

Article 9. Accessory Buildings and Structures

§ 1422. Application and Scope.

(a) Except as otherwise noted, the requirements of this article shall apply to the construction, use, maintenance, and occupancy of accessory buildings or structures and building components constructed or installed adjacent to units both within and outside of parks.

(b) Accessory buildings or structures or building components that are constructed and maintained in accordance with those statutes and regulations which were in effect on the date of original construction, are not subject to the requirements of subsequent regulations. An accessory building or structure or building component that is moved to a different location shall be subject to the permit to construct requirements of this chapter. Any alterations or additions must comply with the current provisions of this chapter.

(c) No accessory structure may be attached to or be supported by an MH-unit if the manufacturer's installation instructions prohibit attachment or transmission of loads to the unit or require freestanding structures. (d) When the manufacturer's installation instructions are not available, accessory structures with a roof live load greater than ten (10) psf shall be freestanding. An existing awning or carport, exceeding ten (10) psf that was previously supported by the unit, may be reinstalled at the time of MH-unit installation.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18254 and 18552, Health and Safety Code.

§ 1424. Regulated Structures.

(a) Accessory buildings or structures or building components which do not comply with this article or are deemed to be unsafe by the enforcement agency shall not be allowed, constructed, or occupied.

(b) A permit shall be obtained from the enforcement agency to construct or install an accessory building or structure as required by Article 1 of this chapter, unless specifically exempted in section 1018 of this chapter.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18500, and 18552, Health and Safety Code.

§ 1426. Accessory Buildings or Structures and Building Components Installed in Fire Hazard Severity Zones.

(a) Accessory buildings or structures or building components constructed or installed in parks in a State Responsibility Area Fire Hazard Severity Zone or a local Very-High Fire Hazard Severity Zone, as indicated on the California Department of Forestry and Fire Protection's Fire Hazard Severity Zone Maps, shall comply with the Standards of Quality as defined in section 703A and the Materials, Systems, and Methods of Construction as defined in the section 704A of the California Building Code, Title 24, Part 2, Chapter 7A.

(b) Accessory buildings or structures or building components constructed or installed outside of parks in a State Responsibility Area Fire Hazard Severity Zone, a local Very-High Fire Hazard Severity Zone, or a local Wildland-Urban Interface Fire Area shall comply with the provisions of the California Building Code, Title 24, Part 2, Chapter 7A.

NOTE: Authority cited: Sections 18300 and 18691, Health and Safety Code. Reference: Section 18691.

§ 1428. Location.

(a) In parks, accessory buildings or structures, or any part thereof, on a lot shall maintain the following setbacks from lot lines:

(1) When constructed of noncombustible materials:

(A) may be up to the lot line, provided a minimum three (3) foot clearance is maintained from any other unit, accessory building or structure, or building component on adjacent lots.

(2) When constructed of combustible materials:

(A) a minimum three (3)-foot clearance from all lot lines, and

(B) a minimum six (6)-foot clearance from any other unit, accessory buildings or structures, or building components on adjacent lots constructed of combustible materials.

(b) Cabanas shall meet the location requirements for units, as referenced in section 1330 of this chapter.

(c) Location requirements governing private garages and storage buildings are contained in section 1443.

(d) Stairways with landings not to exceed twelve (12) square feet may be installed to the lot line provided they are located a minimum of three (3) feet from any unit, or accessory building or structure, including another stairway, on an adjacent lot. However, if the stairway is an up-and-over design (steps up the front and down the back) that provides access to the lot beyond the stairway, it does not need to maintain the separation from a unit or accessory building or structure, including another stairway, on an adjacent lot.

(e) Fencing of any material, that meets the requirements of section 1514 of this article, may be installed up to a lot line.

(f) No portion of an accessory building or structure, or building component shall project over or beyond a lot line.

(g) Any accessory building or structure, or building component may be installed up to a lot line bordering a 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 accessory building or structure, or building component. The maximum seventy-five percent (75%) lot coverage allowed by section 1110 of this chapter shall be maintained.

(h) Wood awning or carport support posts four (4) inches or greater in nominal thickness may be located up to a lot line provided the remainder of the awning or carport is composed of noncombustible material.

NOTE: Authority cited: Sections 18300, and 18610, Health and Safety Code. Reference: Sections 18552 and 18610, Health and Safety Code.

§ 1429. Required Exits.

