

City of Gold Bar

EST. 1910



107 - 5th Street, Gold Bar, WA 98251

BUILDING PERMIT APPLICATION

Addition/Remodel or Shed	Single/Multi Family Residence	Mobile Home Siting
<input type="checkbox"/> Completed Application	<input type="checkbox"/> Completed Application	<input type="checkbox"/> Completed Application
<input type="checkbox"/> 2 Copies of site plan(Including any easements, existing structures, existing septic, drainfield, reserve, raindrain location and addition	<input type="checkbox"/> 2 Copies of site plan(Including any easements, existing structures, existing septic, drainfield, reserve, raindrain location and addition	<input type="checkbox"/> Site Plan
<input type="checkbox"/> Setbacks (site must be staked)	<input type="checkbox"/> Setbacks (site must be staked)	<input type="checkbox"/> Setback (staked)
<input type="checkbox"/> 2 Copies of drawings of proposed addition/structure.	<input type="checkbox"/> 2 Copies of approved septic/drainfield plan	<input type="checkbox"/> Septic/drainfield approval
<input type="checkbox"/> Copy of valid contractor's License	<input type="checkbox"/> 2 Copies of building plans for structure	<input type="checkbox"/> Mobile floor plan
	<input type="checkbox"/> 2 Copies of structural Engineering Calculations	<input type="checkbox"/> Valid Installer's license
	<input type="checkbox"/> Copy of valid contractor's license	<input type="checkbox"/> Contractor's license
	<input type="checkbox"/> Copy of WATTSUN compliance report (not required for 2x6 construction)	

Site Address or Property Location: _____

Size of Site (acre/square feet): _____

Assessor's Tax Parcel Number (14 digits): _____

Applicant/Agent: _____	Phone#: _____
*Signature: _____	Printed Name: _____
Mailing Address: _____	Fax#: _____
City: _____	State: _____ Zip: _____ Email: _____

Property Owner: _____	Phone#: _____
**Signature: _____	Printed Name: _____
Mailing Address: _____	Fax#: _____
City: _____	State: _____ Zip: _____ Email: _____

2 nd Property Owner: _____	Phone#: _____
**Signature: _____	Printed Name: _____
Mailing Address: _____	Fax#: _____
City: _____	State: _____ Zip: _____ Email: _____

ATTACHED A SEPARATE SHEET FOR ADDITIONAL PROPERTY OWNERS/ADDITIONAL ADDRESSES

*Applicant/Agent: By your signature above, you hereby certify that the information submitted is true and correct and that you are authorized by the property owner(s) to act on their behalf.

** Property Owners: By your signature above, you hereby certify that you have authorized the above applicant and/or agent to make applications on your behalf for this application.

SETBACKS: (Front _____) (Rear _____) (Side A _____) (Side B _____)

BUILDING HEIGHT: _____ MINIMUM FLOOR ELEVATION: _____ Feet

BUILDING USES: _____ TYPE OF CONSTRUCTION: _____

OF STORIES: _____ #OF DWELLING UNITS: _____ OCCUPANCY LOAD: _____

TYPE OF HEATING SYSTEM: _____ INDOOR AIR SYSTEM: _____

BUILDING AREA: Basement Level _____ Garage _____ Second Story _____

First Story _____ Miscellaneous _____ Other Stories _____

TOTAL NEW AREA: _____ SNOW LOAD: 25 PSI WIND SPEED ZONE: 80 MPH SEISMIC ZONE: 3

Owners Est. of Job Valuation: _____ Revised Est. of Job Valuation: _____

Brief Description of Work: _____

Please indicate the number of fixtures/equipment that applies to your project below.

