

AMENDMENTS TO CHAPTER 15 “MANUFACTURED HOMES, MOBILE HOMES, FACTORY-BUILT BUILDINGS, AND ACCESSORY STRUCTURES”, 2012

SECTION 1. That Section 15-01-010 “Installation Standards and Codes” in Article 15-01 “INSTALLATION STANDARDS AND CODES” in Chapter 15 “MANUFACTURED HOMES, MOBILE HOMES, FACTORY-BUILT BUILDINGS, AND ACCESSORY STRUCTURES” of the Town Code of the Town of Prescott Valley, is hereby amended to read as follows:

15-01-010 Installation Standards and Codes.

- A. "Installation" means:
1. Connecting new or used mobile homes, manufactured homes, or factory-built buildings to on-site utility terminals, or repairing these utility connections.
 2. Placing new or used mobile homes, manufactured homes, accessory structures, or factory-built buildings on foundation systems, or repairing these foundation systems.
 3. Providing ground anchoring for new or used mobile homes or manufactured homes, or repairing the ground anchoring.
- B. No manufactured home or factory-built building shall be installed in the Town unless it has been properly certified by the Office of Manufactured Housing pursuant to Arizona Revised Statutes, Article 2, Chapter 16, Title 41. Furthermore, no manufactured home, mobile home, or factory-built building shall be installed without ~~a building permit~~ an installation permit being issued therefor. In the event the Town enters into an agreement with the Office of Manufactured Housing to inspect such installations, the permit shall be issued by the Town and all fees shall be those permitted by the agreement.
- C. No mobile home shall be installed in the Town unless it is a relocation of a mobile home previously permitted in the Town or it is a mobile home that is rehabilitated in accordance with rehabilitation rules adopted by the Office of Manufactured Housing pursuant to A.R.S. §41-2195(C) and is relocating to an existing mobile home park, as defined in Section 13-02-010(B)(128) of the Town Code, within the Town limits.
- D. All installations of mobile homes, manufactured homes, factory-built buildings, and accessory structures shall comply with the applicable rules established by the Arizona Department of Fire, Building and Fire Life Safety, Board of Manufactured Housing, pursuant to Arizona Revised Statutes Chapter 16, Title 41.

(Ord. No. 21, Enacted, 02/13/80; Ord. No. 94, Rep&ReEn, 04/12/84; Ord. No. 178, Ren&Amd, 05/26/88, 16-01, 16-01-010, 020, 030, 040, 050 & 060; Ord. No. 282, Amended, 10/22/92; Ord. No. 375, Renumbered, 12/28/95, 15-01; Ord. No. 789, Amended, 04/24/14)

SECTION 2. That Section 15-02-010 “Ground Anchoring” in Article 15-02 “GROUND ANCHORING” in Chapter 15 “MANUFACTURED HOMES, MOBILE HOMES, FACTORY-BUILT BUILDINGS, AND ACCESSORY STRUCTURES” of the Town Code is hereby amended to read as

follows:

15-02-010 Ground Anchoring.

All mobile homes, manufactured homes and factory-built buildings. A singlewide unit shall be anchored. The anchoring shall be consistent in accordance with Section AE 604, International Residential Code, or to HUD Manufactured Home Construction and Safety Standards on file in the office of the Building Official. the rules and regulations adopted by the Office of Manufactured Housing as set forth in Chapter 34, Board of Manufactured Housing, in the Arizona Administrative Code.

(Ord. No. 21, Enacted, 02/13/80; Ord. No. 94, Rep&ReEn, 04/12/84; Ord. No. 178, Ren&Amd, 05/26/88, 16-01-070; Ord. No. 375, Renumbered, 12/28/95, 15-02; Ord. No. 590, Amended, 03/25/04; Ord. No. 789, Amended, 04/24/14)

SECTION 3. That Section 15-05-010 “Installers” in Article 15-05 “INSTALLERS” in Chapter 15 “MANUFACTURED HOMES, MOBILE HOMES, FACTORY-BUILT BUILDINGS, AND ACCESSORY STRUCTURES” of the Town Code is hereby amended to read as follows:

15-05-010 Installers.

Any installer holding a current license from the Division of Manufactured Housing Arizona Department of Fire, Building and Life Safety, Office of Administration may perform any installation or modification of a manufactured home pursuant to the scope of his the license.

(Ord. No. 21, Enacted, 02/13/80; Ord. No. 94, Rep&ReEn, 04/12/84; Ord. No. 178, Renumbered, 05/26/88, 16-04-010; Ord. No. 789, Amended, 04/24/14)

SECTION 4. That Section 15-05-020 “Contractors” in Article 15-05 “INSTALLERS” in Chapter 15 “MANUFACTURED HOMES, MOBILE HOMES, FACTORY-BUILT BUILDINGS, AND ACCESSORY STRUCTURES” of the Town Code is hereby amended to read as follows:

15-05-020 Contractors.