(a) An enclosed accessory building or structure or building component may be constructed or installed to enclose an emergency exit window from a sleeping room within a unit provided the enclosed area adjacent to the emergency exit window has a door not less than twenty-eight (28) inches in width and seventy-four (74) inches in height providing direct access to the outside. The exit doorway from the enclosed accessory building or structure, or building component shall comply with the exit illumination requirements contained in the California Building Code and lighting outlet requirements contained in the California Electrical code.

(b) An accessory building or structure which encloses a required exit doorway from an MH-unit shall have an exit path and exit that does not violate the exit facilities requirements for manufactured homes, as contained in the Manufactured Home Construction and Safety Standards, 24CFR, Part 3280.105.

(c) An awning enclosure that encloses a required exit shall not be divided with interior walls or barriers unless the divided areas contain additional exit doors serving the divided areas that comply with subsection (a).

NOTE: Authority cited: Sections 18029 and 18300, Health and Safety Code. Reference: Sections 18029, 18552, and 18610, Health and Safety Code.

1432. Construction.

(a) Construction and installation of accessory buildings or structures or building components shall comply with the structural requirements for permanent buildings, except as otherwise provided by this article. The enforcement agency may require accessory buildings and structures or building components be designed and constructed to withstand live loads, vertical uplift or horizontal forces from any direction in excess of the minimum loads specified in this chapter, based on local geologic, topographic, or climatic conditions, when approved by the department.

(b) Accessory buildings and structures constructed of aluminum or aluminum alloy shall be designed to conform to the specifications contained in the California Building Code.

(c) Unless data to substantiate the use of higher values is submitted to the enforcement agency, the allowable loading of accessory buildings or structures or building components on the soil shall not exceed one thousand (1,000) psf vertical soil bearing pressure, one hundred fifty (150) psf of depth lateral soil bearing pressure, and one hundred sixty-seven (167) psf frictional resistance for uncased cast-in-place concrete piles.

NOTE: Authority cited: Section 18300, Health as Safety Code. Reference: Sections 18552 and 18620, Health and Safety Code.

§ 1433. Roof Live Load.

(a) Except as provided in section 1443.1 of this article, every cabana installed on or after July 31, 1976, or every accessory building or structure or building component installed on or after June 10, 1979, shall have the capacity to resist the applicable minimum snow load of the region in which it is installed or as is provided by this section. Note: An accessory structure located beneath another accessory structure (e.g., a porch which is located beneath an awning) is excluded from the snow load requirements of this section when the overlying accessory structure meets the requirements of this section.

TABLE 1433-1 General Roof Live Load Requirements for Accessory Buildings or Structures and Building Components					
Region I		Region II		Region III	
Elevation	Roof Live Load	Elevation	Roof Live Load	Elevation	Roof Live Load
All Elevations	20 psf	0-3000 ft.	20 psf	0-2000 ft.	20 psf
		3001-3500 ft.	30 psf	2001-3000 ft.	30 psf
		3501-4000 ft.	60 psf	3001-4000 ft.	60 psf

Table 1433-1 shall apply except where either greater or lesser snow loads have been established through survey of the region, and approved by the department.

(1) Region I includes the following counties:

Alameda, Butte, Colusa, Contra Costa, Del Norte, Glenn, Humboldt, Imperial, Kings, Lake, Los Angeles, Marin, Mendocino, Merced, Monterey, Napa, Orange, Sacramento, San Benito, San Diego, San Francisco, San Joaquin, San Luis Obispo, San Mateo, Santa Barbara, Santa Clara, Santa Cruz, Solano, Sonoma, Stanislaus, Sutter, Ventura, Yolo.

(2) Region II includes the following counties:

Amador, Fresno, Inyo, Kern, Modoc, Riverside, San Bernardino, Siskiyou.

(3) Region III includes the following counties:

Alpine, Calaveras, El Dorado, Lassen, Madera, Mariposa, Mono, Nevada, Placer, Plumas, Shasta, Sierra, Tehama, Trinity, Tulare, Tuolumne, Yuba.

(b) Parks that have received approval for a snow roof load maintenance program prior to July 7, 2004, shall maintain the snow roof load maintenance program, as long as accessory buildings or structures, or building components in the park do not meet the minimum roof loads for the area. Accessory buildings or structures or building components installed after July 7, 2004, must have the capacity to resist the applicable minimum roof live loads of the region in which it is installed, as set forth in Table 1433-1.