NO.	PLUMBING FIXTURE	Price	NO.	MECHANICAL EQUIPMENT	Price			Price
_____	WATER CLOSETS (TOILETS)	\$9.80	_____	AIR CONDITIONING UNITS <100k BTU	\$14.70	_____	AIR HANDING	\$10.65
_____	BATHTUB/SHOWER	\$9.80	_____	AIR CONDITIONING UNITS >100k BTU	\$27.15	_____	STOVE	\$10.65
_____	LAVATORY (WASH BASIN)	\$9.80	_____	AIR CONDITIONING UNITS >500k BTU	\$37.25	_____	METAL FIREPLACE/ CHIMNEY	\$10.65
_____	SHOWER (ONLY)	\$9.80	_____	REFRIG UNITS <100K BTU	\$14.70	_____	WATER HEATER	\$10.65
_____	KITCHEN SINK & DISP	\$9.80	_____	REFRIG UNITS >100K BTU	\$27.15	_____	GAS PIPING 1 ST 5	\$8.15
_____	DISHWASHER	\$9.80	_____	REFRIG UNITS >500K BTU	\$37.25	_____	GAS OUTLET >5	\$1.10
_____	LAUNDRY TRAYS	\$9.80	_____	BOILERS <100K BTU	\$14.70	_____	BASE MECH	\$23.50
_____	CLOTHESWASHER	\$9.80	_____	BOILERS >100K BTU	\$27.15	_____	PUMPS. ASSTD.	\$10.65
_____	WATER HEATER	\$12.30	_____	BOILERS >500K BTU	\$37.25	_____	HEAT EXCHGRS	\$10.65
_____	URNIAL	\$9.80	_____	GAS FIRED AC <100K BTU	\$14.70	_____	CONDENSERS	\$14.70
_____	DRINKING FOUNTAIN	\$9.80	_____	GAS FIRED AC >100K BTU	\$27.15	_____	HOT WATER HEAT COILS	\$10.65
_____	FLOOR DRAIN	\$9.80	_____	GAS FIRED AC >500K BTU	\$37.25			
_____	VACUUM BREAKERS	\$9.80	_____	FORCED AIR <100K BTU	\$14.80			
_____	ROOF DRAINS/RAINHEADERS	\$9.80	_____	FORCED AIR >100K BTU	\$18.20			
_____	SINK (SERVICE, BAR, ECT.)	\$9.80	_____	WALL HEATERS	\$14.80			
_____	BACKFLOW DEVICE	\$9.80	_____	UNIT HEATERS <100K BTU	\$14.80			
_____	BASE PLBG	\$23.50	_____	UNIT HEATERS >100K BTU	\$18.20			
_____	BLDG DRAIN	\$24.65	_____	EVAPORATED COOLERS	\$10.65			
_____	OTHER	\$9.80	_____	CLOTHES DRYER	\$10.65			
_____	ICEMAKER	\$9.80	_____	VENT FANS	\$7.25			
_____	GREASE INTERCEP.	\$9.80	_____	COMMERCIAL RANGE HOODS	\$10.65			
_____	TOTAL FIXTURES					_____	TOTAL EQUIPMENT	

-THIS APPLICATION MUST BE COMPLETED BEFORE ACCEPTANCE-

It is the responsibility of the permit holder to notify the Building Department and ensure that the required inspections are made. This permit may be revoked if the work is not in conformance with laws, rules and regulations of the City of Gold Bar. The duty to ensure conformance rests with the builder, developer and permit applicant, not the City. The approval of construction plans and satisfactory inspections do not guarantee that all provisions of applicable codes have been met. All plans submitted to the City become public record and are available for public inspection and copying. All contractors performing work authorized by this permit must be a registered as required by state law.

OFFICIAL USE ONLY:
 PLAN CHECK FEE: \$ _____ RECEIPT#: _____ RECEIVED BY: _____

BUILDING OFFICIAL: _____ DATE: _____ ACCEPTED: _____ REJECTED _____

CITY OF GOLD BAR

BUILDING DEPARTMENT

CERTIFICATE OF MOBILE SITING

NOTE: THIS CERTIFICATE DOES NOT CERTIFY ELECTRICAL WORK OR OCCUPANCY

At _____ Building Permit Number _____

NAME AND ADDRESS OF OWNER:

Occupant Load _____ Type Const. _____

Use _____

THE _____ HAS BEEN INSPECTED AND APPROVED AS COMPLYING WITH
PROVISIONS OF THE STATE AND LOCAL MOBILE INSTALLATION REQUIREMENTS.

Issued this _____ day of _____, 2001

By _____
BUILDING OFFICIAL

This certificate shall be posted in a conspicuous public area and shall not be removed, mutilated or obscured and shall be maintained in legible condition at all times.