Any contractor holding a current license from the Registrar of Contractors, State of Arizona, may perform any installation or modification of a manufactured home, subject to provisions of license issued by the Division of Manufactured Housing Arizona Department of Fire, Building and Life Safety, Office of Administration.

(Ord. No. 21, Enacted, 02/13/80; Ord. No. 94, Rep&ReEn, 04/12/84; Ord. No. 178, Ren&Amd, 05/26/88, 16-04-020; Ord. No. 789, Amended, 04/24/14)

SECTION 5. That Section 15-05-030 “Owners” in Article 15-05 “INSTALLERS” in Chapter 15 “MANUFACTURED HOMES, MOBILE HOMES, FACTORY-BUILT BUILDINGS, AND ACCESSORY STRUCTURES” of the Town Code is hereby repealed and reenacted to read as follows:

15-05-030 ~~Owners.~~ Reserved.

~~The owner of a manufactured home may perform any installation or modification of his own manufactured home. If he hires help to perform any functions in this area requiring permits, a licensed contractor shall be hired.~~

(Ord. No. 21, Enacted, 02/13/80; Ord. No. 94, Rep&ReEn, 04/12/84; Ord. No. 178, Ren&Amd, 05/26/88, 16-04-030; Ord. No. 789, Rep&ReEn, 04/24/14)

SECTION 6. That Section 15-06-010 “Application” in Article 15-06 “PERMITS” in Chapter 15 “MANUFACTURED HOMES, MOBILE HOMES, FACTORY-BUILT BUILDINGS, AND ACCESSORY STRUCTURES” of the Town Code is hereby amended to read as follows:

15-06-010 Application.

An application for a an installation permit must be made to the Town Building Department prior to the commencement of any ~~construction~~ or installation covered by this Chapter. At the time the application is filed, the applicant must submit plans and specifications to clearly define the extent of the work to be done. All work will be subject to the provisions of this Chapter and this Code.

(Ord. No. 21, Enacted, 02/13/80; Ord. No. 94, Rep&ReEn, 04/12/84; Ord. No. 178, Ren&Amd, 05/26/88, 16-05-010; Ord. No. 789, Amended, 04/24/14)

SECTION 7. That Section 15-06-030 “Fees” in Article 15-06 “PERMITS” in Chapter 15 “MANUFACTURED HOMES, MOBILE HOMES, FACTORY-BUILT BUILDINGS, AND ACCESSORY STRUCTURES” of the Town Code is hereby amended to read as follows:

15-06-030 Fees.

- A. Permit fees for installation of on-site utilities shall be in accordance with Section ~~7-03-040~~ 7-01-200 of this Code.
- B. Permit fees for installation of accessory structures shall be in accordance with Section ~~7-03-040~~ 7-01-200 of this Code, if the accessory structures do not form part of the original installation contract.

(Ord. No. 94, Enacted, 04/12/84; Ord. No. 178, Ren&Amd, 05/26/88, 16-05-030; Ord. No. 282, Amended, 10/22/92; Ord. No. 789, Amended, 04/24/14)

SECTION 8. That a new Article 15-08 “RECONSTRUCTION - REHABILITATION” in Chapter 15 “MANUFACTURED HOMES, MOBILE HOMES, FACTORY-BUILT BUILDINGS, AND ACCESSORY STRUCTURES” of the Town Code is hereby enacted.

SECTION 9. That a new Section 15-08-010 “Definitions” in Article 15-08 “RECONSTRUCTION - REHABILITATION” in Chapter 15 “MANUFACTURED HOMES, MOBILE HOMES, FACTORY-BUILT BUILDINGS, AND ACCESSORY STRUCTURES” of the Town Code is

hereby enacted to read as follows:

15-08-010 Definitions.

- A. “Manufactured home” means a structure built in accordance with the national Manufactured Home Construction and Safety Standards Act of 1974 and Title VI of the Housing and Community Development Act of 1974.
- B. “Mobile home” means a structure built prior to June 15, 1976, on a permanent chassis, 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 except recreational vehicles and factory-built buildings.
- C. “Mobile home park” shall have the same meaning as “Mobile/Manufactured Home Park” as defined in Section 13-02-010(B)(128) of the Town Code.
- D. “Reconstruction” means construction work performed for the purpose of restoration or modification of a unit by changing or adding structural components or electrical, plumbing or heat or air producing systems, but does not include work limited to remodeling, replacing, or repairing appliances or components that will not significantly alter the systems or structural integrity of the living area.
- E. “Unit” means a manufactured home, mobile home, factory-built building, subassembly or accessory structures.

