

MANUFACTURED HOUSING GUIDELINES

**CITY OF BLYTHE
DEVELOPMENT SERVICES DEPARTMENT
235 NORTH BROADWAY
BLYTHE, CA 92225
(760) 922-6130**

MANUFACTURED HOUSING REQUIREMENTS

1. Manufactured housing is allowed in the City of Blythe on any residential lot that is zoned for a single-family dwelling.
2. The manufactured home must meet all the requirements of the City of Blythe and the State of California, as it pertains to zoning, subdivisions, codes, fire sprinklers and specifications.
3. 17.10.035 Residential Building Width. All single-family residential units shall be a minimum of twenty feet (20') in width exclusive of eaves, overhangs, porches, or awnings; except as provided for in 17.38.060, or unless installed in a mobile home park.

17.38.060 Use and Installation Requirements. E. Have a minimum width of twenty feet (20') except in those areas zoned R-M-L/C-M-0, which have twenty-five-foot (25') lots as recorded prior to August 8, 1989, where the minimum width shall be fourteen feet (14'). All units shall meet the setback, landscaping, minimum square footage, and parking requirements of this title.
4. Homes shall be placed on a permanent foundation system. The foundation must have been designed for that specific home. The foundation shall comply with California Health and Safety Code Section 18551.
5. Homes must have been constructed after July 1, 1976 and issued an insignia of approval by HUD and the State of California.
6. Homes must be covered with an exterior material customarily used on conventional dwellings (stucco, wood siding, vinyl siding) and approved by the Planning Director.
7. Homes must have a roof which consists of composition shingles or other materials compatible with the surrounding neighborhood.
8. Homes must have a minimum of one foot (1') eaves and 1 foot (1') front overhang.
9. Homes shall be provided with a minimum of two (2) paved parking spaces. In all R-L zones the two spaces shall be covered (Garage or Carport). In R-M-L zone two spaces are required, but only one (1) space is required to be covered.
10. The required parking spaces shall be accessed from a paved driveway from the public right of way to the parking space.
11. Electrical service shall meet the requirements of the latest California Electrical Code as adopted by the City of Blythe and all Southern California Edison requirements.
12. Each home shall have the area of the front yard setback, or to a line even with the front of the home, landscaped with a combination of shrubs, ground cover, trees, and lawn. Each front yard shall contain a minimum of two (2) deciduous or evergreen shade trees. The minimum branching height for all shade trees shall be six (6) feet and the minimum size for shade trees shall be two and one-half (2 ½) to three (3) inches in diameter measured six (6) inches above grade, and twelve to fourteen (12 to 14) feet in height.

13. The homeowner is authorized to perform all the work if the homeowner will be residing in that structure upon completion of the work and the property/structure is not intended or offered for sale. If the homeowner will not be performing the work, they shall only hire properly licensed contractor(s) and if there will be employees, there must be workmen's compensation insurance.
14. If a contractor is hired to install the home, they must be licensed in the State of California with the proper license (C-47), have workmen's compensation insurance [if they have employees] and have a current city business license.
15. California has a special license (C-47) that allows the contractor to perform all the work of installing a manufactured home including plumbing, electrical, and mechanical. If a C-47 contractor is not used, any work performed by anyone other than the owner must be a licensed electrician, plumber, or mechanical contractor.
16. Each manufactured home will be assessed the following fee:

Capital Improvement Fees \$ 500.00

-unless it is a replacement unit and 5 years have not elapsed from the time of the final inspection of the permitted demolition. [City Resolution 01-737]

Each manufactured home will also be assessed the below fees, unless City services are not available:

Construction Water Fee	\$ 50.00
Water Connection Fees	\$ 669.00
Wastewater Treatment Plant Fees	\$ 1,300.00
Water Production Facility Expansion	\$ 1,500.00
Sewer Connection Fees (in the following zones):	

Zone	Base Rate	R.V. Space Rate	College ADA Rate
I West Hobsonway	\$ 1,200.00	\$ 720.00	
II Mesa Bluff/College	\$ 2,600.00	\$ 1,600.00	\$ 150.00
III Riviera Drive	\$ 3,400.00	\$ 2,040.00	
IV Colorado River 500	\$ 3,400.00	\$ 2,040.00	
V Hidden Beaches	\$ 3,200.00	\$ 1,920.00	
VI Industrial Area	\$ 9,000.00		

17. Each home installation shall be required to have a building permit issued by the City of Blythe for which permit fees will be charged.

