

**Ridgway Municipal Code**

**CHAPTER 6**

**SECTION 3**

**Regulations for Mobile Homes, Travel Homes, and Other Factory Manufactured Structures**

**Subsections:**

- 6-3-1 Definitions.
- 6-3-2 Building And Occupancy Permits For Factory Built Structures.
- 6-3-3 Nonconforming Mobile Homes And Structures.
- 6-3-4 Administration And Enforcement.

**6-3-1 DEFINITIONS.**

(A) MOBILE HOME: Mobile home means a factory built single family dwelling with a living area of 500 square feet or more which does not meet the requirements of Section 6-6, and is not required to have license plates pursuant to Article 42-3, C.R.S., as amended.

(Ord. 19-1999)

(B) DEPENDENT MOBILE HOME: A mobile home without toilet, lavatory or bathing facilities.

(C) MOBILE HOME PARK: A single site, parcel or lot operated and used for the location of two (2) or more mobile homes intended for use as residences.

(D) TRAVEL HOME: Any movable or relocatable dwelling unit with a living area of less than 500 square feet or which is required to have a license plate.

(E) TRAVEL HOME PARK: A park or campground for the temporary use of travel homes, including but not limited to campers, motorhomes, pick-up truck campers, trailers and trailer coaches.

**6-3-2 BUILDING AND OCCUPANCY PERMITS FOR FACTORY BUILT STRUCTURES.**

(A) It shall be unlawful to erect, move or place any mobile home or other factory built housing or structure, other than travel homes, within, on or onto any site, lot or tract, including a mobile home park space without first obtaining a building permit.

(B) Application for a building permit shall be made in accordance with the requirements of the Town's Building Code to the extent applicable and a building permit shall be required regardless of the value of the work. Accompanying the application shall be a site plan drawn to scale showing the dimensions of the mobile home lot or space, the dimensions of the mobile home itself, setbacks and the location of any other structures, easements or improvements on the lot or space. Building permit fees shall also be due determined as follows:

- (1) Mobile homes or factory-built housing set up within a lawful mobile home park: \$200

building permit fee. No plan check fee.

(Ord 2-2019)

(2) All other mobile homes or factory-built structures - the building permit fee determined according to the current Building Code fee schedule based upon the value of the work to be performed, plus the value of the mobile home or the factory built structure. No plan check fee shall be charged for the structure itself.

(C) No building permit shall be issued unless the following criteria are met:

(1) The mobile home or factory built structure meets either the Town's Building, Plumbing, Electrical and other Codes and Regulations, or

(a) It is to be used for a residence and for mobile homes or other factory built homes manufactured after June 15, 1976, - meets the requirements of the National Mobile Home Construction and Safety Standards Act of 1974 (42 USC 1501, et seq.) and regulations promulgated thereunder;

(b) It is to be used for a residence and for mobile homes and other factory built homes manufactured prior to June 15, 1976, and after the effective date of the Colorado Housing Act of 1970 (C.R.S., 24-32-701, et seq., as amended), - complies with the requirements of said Act, and all rules and regulations promulgated thereunder;

(c) For factory built storage and outbuildings with less than 250 square feet of floor area, - they are to be assembled and erected in accordance with the manufacturer's minimum requirements;

(2) Any foundation, and all electrical and plumbing interconnections shall comply with applicable requirements of the Town's Building, Plumbing and Electrical Codes.

(3) Except for a mobile home located in a mobile home park for less than ninety (90) days, or one which is located upon a full foundation constructed in compliance with the building code requirements, each mobile home shall have skirting installed around the entire lower perimeter of the home completely enclosing all water and sewer connections. Such skirting shall meet Town standard specifications.