INSTALLER TAG

**WASHINGTON STATE
COMMUNITY, TRADE AND
ECONOMIC DEVELOPMENT**

Building Foundations for the Future

**INSTALLER
CERTIFICATION
NUMBER**

SIGNATURE

FOOTINGS

SUPPORT PIERS

ANCHORS

EARTHQUAKE BRACING (if applicable)

PLUMBING CONNECTIONS

SKIRTING

DATE OF FINAL INSPECTION

INSTALLERS: PLACE NEAR BUILDING PERMIT. FILL IN CERTIFICATION NUMBERS FOR WORK PERFORMED AND SIGN.

INSPECTOR: NUMBERS AND SIGNATURES MUST BE ON TAG BEFORE FINAL APPROVAL. DATE AND SIGN.

HOMEOWNER: STORE TAG IN HOME AFTER FINAL INSPECTION.

Office of Manufactured Housing, 800-964-0852

July 1998



INSTALLER TAG

**WASHINGTON STATE
COMMUNITY, TRADE AND
ECONOMIC DEVELOPMENT**

Building Foundations for the Future

**INSTALLER
CERTIFICATION
NUMBER**

SIGNATURE

FOOTINGS

SUPPORT PIERS

ANCHORS

EARTHQUAKE BRACING (if applicable)

PLUMBING CONNECTIONS

SKIRTING

DATE OF FINAL INSPECTION

INSTALLERS: PLACE NEAR BUILDING PERMIT. FILL IN CERTIFICATION NUMBERS FOR WORK PERFORMED AND SIGN.

INSPECTOR: NUMBERS AND SIGNATURES MUST BE ON TAG BEFORE FINAL APPROVAL. DATE AND SIGN.

HOMEOWNER: STORE TAG IN HOME AFTER FINAL INSPECTION.

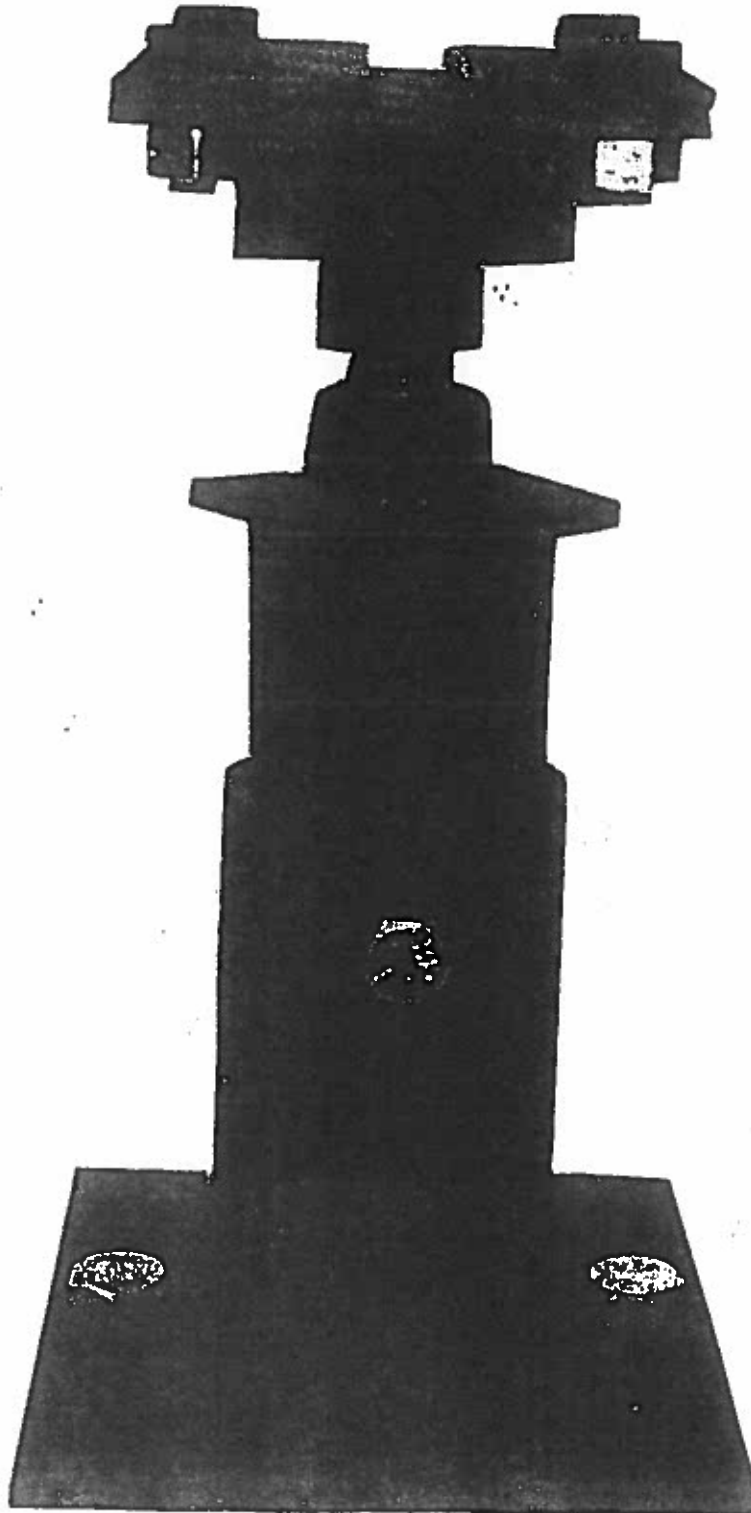
Office of Manufactured Housing, 800-964-0852