(c) The park owner or operator shall be responsible for the continued management of an existing snow roof load maintenance program approved for the park.

(d) Roof live load requirements shall not apply to storage cabinets.

(e) Accessory buildings or structures or building components may be relocated from one park to another and reinstalled under permit within another park provided the requirements for roof live load in the new park are not greater than the requirements of the park in which the accessory building or structure or building component was previously installed.

NOTE: Authority cited: Sections 18300, and 18610, Health and Safety Code. Reference: Section 18552, Health and Safety Code.

§ 1433.1. Accessory Building or Structure Roof Live Loads in Parks Located Above 4,000 feet in Elevation

(a) Notwithstanding the provisions of Section 1433, if an accessory building or structure that is proposed to be installed within a mobilehome park located above 4,000 feet in elevation does not have the capacity to resist the minimum snow loads as established for residential buildings by local ordinance, the accessory building or structure may only be installed in a mobilehome park if all of the following conditions apply:

- (1) The park has and is operating a snow roof load maintenance program approved by the enforcement agency;
- (2) the accessory building or structure has the capacity to resist a roof live load of sixty (60) pounds per square foot (psf) or greater;
- (3) the installation complies with all other applicable requirements of this chapter;
- (4) the installation is approved by the enforcement agency; and
- (5) the enforcement agency's approval of the snow roof load maintenance program is shown on the mobilehome park's permit to operate.

Note: An accessory structure located beneath another accessory structure (e.g., a porch which is located beneath an awning) is excluded from the snow load requirements of this section when the overlying accessory structure meets the requirements of this section.

(b) The operator of a mobilehome park located above 4,000 feet in elevation may request and obtain approval from the enforcement agency for a snow roof load maintenance program. The request for an approval shall include, but not be limited to, the following information:

- (1) The type of maintenance to be used to control snow accumulation;
- (2) the capacity and capability of personnel and equipment proposed to satisfactorily perform the snow roof load maintenance program; and
- (3) an application for an amended permit to operate in accordance with section 1014 of this chapter.

NOTE: Authority cited: Sections 18300, and 18610, Health and Safety Code. Reference: Section 18552, Health and Safety Code.

§ 1434. Calculations and Test Procedures.

(a) The load bearing capacity of elements or assemblies shall be established by calculations in accordance with generally established principles of engineering design. However, when the composition or configuration of elements, assemblies or details of structural members are such that calculations of their safe load-carrying capacity and basic structural integrity cannot be accurately determined in accordance with generally established principles of engineering design, structural properties of such elements or assemblies may be established by the results of tests that are designed and certified by an architect or engineer, with the test results approved by the department.

(b) When any structural design or method of construction is substantiated by calculations and supporting data, the calculations and supporting data shall be approved by an architect or engineer and shall be submitted to the department.

(c) When the design of accessory structures is substantiated by calculations or tests, all structural plans shall be approved by the architect or engineer in charge of the total design.

(d) When any design or method of construction is substantiated by tests, all of these tests shall be performed by an approved testing agency acceptable to the department or shall be directed, witnessed, and evaluated by an independent architect or engineer. All test procedures and results shall be reviewed, evaluated, and signed by an architect or engineer. The approved testing agency, architect, or engineer shall submit the evaluation of test results, calculations, and recommendations, to the department. The department may require that a representative of the department witness the test.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Section 18552, Health and Safety Code.

§ 1436. Electrical Installations.

(a) Electrical equipment and installations within an accessory building or structure or building component and the circuit supplying power shall be installed by a permanent wiring method and shall comply with the requirements for electrical installations of this chapter.

(b) Flexible cord shall not be used to supply an accessory building or structure or building component, or as a substitute for the fixed wiring of an accessory building or structure or building component.

(c) Unless otherwise specified by this article, electrical service provided to an accessory building or structure or building component may be supplied by either of the following:

(1) from the lot service equipment, provided:

(A) a permit is obtained to alter the lot electrical service by installing a separate overcurrent protective device rated not more than the total calculated electrical load, and

(B) the lot service equipment is capable of supplying the additional load, and

(C) the overcurrent protective device and its installation complies with the California Electrical Code.

(2) from an MH-unit provided:

(A) the MH-unit is capable of supplying the additional load, and

(B) a permit to alter the MH-unit's electrical system, substantiated with load calculations, is obtained from the department pursuant to the California Code of Regulations, Title 25, Division 1, Chapter 3.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18029, 18552, 18670, Health and Safety Code.

