unit connected to the lot outlet shall be connected by an approved flexible gas connector, listed for its intended use, not more than six (6) feet in length and of adequate size to supply the unit's gas appliance demand, as evidenced by the label on the unit. In the absence of a label, the unit's demand shall be determined by the California Plumbing Code, Chapter 12.

(b) Only one (1) gas supply connection to a unit shall be permitted.

NOTE: Authority cited: Sections 18865, Health and Safety Code. Reference: Sections 18871 and 18873.1, Health and Safety Code.

§ 2356. Unit Water Connector.

A unit shall be connected to the lot water service outlet by a flexible connector approved for potable water.

NOTE: Authority cited: Sections 18865, Health and Safety Code. Reference: Sections 18871 and 18873.1, Health and Safety Code.

§ 2358. Drain, Unit.

(a) Drain connectors and fittings for recreational vehicles shall be listed and approved for drain and waste..

(b) Recreational vehicles located in a park for more than 3 months, or units with plumbing that are not self-contained, shall be connected to the lot drain inlet by means of a drain connector consisting of approved pipe not less than schedule 40, with listed and approved fittings and connectors, and shall not be less in size than the unit drain outlet. A listed and approved flexible connector shall be provided at the lot drain inlet end of the pipe.

(c) A drain connector shall be gas-tight and no longer than necessary to make the connection between the unit's drain outlet and the drain inlet on the lot.

(d) Vehicles occupying lots without drain inlets shall have the drain outlet of the vehicle capped gas-tight, unless discharged into an approved, closed, vented container.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18871, and 18873.1, Health and Safety Code.

§ 2360. Air-Conditioning Installation.

If a unit is not pre-wired for air-conditioning equipment, it shall be energized from the lot service, provided the park electrical system has the capacity to supply the additional air-conditioning load and a permit to construct is obtained for the alteration of the lot electrical service.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18871, 18873.3, and 18873.5, Health and Safety Code.