18. All plans prepared by professionals shall bear the California seal and signature of same in original ink. Electronic signatures are okay; however, no reproductions/photocopies will be accepted.
19. Any home being installed either on a pad 12 inches or more above grade, or 12 inches or more below grade shall be required to furnish this office with a soils compaction report prior to inspection of the piers. A geotechnical soils report and pad certification will also be required.
20. Check with the Edison Company on the availability of power to your property prior to obtaining your permit.
21. The applicant must provide this office with a copy of the unit title search from the Department of Housing & Community Development or a copy of the Certificate of Origin. If the title search or certificate of origin is not in the property owner's name, then a notarized letter from the legal owner will be required.
22. A check for \$11 per unit, make out to the Department of Housing and Community Development shall be submitted to this office prior to permit issuance for the filing of paperwork to that office.
23. Any person installing a used mobile home upon a permanent foundation shall be required to submit to this office if the unit is currently titled as personal property: all applicable titles, certificates, license plates and/or registration decals.
24. A School Form for school tax payment will be provided to you by our office at the time of plan check submittal and must be paid to the School District before permit issuance. Any questions on school tax fees should be directed to the School District Office at (760) 922-4164, extension 229.

R311.8.3.2 Grip size. Handrails on ramps shall comply with Section R311.7.8.5.

R311.8.3.3 Continuity. Handrails where required on ramps shall be continuous for the full length of the ramp. Handrail ends shall be returned or shall terminate in newel posts or safety terminals. Handrails adjacent to a wall shall have a space of not less than 1 1/2 inches (38 mm) between the wall and the handrails.

SECTION R312

GUARDS AND WINDOW FALL PROTECTION

R312.1 Guards. Guards shall be provided in accordance with Sections R312.1.1 through R312.1.4.

R312.1.1 Where required. Guards shall be provided for those portions of open-sided walking surfaces, including floors, stairs, ramps and landings that are located more than 30 inches (762 mm) measured vertically to the floor or grade below at any point within 36 inches (914 mm) horizontally to the edge of the open side. Insect screening shall not be considered as a guard.

R312.1.2 Height. Required guards at open-sided walking surfaces, including stairs, porches, balconies or landings, shall be not less than 42 inches (1067 mm) in height as measured vertically above the adjacent walking surface or the line connecting the nosings.

Exceptions:

1. Guards on the open sides of stairs shall have a height of not less than 34 inches (864 mm) measured vertically from a line connecting the nosings.
2. Where the top of the guard serves as a handrail on the open sides of stairs, the top of the guard shall be not less than 34 inches (864 mm) and not more than 38 inches (965 mm) as measured vertically from a line connecting the nosings.

R312.1.3 Opening limitations. Required guards shall not have openings from the walking surface to the required guard height that allow passage of a sphere 4 inches (102 mm) in diameter.

Exceptions:

1. The triangular openings at the open side of stair, formed by the riser, tread and bottom rail of a guard, shall not allow passage of a sphere 6 inches (153 mm) in diameter.
2. Guards on the open side of stairs shall not have openings that allow passage of a sphere 4 3/8 inches (111 mm) in diameter.

R312.1.4 Exterior plastic composite guards. Plastic composite exterior guards shall comply with the requirements of Section R317.4.

R312.2 Window fall protection. Window fall protection shall be provided in accordance with Sections R312.2.1 and R312.2.2.

R312.2.1 Window opening height. In dwelling units, where the bottom of the clear opening of an operable

window opening is located less than 24 inches (610 mm) above the finished floor and greater than 72 inches (1829 mm) above the finished grade or other surface below on the exterior of the building, the operable window shall comply with one of the following:

1. Operable window openings will not allow a 4-inch-diameter (102 mm) sphere to pass through where the openings are in their largest opened position.
2. Operable windows are provided with window opening control devices or fall prevention devices that comply with ASTM F2090.