§ 1438. Mechanical Installations.

Requirements for heating, ventilating, comfort cooling systems, and fireplaces constructed or installed in, or in conjunction with, accessory buildings or structures or building components are contained in the California Mechanical Code.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18552, 18630, and 18690, Health and Safety Code.

§ 1440. Plumbing.

(a) The requirements for fuel gas piping, plumbing systems, and equipment installed in accessory buildings or structures or building components are contained in the California Plumbing Code, except as otherwise specified in this article.

(b) A unit directly connected to the water distribution system of a park shall be connected with piping and fittings listed and approved for that purpose. Flexible hose shall not be used as a substitute for water piping or connections.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18552, 18554, and 18630, Health and Safety Code.

§ 1442. Foam Building System Flammability Standards.

The requirements of Title 25, California Code of Regulations Chapter 1, Subchapter 1, Article 4, section 24, shall apply to the use of any foam plastic or foam plastic building system used in the construction of accessory buildings or structures.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18552 and 18691, Health and Safety Code.

§ 1443. Private Garages and Storage Buildings.

(a) A private garage or storage building may be located immediately adjacent to a unit if the garage or storage building wall adjacent to the unit is constructed of materials approved for one (1) hour fire-resistant construction. If there are openings which are not one (1)-hour fire-rated in the unit wall adjacent to the garage or storage building wall, a minimum of three (3) feet of separation shall be maintained. A minimum of six (6) feet of separation shall be maintained between the unit and a private garage or storage building which does not meet the requirements for one (1) hour fire-resistant construction.

(b) A three (3)-foot separation shall be maintained from a private garage or storage building and any lot line which does not border on a roadway.

(c) Garages shall be designed and constructed as freestanding structures. They shall not be attached to or supported by an MH-unit; however, to provide a weather seal, flashing or sealing materials may be affixed between the garage and the MH-unit.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18552 and 18610, Health and Safety Code.

§ 1444. Cabana Permitted.

A cabana may be constructed, occupied, and maintained on a lot only as an accessory structure to a unit located on the same lot. A cabana shall not be erected, constructed, occupied or maintained on a lot as an accessory structure to a motor home, tent trailer, or slide-in or truck-mounted camper.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Section 18552, Health and Safety Code.

§ 1446. Cabana-Design and Construction.

A cabana shall be designed and constructed as a freestanding structure. A cabana shall not be attached to a unit, however, to provide a weather seal, flashing or sealing materials may be affixed between the cabana and the unit. The design and construction requirements applicable to cabanas are contained in the California Building Code, except as otherwise provided in this article.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Section 18552, Health and Safety Code.

§ 1448. Cabana-Dimensions.

(a) A cabana shall have a minimum ceiling height of seven feet from the finished floor to the finished ceiling, or, if there is no finished ceiling, to the bottom of the roof supports, except:

(1) a cabana must maintain a minimum ceiling height equal to the ceiling height of the unit for at least fifty (50) percent of the cabana;

(2) if the ceiling or roof is sloped, the minimum ceiling height is required for not less than one-half (1/2) of the sloping ceiling area. No portion of any room having a ceiling height of less than five (5) feet shall be considered as contributing to the minimum area required by this section.

(b) Cabana habitable room dimension requirements:

(1) A habitable room created by the construction of a cabana shall not be less than seven (7) feet in any horizontal dimension, and

(2) shall have a superficial floor area of not less than seventy (70) square feet, excluding a private toilet and bath compartment or storage area.

(3) For purposes of this subsection, horizontal dimension requirements for rooms created by the construction of a cabana may include existing space within the unit.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18552 and 18630, Health and Safety Code.

§ 1450. Cabana- Support System.

(a) Cabanas may be installed using a support system in lieu of continuous footings. Girders shall be designed and constructed to evenly distribute the loads carried to the footings.

(b) Support systems shall comply with the applicable requirements of section 1334.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Section 18552, Health and Safety Code.

§ 1452. Cabana-Floors.

Where a concrete floor on grade is used, it shall have a thickness of not less than three-and-one-half (3 ½) inches. The surface of a concrete floor shall not be less than two-and-one-half (2 ½) inches above the adjacent grade. Wood sills shall not be less than six (6) inches from adjacent earth. A wood floor may be laid directly on a waterproofed concrete slab.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Section 18552, Health and Safety Code.