(4) (a) Except for mobile homes erected on a foundation, complying with the requirements of the Building Code, all mobile homes located within the Town shall be adequately blocked and supported with sufficient number of footings, which, at a minimum, conform with the manufacturer's recommendations for such mobile home. Footings and foundations, unless otherwise specifically provided, shall be constructed of materials specified by the Building Code for the intended use and in all cases shall extend below the frost line. Footings of concrete and masonry shall be of solid material. Foundations supporting untreated wood shall extend at least six (6) inches above the adjacent finished grade. Footings shall have a minimum depth below finished grade of twelve (12) inches unless a greater depth is recommended by a foundation investigation.

Piers and bearing walls shall be supported on masonry or concrete foundations or piles or other approved foundation systems which shall be of sufficient capacity to support all loads.

(b) Mobile homes to be set up in a mobile home park may be set up as follows in lieu of the requirements of Paragraph (a).

(i) The mobile home shall be set up so that there is a minimum eighteen inches

(18") high area for access to the water and sewer connections measured from the bottom of the wood frame to the ground or pad.

(ii) The support areas shall consist of a poured concrete or leveled gravel base.

(iii) The mobile home shall be set upon supports along both sides no more than eight feet (8') apart, center to center, or as per manufacturer's specifications. Each support shall consist of two four inch by eight inch by sixteen inch (4" x 8" x 16") concrete pad blocks, topped by additional concrete blocks placed with their long dimensions running perpendicular to the long dimensions of the pad blocks. Pad blocks are not required if the supports rest upon a concrete slab. The top of each support shall be capped by a two inch by eight inch by sixteen inch (2" x 8" x 16") wood block, and wedges shall be used to insure a tight set up. Alternate supports may be approved pursuant to Section 106 of the Uniform Building Code.

(iv) The sewer connection shall be grouted and sealed.

(v) The site shall be graded to direct drainage away from the mobile home.

(vi) That portion of the water supply line subject to flexing shall be copper or polybutylene. That portion subject to freezing shall be wrapped with heat tape or otherwise frost proofed.

(vii) All applicable requirements of this Section, Town Zoning Regulations, Flood Plain Management Regulations and other Town ordinances and regulations shall be met.

(D) It shall be unlawful to use or occupy a mobile home, or factory built structure (other than a travel home) until an Occupancy Permit has been issued by the Building Inspector following his inspection to determine compliance with the requirements of this Section 3 and other applicable Town Building and Zoning Ordinances and Regulations.

(E) Except as modified in this Section 6-3-2(E), all factory built structures are subject to applicable provisions of Town building, electrical and plumbing codes, including provisions applicable to maintenance, additions, repairs, alterations, and permits therefore. Provided, however, repairs to structures built pursuant to the regulations described in Paragraph 6-3-2(C)(1)(a) may be made in compliance with such regulations. (Ord 19-1999)

**6-3-3 NONCONFORMING MOBILE HOMES AND STRUCTURES.**

Any mobile home or other factory built housing or structure which, at the effective date of this Section, or at the time of annexation, if annexed, subsequent to the effective date of this Section, was lawfully existing and maintained in accordance with previously applicable County or Town regulations and ordinances, but which does not conform or comply with all of the regulations provided for in this Section, may be continued to be maintained or used but shall not be enlarged, modified, repaired or replaced except in conformity with this Section. Any mobile home or other factory built housing or structure which was previously unlawful or illegal under previously applicable regulations shall remain unlawful or illegal and subject to abatement or other enforcement action.

**6-3-4 ADMINISTRATION AND ENFORCEMENT.**

(A) The Building Official shall administer and enforce this Section.

(B) It shall be unlawful for any person to violate any provision of this Section.

(C) Any person convicted of a violation of any of the provisions of this Section shall be punished by a fine of not more than \$300. Each day during which any violation is committed or permitted to continue shall be considered to constitute a separate offense. (Ord 1-2017)

(D) Any violation of the provisions of this Section is hereby declared to be a nuisance and may be abated in accordance with law.

(E) In addition to any other remedies the Town may have, it may maintain an action in a court of competent jurisdiction to enjoin any violation of or compel compliance with any provision of this Section.

(F) The Town may refuse to issue any permits required by Town ordinance or grant water or sewer taps if the applicant is in violation of any of the provisions of this Section.