R312.2.2 Emergency escape and rescue openings. Where an operable window serves as an emergency escape and rescue opening, a window opening control device or fall prevention device, after operation to release the control device or fall prevention device allowing the window to fully open, shall not reduce the net clear opening area of the window unit to less than the area required by Sections R310.2.1 and R310.2.2.

SECTION R313

AUTOMATIC FIRE SPRINKLER SYSTEMS

R313.1 Townhouse automatic fire sprinkler systems. An automatic sprinkler system shall be installed in townhouses.

Exception: An automatic sprinkler system shall not be required where additions or alterations are made to existing townhouses that do not have an automatic sprinkler system installed.

R313.1.1 Design and installation. Automatic sprinkler systems for townhouses shall be designed and installed in accordance with Section R313 or NFPA 13D.

R313.2 One- and two-family dwellings automatic sprinkler systems. An automatic sprinkler system shall be installed in one- and two-family dwellings.

Exceptions:

1. An automatic residential fire sprinkler system shall not be required for additions or alterations to existing buildings that are not already provided with an automatic residential sprinkler system.
2. *Accessory Dwelling Unit, provided that all of the following are met:*
 - 2.1. *The unit meets the definition of an Accessory Dwelling Unit as defined in the Government Code Section 65852.2.*
 - 2.2. *The existing primary residence does not have automatic fire sprinklers.*
 - 2.3. *The accessory detached dwelling unit does not exceed 1,200 square feet in size.*
 - 2.4. *The unit is on the same lot as the primary residence.*

R313.2.1 Design and installation. Automatic sprinkler systems shall be designed and installed in accordance with Section R313 or NFPA 13D.

R313.3 Dwelling unit fire sprinkler systems.

R313.3.1 General. The design and installation of residential fire sprinkler systems shall be in accordance with NFPA 13D or Section R313.3, which shall be considered equivalent to NFPA 13D. Partial residential sprinkler systems shall be permitted to be installed only in buildings not required to be equipped with a residential sprinkler system. Section R313.3 shall apply to stand-alone and multipurpose wet-pipe sprinkler systems that do not include the use of antifreeze. A multipurpose fire sprinkler system shall supply domestic water to both fire sprinklers and plumbing fixtures. A stand-alone sprinkler system shall be separate and independent from the water distribution system.

R313.3.1.1 Backflow protection. A backflow preventer shall not be required to separate a sprinkler system from the water distribution system, provided that:

1. The system complies with NFPA 13D or Section R313;
2. Piping materials are suitable for potable water in accordance with the California Plumbing Code; and
3. The system does not contain antifreeze or have a fire department connection.

R313.3.1.2 Required sprinkler locations. Sprinklers shall be installed to protect all areas of a dwelling unit.

Exceptions:

1. Attics, crawl spaces and normally unoccupied concealed spaces that do not contain fuel-fired appliances do not require sprinklers. In attics, crawl spaces and normally unoccupied concealed spaces that contain fuel-fired equipment, a sprinkler shall be installed above the equipment; however, sprinklers shall not be required in the remainder of the space.
2. Clothes closets, linen closets and pantries not exceeding 24 square feet (2.2 m²) in area, with the smallest dimension not greater than 3 feet (915 mm) and having wall and ceiling surfaces of gypsum board.
3. Bathrooms not more than 55 square feet (5.1 m²) in area.
4. Detached garages; carports with no habitable space above; open attached porches; unheated entry areas, such as mud rooms, that are adjacent to an exterior door; and similar areas.

R313.3.2 Sprinklers. Sprinklers shall be new listed residential sprinklers and shall be installed in accordance with the sprinkler manufacturer's installation instructions.

R313.3.2.1 Temperature rating and separation from heat sources. Except as provided for in Section R313.3.2.2, sprinklers shall have a temperature rating of not less than 135°F (57°C) and not more than 225°F (107°C). Sprinklers shall be separated from heat

sources as required by the sprinkler manufacturer's installation instructions.

R313.3.2.2 Intermediate temperature sprinklers. Sprinklers shall have an intermediate temperature rating not less than 175°F (79°C) and not more than 225°F (107°C) where installed in the following locations:

1. Directly under skylights, where the sprinkler is exposed to direct sunlight.
2. In attics.
3. In concealed spaces located directly beneath a roof.
4. Within the distance to a heat source as specified in Table R313.3.2.2.