§ 1458. Cabana-Light and Ventilation.

(a) Each habitable room shall have an aggregate window area of not less than ten (10) percent of the gross floor area, or ten (10) square feet, whichever is greater. When the cabana encloses windows of the manufactured home or mobilehome, park trailer, or travel trailer required for light and ventilation, the window area of the cabana shall be not less than twenty (20) percent of the gross floor area of the cabana.

(b) A bathroom, toilet room, or service room shall have an aggregate window area of not less than three (3) square feet, except where an approved mechanical ventilation system is provided. When a service or storage room does not enclose or obstruct a window of the manufactured home or mobilehome, park trailer, or travel trailer, no additional window area is required.

(c) Where ventilation of a room is by natural means, openings such as windows, skylights, grilles or gravity vents shall have a minimum net free cross sectional area opening to the outer air equal to five (5) percent of gross floor area.

(d) Required windows of a cabana shall open to an open space, either directly or through a porch or awning having a minimum clear height of not less than six (6) feet two (2) inches. Such porch or awning shall be at least fifty (50) percent open on the side opposite the windows.

(e) For bathrooms, toilet rooms or service rooms, where the net free cross-sectional area of available natural ventilation is less than five (5) percent of the gross floor area, an approved system of mechanical ventilation and artificial light may be used in lieu of required natural light and ventilation.

(f) Where mechanical ventilation is installed, it shall be capable of producing two (2) air changes per hour with not less than one-fifth (1/5) of the air supply taken from outside the cabana, except that in bathrooms, toilet rooms or service rooms, the mechanical ventilation system, connected directly to the outside, shall be capable of providing five (5) air changes per hour.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Section 18552, Health and Safety Code.

§ 1460. Cabana-Electrical Installations.

(a) The requirements for electrical installations in cabanas shall comply with the California Electrical Code.

(b) Each cabana shall be provided with not less than one branch circuit complying with section 1436 of this chapter.

(c) When electrical heating equipment or other fixed appliances are installed in a cabana, the cabana shall be provided with not less than two branch circuits.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18552 and 18670, Health and Safety Code.

§ 1462. Cabana-Cooking Facilities.

Cooking appliances or facilities shall not be installed or used in a cabana.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18552 and 18610, Health and Safety Code.

§ 1464. Cabana-Energy Standards.

The energy requirements for cabanas shall comply with the following:

(a) For cabanas with a total floor area of 600 square feet or less, the applicable minimum requirements in the "Mandatory Measures Checklist: Residential, MF-1R" dated August 2001, which is incorporated by reference, or as thereafter amended by the Commission, as set forth in the "Residential Manual for Compliance with California's 2001 Energy Efficiency Standards", to the extent applicable to construction materials, appliances or fixtures within the cabana. Exception: "Cool Roof" material shall not be required for cabana construction.

(b) For cabanas with a total floor area of more than 600 square feet, the minimum requirements in the California Energy Code as applicable to residential dwellings for the zone in which the cabana will be located, to the extent applicable to construction materials, appliances, or fixtures within the cabana. Exception: "Cool Roof" material shall not be required for cabana construction.

(c) The enforcement agency may develop and use or provide as informational guidelines energy standard charts implementing or specifying the California Energy Code requirements which are otherwise used for construction within the jurisdiction of the enforcement agency.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Section 18552, Health and Safety Code.

§ 1466. Awning—Permitted.

An awning may be erected, constructed, or maintained only as an accessory structure to a unit located on the same lot.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18552 and 18610, Health and Safety Code.

§ 1468. Awning-Design and Construction.

(a) An awning and its structural parts, except cloth, canvas, or similar flexible materials, shall be designed, constructed, and erected to adequately support all dead loads plus a minimum vertical live load of ten (10) psf except that snow loads shall be used where snow loads exceed this minimum. Requirements for the design of awnings necessary to resist minimum horizontal wind pressure are contained in the California Building Code Appendix Chapter 31.

(b) The following awnings shall be completely freestanding;

(1) awnings with a roof structure dead load weight of more than six (6) psf;

(2) awnings exceeding twelve (12) feet in width (projection) as measured from the wall of the MH-unit to the outer edge of the awning roof; and

(3) awnings required to be designed and constructed for live loads in excess of ten (10) psf.