(Ord. No. 789, Enacted, 04/24/14)

SECTION 10. That a new Section 15-08-020 “Reconstruction of Units” in Article 15-08 “RECONSTRUCTION - REHABILITATION” in Chapter 15 “MANUFACTURED HOMES, MOBILE HOMES, FACTORY-BUILT BUILDINGS, AND ACCESSORY STRUCTURES” of the Town Code is hereby enacted to read as follows:

15-08-020 Reconstruction of Units.

In accordance with A.R.S. §41-2194(5), it shall be unlawful for any person to reconstruct any unit within the Town of Prescott Valley unless such person is licensed as a manufacturer by the Office of Administration of the Arizona Department of Fire, Building and Life Safety. Violation of this section will result in the revocation of any and all manufacturing and/or rehabilitation certifications of compliance including, but not limited to, HUD certifications and any certificate of compliance issued by the Arizona Department of Fire, Building and Life Safety. Upon revocation of any certificate of compliance, the Building Official will issue an Order to Vacate and a Notice of Violation and will commence with abatement procedures pursuant to the 2012 International Property Maintenance Code, as adopted and amended by the Town Council.

(Ord. No. 789, Enacted, 04/24/14)

SECTION 11. That a new Section 15-08-030 “Rehabilitation of Mobile Homes” in Article 15-08 “RECONSTRUCTION - REHABILITATION” in Chapter 15 “MANUFACTURED HOMES,

MOBILE HOMES, FACTORY-BUILT BUILDINGS, AND ACCESSORY STRUCTURES” of the Town Code is hereby enacted to read as follows:

15-08-030 Rehabilitation of Mobile Homes.

- A. Pursuant to A.R.S. §41-2195(C), a person shall not move a mobile home from one mobile home park in this state to another mobile home park in the Town unless it has been rehabilitated in accordance with rehabilitation rules adopted by the Office of Manufactured Housing and displays the appropriate insignia of approval.
- B. A person moving a non-rehabilitated mobile home from one mobile home park in the Town to another mobile home park in the Town must first cause the mobile home to be rehabilitated in accordance Rule 4-34-606 of the Arizona Administrative Code and shall obtain an insignia of approval from the Office of Manufactured Housing prior to moving the mobile home.
- C. A person occupying a non-rehabilitated mobile home shall be served with an Order to Vacate by the Building Official if on inspection the mobile home is found to contain an imminent safety hazard.

(Ord. No. 789, Enacted, 04/24/14)

SECTION 12. That a new Section 15-08-040 “Unsafe Units and Equipment” in Article 15-08 “RECONSTRUCTION - REHABILITATION” in Chapter 15 “MANUFACTURED HOMES, MOBILE HOMES, FACTORY-BUILT BUILDINGS, AND ACCESSORY STRUCTURES” of the Town Code is hereby enacted to read as follows:

15-08-040 Unsafe Units and Equipment.

- A. When a unit or equipment is found by the Building Official to be unsafe, or when a unit is found unfit for human occupancy, the Building Official will serve the occupant(s) with an Order to Vacate and a Notice of Violation pursuant to the 2012 International Property Maintenance Code, as adopted and amended by the Town Council.
 - 1. “Unsafe unit” means a unit that is found to be dangerous to the life, health, property or safety of the public or the occupants of the unit by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such unit contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction that partial or complete collapse is possible.
 - 2. “Unsafe equipment” includes any boiler, heating equipment, electrical wiring or device, flammable liquid containers or other equipment on the premises or within the unit that is in such disrepair or condition that such equipment is a hazard to life, health, property or safety of the public or occupants of the unit.
 - 3. “Unfit for human occupancy” means a unit that is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is unsanitary, vermin or rat infested, or contains filth and contamination.

(Ord. No. 789, Enacted, 04/24/14)

SECTION 13. That a new Section 15-08-050 “Appeals” in Article 15-08 “RECONSTRUCTION - REHABILITATION” in Chapter 15 “MANUFACTURED HOMES, MOBILE HOMES, FACTORY-BUILT BUILDINGS, AND ACCESSORY STRUCTURES” of the Town Code is hereby enacted to read as follows:

15-08-050 Appeals.

Any order issued by the Building Official under this Chapter may be appealed in accordance with the procedures set forth in Section 7-01-110 “Board of Appeals” of the Town of Prescott Valley Administrative Code.

(Ord. No. 789, Enacted, 04/24/14)