R313.3.2.3 Freezing areas. Piping shall be protected from freezing as required by the California Plumbing Code or by using one of the following:

1. A dry-pipe automatic sprinkler system that is listed for residential occupancy applications.
2. Dry-sidewall or dry-pendent sprinklers extending from a nonfreezing area into a freezing area.
3. Where fire sprinkler piping cannot be adequately protected against freezing, the system shall be designed and installed in accordance with NFPA 13D.

TABLE R313.3.2.2
LOCATIONS WHERE INTERMEDIATE
TEMPERATURE SPRINKLERS ARE REQUIRED

HEAT SOURCE	RANGE OF DISTANCE FROM HEAT SOURCE WITHIN WHICH INTERMEDIATE TEMPERATURE SPRINKLERS ARE REQUIRED ^{a, b} (Inches)
Coal and wood burning stove	12 to 42
Fireplace, front of recessed fireplace	36 to 60
Fireplace, side of open or recessed fireplace	12 to 36
Front of wall-mounted warm-air register	18 to 36
Heating duct, not insulated	9 to 18
Hot water pipe, not insulated	6 to 12
Kitchen range top	9 to 18
Luminaire up to 250 watts	3 to 6
Luminaire 250 watts up to 499 watts	6 to 12
Oven	9 to 18
Side of ceiling or wall warm-air register	12 to 24
Vent connector or chimney connector	9 to 18
Water heater, furnace or boiler	3 to 6

For SI: 1 inch = 25.4 mm.

- a. Sprinklers shall not be located at distances less than the minimum table distance unless the sprinkler listing allows a lesser distance.
- b. Distances shall be measured in a straight line from the nearest edge of the heat source to the nearest edge of the sprinkler.

INSPECTIONS

Following is a list of the required inspections needed for each manufactured home installation:

- a. Marriage line inspection.
- b. Foundation footing inspection is required with steel in place before pouring any concrete, if applicable. Inspection of pier placement.
- c. Inspection prior to pouring bond beam.
- d. Ring out of mobile home includes gas line pressure test; electrical connection inspection; inspection of water and sewer connections to the main, or well and septic tank inspection if not tied into public mains.
- e. Final inspection

PERMIT FEES

\$196.00 – Provided the inspection does not exceed one hour.

\$178.00 – For each re-inspection needed

If the inspection will exceed one hour, additional fees will be charged at:

\$82.00 for the second whole hour

\$41.00 for each 30 minutes or fraction thereof

**** Accessory Structures SPA Plan:**

\$196.00 – Provided the inspection does not exceed one hour.

\$178.00 – For each re-inspection needed

If the inspection will exceed one hour, additional fees will be charged at:

\$82.00 for the second whole hour

\$41.00 for each 30 minutes or fraction thereof

**** Strong Motion Instrumentation Fees (Earthquake Tax) are assessed based upon the manufactured home's valuation.**

**** Additional fees will be assessed for any grading, electrical, well and/or septic tank.**

CITY OF BLYTHE DEPARTMENT OF BUILDING & SAFETY

MOBILE MODULAR MANUFACTURED HOME APPLICATION WORKSHEET

PERMIT USE

VALUATION OF UNIT: \$ _____

- ☐ Low Profile
- ☐ Site Prep
- ☐ Permanent Foundation

- ☐ Replacement
- ☐ Install Only

****Accessories (porch, awning, deck, carport, etc.) are to be applied for on a different application**

Date:	Log #
Job Site Address:	
Assessor's Parcel Number:	Lot:
Property Owner Name:	
Mailing Address:	
	Phone #:
Contractor:	
Mailing Address:	
State Lic #:	Phone #:

Date of Manufacture of Mobile _____ Length _____ Width _____

Manufacturer _____ Model _____

State Insignia or HUD #: Unit A _____ Unit B _____ Unit C _____

Serial Number _____

Earthquake Resistant Bracing System (if used)

Manufacturer's Name: _____ CA ERBS Cert. #: _____

Brand or Model Name: _____ Model #: _____

Number of bracing devices (or sets) to be installed for each unit: _____