(c) Flashing or sealing materials may be used to provide a weather seal between a freestanding awning and a unit. No separation is required between a freestanding awning and an attached awning located on the same lot.

(d) Notwithstanding the provisions of subsection (b), an awning installed in an area with a roof live load not to exceed 20 psf with a dead load not to exceed six and one-half (6 ½) psf may be attached to an MH-unit provided all of the following apply:

(1) the MH-unit was manufactured after September 15, 1971, and bears a department insignia of approval or a HUD label of approval; and

(2) it is provided with continuous perimeter support under the rim joist below the wall for the entire length of the awning or as a perimeter support system designed in accordance with the California Building Code and

(3) it is secured to the sidewall, excluding eaves and overhangs.

(e) Awnings with a roof structure dead load weight of one (1) psf or less, do not require perimeter supports on the MH-unit wall at the point of attachment unless the MH-unit installation instructions require perimeter wall supports because of the additional load.

(f) All awnings on lots occupied by recreational vehicles shall be freestanding and shall not transmit any loads to the recreational vehicle except for cloth or canvas or similar flexible material.

(g) Combustible material used in awnings shall not be installed within three (3) feet of the lot line pursuant to section 1428 of this chapter. However, wooden support posts, installed in accordance with section 1428(h), may be located up to a lot line.

NOTE: Authority Cited: Section 18300, Health and Safety Code. Reference: Section 18552, Health and Safety Code.

§ 1470. Awning-Dimensions.

(a) A freestanding awning is not limited as to width or length, except that the total occupied area of a lot, including all accessory building or structures, shall not exceed seventy-five (75) percent of the lot area in accordance with section 1110 of this chapter.

(b) A window awning shall not project more than forty-two (42) inches from the exterior wall of the unit. Window and door awnings shall not extend more than six (6) inches horizontally beyond either side of a window or door and shall meet the location requirements of section 1428.

(c) The minimum clear height of any awning shall not be less than six (6) feet two (2) inches.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18552 and 18610, Health and Safety Code.

§ 1472. Awning-Foundations.

Concrete slabs less than three and one-half (3 ½) inches thick may be considered to have an allowable load bearing capacity of three-hundred-fifty (350) pounds per column. The enforcement agency may accept a loading not to exceed five-hundred (500) pounds per column, provided the slab is not less than three and one-half (3 ½) inches thick and in good condition. The weight of individual poured concrete footings shall be one and one-half (1½) times the calculated uplift force. The weight of concrete shall be assumed to be not more than one hundred forty-five (145) pounds-per-cubic-foot.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Section 18552, Health and Safety Code.

§ 1474. Awning-Enclosures.

(a) Awning enclosures shall be used only for recreational or outdoor living purposes and shall not be used as carports or storage rooms nor shall they be constructed or converted for use as a habitable room or a cabana.

(b) Combustible material used for awning enclosures shall not be installed within three (3) feet of the lot line pursuant to section 1428 of this chapter.

(c) Awnings may be enclosed or partially enclosed as follows:

(1) With insect screening or removable flexible plastic material. Awning drop or side curtains shall not be permanently fastened at the sides or bottom. (A permit to construct is not required.)

(2) With rigid, readily removable transparent, or translucent materials.

(3) Awnings may be partially enclosed with solid, opaque panels, provided the panels do not exceed fifty (50) percent of the total wall area.

(4) Awnings may be completely enclosed with solid material, provided that fifty (50) percent of the total wall area is translucent or transparent material, of which twenty-five (25) percent of the total wall area shall be able to be opened for ventilation. Exiting requirements shall meet the requirements for a cabana.

(d) Where an awning is erected or constructed immediately adjacent to or over a permanently constructed retaining wall of fire resistant material, there shall be not less than eighteen (18) inches clear ventilating opening between the underside of the awning roof and the top of the wall extending the full length of the awning.

(e) An awning shall not be enclosed unless the enclosure is designed and constructed as a freestanding structure or unless the awning is designed and constructed to withstand the additional forces imposed by the enclosure.

(f) The construction requirements for awning enclosures are contained in the California Building Code, Appendix Chapter 31.

(g) Heating, cooking, or fuel burning appliances or equipment shall not be installed or used within an awning enclosure.

(h) Drop ceilings may be supported by the MH-unit provided the combined weight of the ceiling and the awning complies with section 1468(d).

NOTE: Authority Cited: Section 18300, Health and Safety Code. Reference: Sections 18552 and 18610, Health and Safety Code.