July 1998

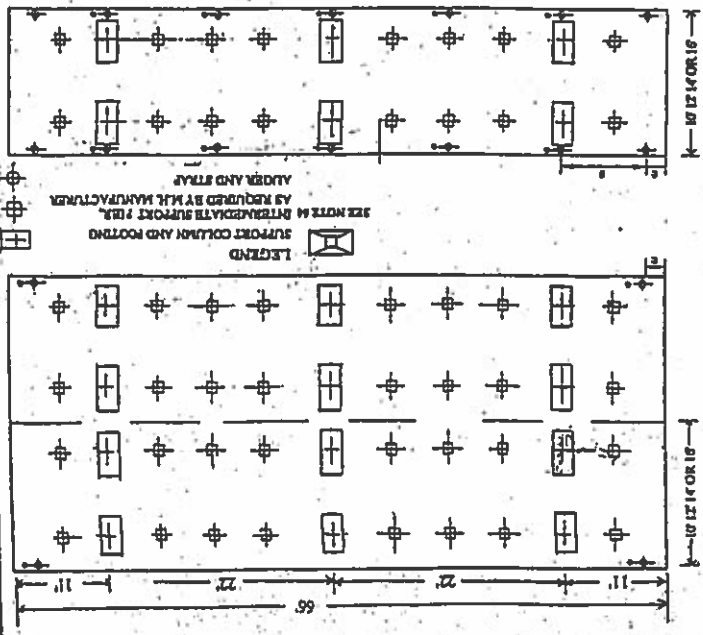
MAGNUM FOUNDATION SYSTEMS

*Manufacturers of Engineered Foundations for Manufactured
Housing and Earthquake Resistant Bracing*

(541) 942-3465 + 77328 Mosby Cr. Rd. + Cottage Grove, OR 97424



PERMANENT FOUNDATION SYSTEM



INSTALLATION INSTRUCTIONS:

1. INSTALL FOUNDATIONWORKS FOOTINGS AND SUPPORT COLUMNS TO SPACING TABLE PER THIS SHEET.
2. PREPARATION FOR CHAIRS BEAM SUPPORT SHALL BE AS SHOWN IN THIS SHEET. LOADS AS SHOWN BY THE MAKE/ACTUAL HOME INSTALLATION INSTRUCTIONS.
3. LEVEL THE SOIL AND PLACE REINFORCED PRECAST CONCRETE FOOTING BELOW THIS SHEET. SAND OR 1/2" WELDED WIRE TO FILL IN VOIDS UNDER FOOTING. WIRE GROUND IS UNNEEDED.
4. SINGLE AND DOUBLE WIDE:
 - ORIENTED FOOTING: THE LONG DIMENSION OF THE FOOTING IS TO BE PARALLEL TO THE MAIN FRAMING, DUE TO SITE OR SET-UP CONDITIONS.
 - SET SUPPORT COLUMN TO ITS LOWEST SETTING. PLACE IT ON CONCRETE FOOTING AND ATTACH IT TO FOOTING WITH "N" BOLTS.
 - BASE TOP SECTION OF SUPPORT COLUMN SHALL BE CUT OFF TO CHAIRS BEAM. THEN LOWER UNTIL BOLTS ARE THROUGH SUPPORT COLUMN. THEN TIGHTEN.
 - TURN LABOR NOT UNDER HEAD UNTIL PLATE CONTACTS BEAM. INSTALL 3 CLAMP PLATES AND TIGHTEN FULLY.
 - FOR FINAL TUNE ADJUSTMENT AND LOAD TRANSFER TO FOOTING AND SUPPORT COLUMNS, TURN LARGE NUT UNDER HEAD.

