

ACCESSORY STRUCTURES AND YARD AREA

- ✓ There is no refuse, trash, paper, leaves, brush or other combustible materials under or around the mobile home.
- ✓ Refrigerators, clothes washers and dryers installed on a patio are in an enclosure.
- ✓ Mobile home lots are not used for storage of boats, vehicles, etc.

PERMITS

(obtained from the local enforcement agency)

- ✓ A permit is required to make any structural, electrical, plumbing, or gas system changes.
- ✓ A permit is required to install any mobile home.

SUBSTANDARD CONDITIONS

A mobile home, manufactured home or recreational vehicle may be considered substandard if the following conditions are present:

- ✓ Insanitary plumbing
- ✓ Hazardous wiring
- ✓ Inadequate ventilation
- ✓ Unsafe heating
- ✓ Faulty weather protection
- ✓ Infestation of cockroaches, mice, or rats
- ✓ Dilapidated or improper maintenance
- ✓ Inadequate foundation or support
- ✓ Unsupported, loose, or leaking fuel pipes and/or sewer & drains.



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City of Rancho Cucamonga BUILDING AND SAFETY SERVICES DEPARTMENT



MOBILE HOME PARK PROGRAM REQUIREMENTS AND CHECKLIST FOR RESIDENTS

MISSION

The Building and Safety Department provides quality service to the community in a manner that is comprehensive, efficient and knowledgeable. We continue our commitment to excellent public safety and quality of life, by building strong relationships and partnerships with residents, businesses, and the development communities; through innovative programming, technology and the enforcement of the highest standards of codes.

GOAL

The goal of Building and Safety is to provide excellent public service and fair enforcement to our citizens who reside in a mobile home park. In addition, our goal is to empower the resident with helpful information for the maintenance of their home.

MOBILE HOME MAINTENANCE

It is the responsibility of the resident to maintain the condition of their home, and to ensure your home meets the minimum standards. Below is a list of State requirements for mobile home maintenance.

POWER SUPPLY AND ELECTRICITY

- ✓ The power supply cord is listed for use in manufactured homes, mobile homes, or recreational vehicles.
- ✓ The power cord is not rated less than the electrical load of the unit.
- ✓ The covering for the power supply cord is intact and free from cracks and other deterioration.

- ✓ The power supply cord is not touching the ground.
- ✓ A flexible extension cord is not being used to provide electrical power to a storage cabinet.
- ✓ Appliances or equipment located outside of the mobile home are provided with approved wiring and electrical service.
- ✓ Outside electrical outlets are protected from the weather and protected by GFCI outlet.
- ✓ The main electrical panel dead front cover is kept securely in place.
- ✓ All wiring is protected from physical damage with an approved method such as a conduit.

DUMPING AND GAS CONNECTIONS

- ✓ Only one approved flexible gas connector (no more than 6 ft in length) is used to connect the mobile home to the lot gas outlet.
- ✓ The flexible gas connector is not buried or touching the ground.
- ✓ The gas piping beneath the mobile home is properly supported by metal hangers at a maximum of 4-foot intervals.
- ✓ The gas meter is not enclosed and has adequate ventilation.
- ✓ Sewer drain connections shall be gas tight and leak free. Minimum slope 1/4' per foot.
- ✓ Sewer drain shall be schedule 40 ABS plastic with supports at 4-foot intervals.

WATER AND DRAIN CONNECTIONS

- ✓ An approved connector, such as copper tubing with at least 1/2 inch inside diameter, is being used to connect the mobile home to the lot water service.
- ✓ All exterior hose bibs shall have anti-siphon devices.
- ✓ Each lot shall be provided with a water shut-off valve. Only one (1) lot per water service supply is allowed.

AWNINGS AND CARPORTS

- ✓ The awnings and/or carport, must be free standing or have a permit for attachment to mobile home.
- ✓ Awnings or carports must be used for recreational purposes only.
- ✓ Solid panels in an awning enclosure are not more than 50% of the total wall area.
- ✓ The awning enclosure is used only for recreational purposes.

GUARDRAILS AND HANDRAILS

- ✓ Guardrails are installed at a height of at least 36 in above the floor, enclosing all porches and decks that are located 30 or more inches above the ground.
- ✓ All stairways with four or more risers are equipped with a handrail at a height between 34 and 38-inches above the floor of the steps.
- ✓ All guardrails must have intermediate rails spaced less than 4-inches apart.