§ 1478. Carport-Permitted.

(a) A carport may be, constructed or maintained on a lot only as an accessory structure to a unit located on the same lot.

(b) A freestanding carport, or a common freestanding carport for the use of the occupants of adjacent lots, may be erected on a lot line, provided that such a carport is constructed of material which does not support combustion, and provided that there is a minimum of three (3) feet clearance from any unit or any other structure on the adjacent lots. Such freestanding carports may be connected to a unit or other accessory building or structure by an open covered walkway not exceeding six (6) feet in width.

(c) A carport shall be designed and constructed in accordance with the structural requirements for awnings as specified in section 1468.

(d) A carport shall conform to the dimensions specified in section 1470 for awnings.

(e) At least two sides or one side and one end of a carport shall be maintained at least fifty (50) percent open and unobstructed at all times.

(1) A carport which is partially enclosed shall be designed and constructed to withstand the additional lateral forces imposed by such an enclosure as required for awning enclosures.

(2) Where a carport is constructed immediately adjacent to or over a permanently constructed retaining wall of fire resistant material, there shall not be less than eighteen (18) inches clear ventilating opening between the underside of the carport roof and the top of the wall extending the full length of the carport.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18552 and 18610, Health and Safety Code.

§ 1486. Ramada-Permitted.

(a) A ramada may be erected, constructed, or maintained on a lot only as an accessory to a unit located on the same lot.

(b) A ramada shall be designed and constructed as a freestanding, self-supporting structure meeting the structural requirements for cabanas as specified in section 1446.

(c) A ramada shall not be enclosed or partially enclosed on any side or end, except that the sides may be enclosed when the ramada roof is continuous with the roof of a cabana constructed on the sides of the unit.

(d) A ramada or any portion thereof shall have a clearance of not less than eighteen (18) inches in a vertical direction above any plumbing vent extending through the roof of a unit and not less than six (6) inches in a horizontal direction from each side of a unit.

(e) A minimum of two (2) ventilating openings shall be installed at the highest point in the ramada roof to eliminate the buildup of products from vents or ducts. Vent openings shall be located near the ends of the ramada for cross-ventilation and shall have a minimum cross-sectional area of twenty-eight (28) square inches. Chimneys or vents of fuel burning appliances shall extend through the ramada roof surface and shall terminate in an approved roof jack and cap installed in accordance with the appliance listing and the manufacturer's installation instructions.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18552, 18610, 18690, and 18610, Health and Safety Code.

§ 1498. Landing, Porch and Stairway-Design and Construction.

(a) Requirements for the design and construction of all structural elements of porches and stairways and railings are contained in the California Building Code, except as otherwise provided by this article. Live loads applicable to porch floors and stairways shall be not less than forty (40) psf. Porches shall be designed and constructed as completely freestanding, self-supporting structures. Except as otherwise provided in this article, stairways and ramps shall be a minimum of thirty-six (36) inches in width.

(b) Where a door of the MH-unit swings outward:

(1) The floor of the exterior landing or porch shall be not more than one (1) inch lower than the bottom of the door; and

(2) The width and depth of the exterior landing or porch serving stairs perpendicular to any outswinging door opening shall comply with subsection (a) of this section and shall not be less than the full width of the door when open at least ninety (90) degrees. Guard rails shall permit the door to open at least ninety (90) degrees.

(c) The exit stairway for a door opening on the carport side, when necessary for vehicle access, shall be not less than twenty-eight (28) inches or the full clear width of the door opening, whichever is greater, when the stairs are parallel to the MH-unit.

(d) Where the MH-unit door swings inward or is a sliding door, the landing, porch, or top step of the stairway may not be more than seven and one-half (7½) inches below the door. The width of the landing, porch, or top step of the stairway shall comply both with subsection (a) of this section and not be less than the width of the door opening. A landing or porch is not required when the stairway has a straight run up to the door opening.

(e) The stairway may be capable of being relocated and need not be secured to the lot

(b) Where a door of the MH-unit swings outward:

(1) the floor of the exterior landing or porch shall be not more than one (1) inch lower than the bottom of the door; and

(2) the width and depth of the exterior landing or porch serving stairs perpendicular to any outswinging door opening shall not be less than the full width of the door when open at least ninety (90) degrees. Guard rails shall permit the door to open at least ninety (90) degrees.