BEAM SIZE NOTES

SPACING SHOWN ON THIS PLAN ARE FOR HOMES WITH 10" AND 12" BEAMS.

ANY 6"-8" CHAIRS BEAM IS NOT TO CANTILEVER MORE THAN 8" ON EACH END OF UNIT. SPACING OF FOUNDATIONWORKS FOOTINGS AND SUPPORT COLUMNS CANNOT EXCEED 16".

HOME LENGTHS NOTES

DOUBLE-WIDE:
 W/10 11/2" EXPOSURE C
 UP TO 41'-8" FOOTINGS & COLUMNS
 41'-8" - 45'-0" FOOTINGS & COLUMNS
 45'-0" - 48'-0" FOOTINGS & COLUMNS

SINGLE-WIDE:
 W/10 11/2" EXPOSURE C
 UP TO 41'-8" FOOTINGS & COLUMNS
 41'-8" - 45'-0" FOOTINGS & COLUMNS
 45'-0" - 48'-0" FOOTINGS & COLUMNS

TIE DOWN NOTES

SINGLE-WIDE HOMES SHALL HAVE AN ALDER AND STRAP TYPE TIE-DOWN, PLACED AS SHOWN ON THE SINGLE-WIDE PLAN.

TIE-DOWNS SHALL BE AN ALDER AND STRAP TYPE TIED FOR A MINIMUM OF 4200 LBS. PULLOUT.

DOUBLE-WIDE HOMES IN 11 1/2" W/10 AREAS WITH EXPOSURE B, NEED TIE-DOWNS AT EACH CORNER ONLY.

SINGLE-WIDE HOMES IN 11 1/2" W/10 AREAS WITH EXPOSURE B, NEED TIE-DOWNS AT EACH CORNER ONLY.

GENERAL NOTES

DESIGN LOADS:
 ROOF LOAD - 30 PSF
 FLOOR LOAD - 40 PSF

DOUBLE-WIDE:
 W/10 11/2" EXPOSURE C

SINGLE-WIDE:
 W/10 11/2" EXPOSURE B

THE DESIGN LOADS SHALL BE CONSISTENT WITH ROOF LIVE LOAD, WIND LOAD AND SEISMIC CODE AS ESTABLISHED FOR PERMANENT BUILDINGS WITHIN A SPECIFIC LOCAL AREA.

SPECIFICATIONS

WELDS ACCORDING TO A.W.S.D. 1.1-99 SPECIFICATIONS

A.W.S. SOLID WIRE ENTIRE LENGTH

WELDED ALUMINUM

SUPPORT COLUMN BOLTS SHALL BE GRADE 3 FOOTINGS 300 PSI @ 100 DAYS

LIGHT-WEIGHT REINFORCED CONCRETE

FOUNDATIONWORKS SUPPORT ASSEMBLIES SHALL BE COATED WITH FOREST TECHNICAL FINISHES. CHAIRS PAINT BE-8-30 OR EQUIVALENT.

TESTING

TESTS PERFORMED BY: FH LAB RWS-3023-1
 MAX VERTICAL LOAD TEST: 4000 LBS.
 RATED VERTICAL CAPACITY AT 3" MAX HEIGHT IS 4100 LBS.
 CAPACITY AT 7"-3" MAX HEIGHT IS 3700 LBS.

CERTIFICATION

THIS IS TO CERTIFY THAT THE SUBJECT FOUNDATIONWORKS, INC. DESIGN IS CAPABLE OF WITHSTANDING ALL RATED DESIGN LOADS. THIS CERTIFICATION IS PREDICATED UPON THE VERIFICATION AND TIGHTENING OF THE SUPPORT COLUMNS.

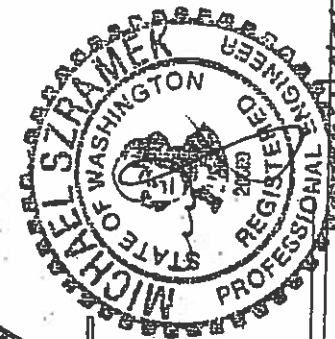
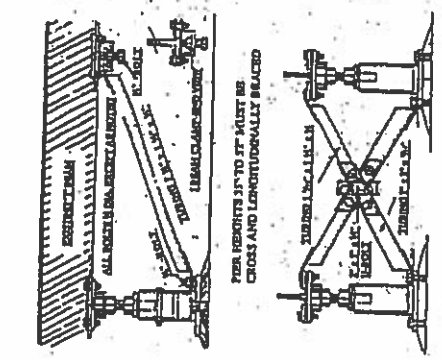
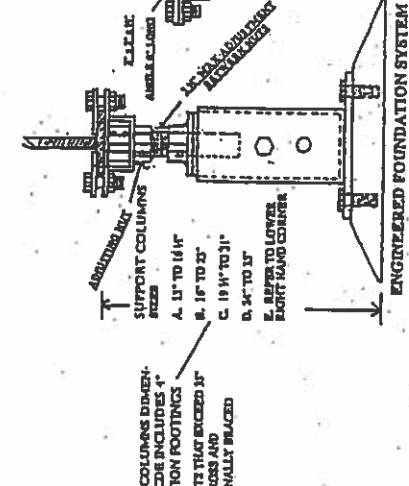
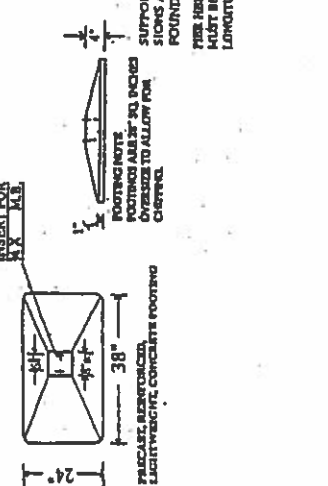
SPECIAL CONDITIONS

PLEASE CONTACT FOUNDATIONWORKS, INC. FOR INFORMATION ON ANY OF THE FOLLOWING CONDITIONS:

SNOW LOADS OVER 30 PSF FLOOR PLAN LOCATION

CONTRACTED

CONTRACTED QUANTITIES FOLLOW OVER 12" IN DEPTH SHALL HAVE A COMPACTION TEST PERFORMED TO ENSURE ADEQUATE COMPACTION IS PRESENT.



FOUNDATIONWORKS, INC.
 DRAWING NUMBER FWS-717
 MODEL NUMBER FWS-017

FOUNDATIONWORKS, INC.
 COTTAGE GROVE, OR 97424
 PHONE (541) 942-3465

U.S. PATENT # 5,862,635

EXPIRES 07/11/07

Chapter 15.17 - MOBILE HOME PARK DEVELOPMENT STANDARDS

Sections:

15.17.010 - Purpose and intent.

- A. The purpose of this chapter is to establish minimum standards and requirements for the placement, construction, expansion and operation of mobile homes and mobile home parks. It is the intent of this chapter to recognize the changing trends of mobile home development and to provide regulations that allow a certain degree of flexibility in construction and design. The regulations contained in this chapter have been determined by the city council to be in accord with the general development plan for the city and are necessary to protect and secure the public health, safety and general welfare.
- B. The regulations contained in this chapter are also intended to implement and supplant the "Mobile Home Regulations of the State of Washington Department of Health" only where this title prescribes minimum standards equal to or greater than the state rules and regulations.

(Ord. 506 § 1 (Exh. A (part)), 1999)

15.17.020 - Definitions.

Unless defined in this section, the words as used in this chapter shall be as defined by the Gold Bar zoning code and the Washington State Building Code, including WAC Title 51 and RCW 19.27.031, with all applicable amendments. For the purpose of this chapter, certain terms and words are defined as follows:

"Access roadway" means a private mobile home park service road providing vehicular access and egress between individual mobile home lots and an adjoining public right-of-way.