(c) The exitway of the door opening on the carport side, when necessary for vehicle access, shall be not less than twenty eight (28) inches or the full clear width of the door opening when the stairs are parallel to the MH-unit.

(d) Where the MH-unit door swings inward or is a sliding door, the landing, porch, or top step of the stairway may be not more than seven and one-half (7½) inches below the door. The width of the landing, porch, or top step of the stairway shall be not less than the width of the door opening.

(e) The stairway may be capable of being relocated and need not be secured to the lot.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Section 18552, Health and Safety Code.

§ 1500. Porch and Stairway- Support System.

(a) Porches may be supported on piers in lieu of continuous footings. Individual piers shall be designed and constructed to evenly distribute the loads carried to the footings.

(b) Support footings shall comply with the requirements of either section 1334 of this chapter or the California Building Code.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Section 18552, Health and Safety Code.

§ 1502. Porch-Guardrails.

Guardrails shall be provided around the perimeter of porches and decks which are thirty (30) inches or more above grade. The requirements for porches and guardrails are contained in the California Building Code, except as otherwise provided in this chapter.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Section 18552, Health and Safety Code.

§ 1504. Stairway-Handrails.

(a) Every stairway with four (4) or more risers, or stairways exceeding thirty (30) inches in height, shall be equipped with handrails and intermediate rails for the entire length of the handrail.

(b) Handrails with a circular cross-section shall have an outside diameter of at least one and one-quarter (1.25) inches and not greater than two (2) inches or shall provide equivalent grasping ability. If the handrail is not circular, it shall have a perimeter dimension of at least four (4) inches and not greater than six and one-quarter (6.25) inches with a maximum cross-sectional dimension of two and one-quarter (2.25) inches. Edges shall have a minimum radius of one-hundredth (0.01) inch.

(c) The ends of handrails shall be rounded, extend to the edge of the last step, and shall not project more than three (3) inches beyond the last handrail support post.

(d) The requirements for stairways and handrails are contained in the California Building Code, except as otherwise provided in this chapter.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Section 18552, Health and Safety Code.

§ 1506. Ramps and Handrails.

When a ramp and handrail are to be constructed in place of a stairway, the requirements for the design and construction of the ramp and handrail are contained in the California Building Code.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Section 18552, Health and Safety Code.

§ 1510. Storage Cabinets

(a) A storage cabinet may be located immediately adjacent to a unit on the same lot, provided all of the following conditions are met:

(1) The required exits and openings for light and ventilation of the unit, cabana, or building component are not obstructed; and

(2) The location does not prevent service or inspection of the unit's or lot's equipment or utility connections; and

(3) The separation requirements from structures on adjacent lots, contained in section 1428 of this chapter, are maintained.

(b) A storage cabinet shall not be used as a habitable structure, or any part of a habitable structure.

(c) A storage cabinet shall not exceed ten (10) feet in height.

(d) The total, combined floor area of all storage cabinets on a lot shall not exceed one hundred twenty (120) square feet.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18552 and 18610, Health and Safety Code.

§ 1514. Fence Height and Location.

(a) A fence located on a lot shall not exceed six (6) feet in height.

(b) A fence exceeding forty-two (42) inches in height, parallel to a unit or habitable accessory building or structure or building component, shall not be located closer than three (3) feet to that unit, habitable accessory building or structure, or building component.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18552 and 18610, Health and Safety Code.

§ 1518. Standard Plan Approval.

(a) A standard plan approval may be obtained from the department for a plan for accessory buildings or structures. Department-approved plans shall be accepted by the enforcement agency as approved for the purpose of obtaining a construction permit when the design loads are consistent with the requirements for the locality and the provisions of this chapter.

(b) Requirements regarding the procedure to obtain a standard plan approval are contained in section 1020.9 of this chapter.

(c) Plan check fees shall not be required for an accessory building or structure when a standard plan approval has been obtained from the department.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18502 and 18552, Health and Safety Code.

§ 1520. Building Components

(a) When a building component is installed on a lot for the use of the occupants of a unit, the installation of the building component requires that a permit be obtained in accordance with section 1020.3.

(b) The requirements for the construction of building components are contained in the California Code of Regulations, Title 25, Division 1, Chapter 3, sections 3020 through 3073, 3081, and 3082.

NOTE: Authority cited: Sections 18300 and 18552, Health and Safety Code. Reference: Sections 18500 and 18552, Health and Safety Code.