"Accessory use" means a use customarily incidental and subordinate to the principal use of mobile home and located on the same mobile home lot with the principal use of mobile home, or in the mobile home.

"Awning" means any structure erected for shade or shelter and which is completely open on at least two (2) sides. A side may be interpreted to be an end. "Awning" does not include a window awning. An awning shall be accessory to a mobile home and is intended to be constructed in conformance with the building code and contiguous with the mobile home to which it is accessory.

"Building" means any permanent structure having a roof supported by columns or walls

attached to for the shelter, housing or enclosure of persons, chattels, or property of any kind and must meet the standards of the city adopted Uniform Building Code [Washington State Building Code]. "Building" does not include a mobile home or other accessory awnings, cabanas and carports, which are portable and are designed to be readily assembled and disassembled and adapted to transportation.

"Building code" means the Washington State Building Code, including WAC Title 51 and RCW 19.27.031, with all applicable amendments as adopted by the city.

"Building inspector" means the officer charged with the administration and enforcement of this chapter or his/her regularly authorized deputy.

"Cabana" means a structure, not to exceed twelve (12) feet in width nor longer than the mobile home it serves, consisting of one (1) room only, and excluding any utility usage therein.

"Carport" means a structure to house or protect motor vehicles owned or operated by the occupants of the main building which is open to the weather for at least forty (40) percent of the total area of its sides.

"Fence" means any protective wall, shield or structure composed of posts connected by boards, rails, panels or wire for the purpose of enclosing space or separating lots located between or to the rear of any mobile home. This definition also includes "living" vegetative barriers. The term fence does not include retaining walls.

"Lot" means a platted or unplatted parcel of land which:

1. Has such minimum size, yards, widths and open spaces as are required by this title for occupancy by a principal use and uses accessory thereto or a principal building and accessory buildings; and
2. If one (1) or more lots are built upon as a unit of property and under one (1) ownership, they shall, for the purposes of this title, be considered as a single lot. A "unit of property" shall not accommodate or be intended to accommodate more than one mobile home, single-family dwelling or other principal building.

"Mobile home" means the same as defined in Section 17.08.1070.

"Mobile home park" means a tract of land under single ownership or control designed for the temporary or permanent parking of three (3) or more mobile homes used for human habitation where the minimum lot area for each mobile home site is less than the requirements of Title 17.08

for a single-family residence and/or where an individual septic tank is not provided for each mobile home regardless of whether or not any charge is made for such accommodation. This definition also includes a contiguous parcel of land under single ownership or control where the density of mobile homes is over three (3) per acre. This definition does not include land designated for the display or sale of mobile homes.

"Stairs, ramps and decks" means stairs, ramps and decks leading to the entrances or exits of a mobile home shall comply with the Uniform Building Code.

(Ord. 506 § 1 (Exh. A (part)), 1999)

(Ord. No. 684, § 3, 10-6-2015)

15.17.030 - Variances, fees and enforcement regulations.

Variances, fees and enforcement of this chapter shall be as follows:

- A. Variance. Variances from this chapter may be acquired using the procedures and criteria specified in Chapter 17.72 and Title 19.
- B. Chapter 17.84 shall govern violations of this chapter. Any violation of this chapter shall constitute a violation of Title 17 for purposes of applying Chapter 17.84.

(Ord. 506 § 1 (Exh. A (part)), 1999)

15.17.040 - Mobile home lot and yard requirements.

Mobile home lots and yard requirements shall be as follows:

- A. Each mobile home lot shall be plainly marked by corner stakes, fences, shrubbery or other devices. The marked lot lines shall conform to the lot lines approved in the preliminary plat for the mobile home park. The lines shall be marked prior to final plat approval.
- B. Minimum lot width is fifty (50) feet.
- C. Size and Shape of Lot Generally—Site Number. Mobile home lots are exempt from the minimum lot size requirements of Title 17. Every independent mobile home lot shall be a least three thousand seven hundred fifty (3,750) square feet; shall be identified with an individual site number in logical numerical sequence; and so shown on the official plat plan for the mobile home park.
- D. Mobile home Park—Area and Yard Requirements. A mobile home park shall contain at least three (3) acres. It shall be designated so that the side setbacks and rear setbacks are a

minimum of ten (10) feet and front setbacks are a minimum of fifteen (15) feet.

- E. No mobile home lot shall front on a public street, except the public streets located inside the mobile home park.

(Ord. 506 § 1 (Exh. A (part)), 1999)

15.17.050 - Site improvements.

Site improvements in mobile home parks shall be as follows:

- A. Individual Storage Sheds. Individual storage sheds on a mobile home lot shall not be closer than three (3) feet to a mobile home or lot line.
- B. Storage Area. Fenced storage space shall be provided in every mobile home park at the rate of thirty (30) square feet of storage space per mobile home lot. The storage shall be provided for the storage of accessory items such as boats, travel trailers, or other recreational vehicles or related equipment owned by the mobile home park residents. Such items shall be stored in the storage area and not parked alongside mobile homes if sufficient storage space is available.
- C. Visitor's Parking. One (1) additional paved parking stall shall be provided per every five (5) lots, whether such lots are vacant or occupied.
- D. Preventing Cross-connections. In mobile home parks accommodating mobile homes having garbage grinders or disposals, showers and/or individual water-flush toilets, approved facilities shall be provided to prevent the possibilities of cross-connection between the water system and sources of contamination within such mobile home and it shall be the operator's responsibility to inspect each mobile home and assure himself that no cross-connection exists, before permitting connection of such mobile home to the water supply.
- E. Water and Fly-tight Connectors. All connections between the mobile home and the waste lines must be by means of water and fly-tight connectors.
- F. All mobile homes and mobile home parks shall be connected to a municipal water system and all plumbing shall be in compliance with the adopted UPC by the city.
- G. Surfacing—Size Specifications. All access roadways, parking areas and service drives shall be bituminous surfaced or better. Widths of access roadways shall be a minimum of twenty-two (22) feet paved with a three-foot pedestrian walkway delineated with reflective "turtles," and two (2) off-roadway parking spaces for each unit shall be provided per this code. The width and surfacing requirements of this subsection shall supersede any conflicting city standards pertaining to road design and construction.

- H. Mailboxes. Owner of mobile home park may provide cluster mailboxes for residents use. Mailboxes installed must conform to city of Gold Bar's design and construction standards and be pre-approved as to installation location through the Gold Bar Postmaster and the city's public works director. Approved location for mailboxes shall be shown on street construction plans.
- I. Landscaping and screening shall comply with Chapter 17.60, landscaping ordinance.
- J. Streets within mobile home parks are exempt from public dedication requirements.

(Ord. 506 § 1 (Exh. A (part)), 1999)

15.17.060 - Cabanas.

Cabanas shall conform to the following regulations:

- A. One Cabana on Each Lot. One (1) cabana may be erected on a mobile home lot and for use with a mobile home on such lot.
- B. Design of Cabanas. All cabanas shall be installed in accordance with manufacturer's specifications and shall be securely anchored to a permanent foundation.

(Ord. 506 § 1 (Exh. A (part)), 1999)

15.17.070 - Fire hydrants.

Fire hydrants in compliance with the UFC shall be installed at distances not more than one hundred fifty (150) feet apart in all mobile home parks.

(Ord. 506 § 1 (Exh. A (part)), 1999)

15.17.080 - Operation, repair and maintenance of parks and facilities.

The operation, maintenance and repair of mobile home parks and facilities shall conform to all city regulations in addition to the following:

- A. Owner's Responsibility. The owner or operator of a mobile home park shall be responsible for securing the maintenance of all structures and their sites and for enforcing all of the requirements of this chapter.
- B. Obstructions Prohibited. No structure shall be erected, placed or maintained so as to obstruct a required opening in a cabana or awning, a required open space on a site, or prevent inspection of electrical and sanitation facilities or trailer equipment.

(Ord. 506 § 1 (Exh. A (part)), 1999)

15.17.090 - Open space.

Mobile home parks designed for ten (10) or more units shall provide three hundred seventy-five (375) square feet per dwelling unit for passive/active developed recreation not to include stormwater/septic drainage fields or landscape buffer zones. Each developed site shall include recreation facilities with a cost value minimum of three hundred dollars (\$300.00) per dwelling unit which includes such items as playground equipment, picnic equipment, sports facility, etc.

(Ord. 506 § 1 (Exh. A (part)), 1999)