

TITLE III

DEVELOPMENT AND BUILDING REGULATIONS

CHAPTER 3

CONSTRUCTION REGULATIONS FOR MOBILE HOMES, TRAVEL HOMES, AND OTHER FACTORY MANUFACTURED STRUCTURES

Section:

- 3-3-1: Definitions
- 3-3-2: Building and Occupancy Permits for Factory Built Structures
- 3-3-3: Non-Conforming Mobile Homes and Structures
- 3-3-4: Administration and Enforcement

3-3-1: Definitions

- A. **MOBILE HOME:** A movable or re-locatable dwelling unit, with plumbing, toilet, and lavatory facilities, with a living area of 1,000 sq. feet or greater, transportable on its running gear, but not required to have a license plate pursuant to C.R.S., Article 42-3, as amended, and installed either with or without a foundation designed for permanent use as a dwelling; provided however, that modular houses that meet the requirements of all Town building codes, including the International Building Code, shall not be defined as a mobile home for purposes of this Chapter. (Ord. 2011-04)
- B. **MOBILE HOME PARK:** A site, parcel tract, or lot operated and used for the location of two (2) or more mobile homes intended for use as residences.
- C. **TRAVEL HOME:** Any movable or re-locatable dwelling unit with a living area of less than 500 square feet or which is required to have a license plate.
- D. **TRAVEL HOME PARK:** A park or campground for the temporary use of travel homes, including but not limited to campers, motor homes, pick-up truck campers, trailers and trailer coaches.

3-3-2: Building and Occupancy Permits for Factory Built Structures

(Ord. 00-10)

- 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, other than a mobile home park space without first obtaining a building permit. No mobile home shall be moved onto any site within a mobile home park without first obtaining a Mobile Home Park Siting 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 shall be accompanied by a fee in the amount set by such Code. The application for a mobile home park siting permit shall be accompanied by a siting permit fee as set by the Board of Trustees.
- C. No building or siting permit shall be issued unless the following criteria are met:
1.
 - a. The mobile home or factory built structure meets either the Town's Building, Plumbing, Electrical and other Codes and Regulations, or
 - b. It is to be used for a residence and for mobile homes or other factory built homes manufactured after June 15, 1976, it meets the requirements of the National Mobile Home Construction and Safety Standards Act of 1974 (42 USC 1501, et. seq.) and regulations promulgated there under, and is in good condition, safe and fit for use as a residence, or
 - c. It is to be used for a residence, and for mobile homes or other factory built homes manufactured after June 15, 1976, it meets the requirements of the National Mobile Home Construction and Safety Standards Act of 1974 (42 USC 1501, et. Seq.) and regulations promulgated there under, and is in good condition, safe and fit for use as a residence, or
 - d. It is to be used for a residence, and for mobile homes manufactured prior to the effective date of the Colorado Housing Act of 1970 (C.R.S. 24-32-701, et. seq., as amended) it is certified by a registered professional engineer, or architect, to meet or exceed, on an equivalent engineering performance basis, the standards established pursuant to the Colorado Housing Act of 1970, the National Mobile Home Construction Act of 1974, or the Town's Building, Plumbing and Electrical Codes, or
 - e. For factory built storage and outbuildings with less than 250 square feet of floor area, it is to be assembled and erected in accordance with the manufacturer's minimum requirements, or

- f. It is in adequate condition, safe and fit for its intended purpose and its use has been authorized by a temporary permit issued pursuant to Olathe Town Zoning Ordinance.
 - g. The provisions of this Section 3-3-2(C)(1) shall be construed to be controlling and to supersede any other ordinances or portions of ordinances of the Town of Olathe in conflict herewith.
 - 2. 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 sixty (60) 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. In all cases, required skirting shall be installed no later than sixty (60) days after siting of the mobile home.
 - 4. A permanent foundation shall be required which either:
 - a. Is constructed in compliance with Town Building Codes, or
 - b. Consists of a sufficient number of concrete pads at least 6"x16"x16" in size, spaced no further than 8 feet apart, with concrete blocks set on top of the pads, with wood shims no thicker than 2 inches between the top of the blocks and the support parts of the mobile home, and which shall, at a minimum, conform with the manufacturer's recommendations, and have sufficient capacity to support all loads.
 - 5. "Tie Downs" shall be installed when required by the Town's Flood Plain Management Regulation.
- 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 Chapter 3 and other applicable Town Building and Zoning Ordinances and Regulations.

- E. A structure shall be deemed to meet or exceed on an equivalent engineering performance basis the standards established pursuant to the Colorado Housing Act of 1970, the National Mobile Home Construction Act of 1974, or the Town's Building, Plumbing and Electrical Codes if:
1. An architect, registered professional engineer, the Colorado Division of Housing, or the manufacturer of the structure certifies that by using engineering calculations or testing, following commonly accepted engineering procedures, all components and subsystems will perform to meet health, safety, and functional requirements to the same extent as required for compliance with the foregoing, or
 2. It is determined that the structure was built to the ANSI A 119.1 Standard, or
 3. It is determined that the structure meets the following criteria:

DESIGN ELEMENTS

DESIGN CRITERIA

ARCHITECTURAL DESIGN-
BUILDING PLANNING

Glazed Area	8% of floor area
Vent Area	4% of floor area
Min. Room Size:	
One Room	150 sq. ft.
Bedroom (2 persons)	70 sq. ft.
Bedroom (min.)	50 sq. ft.
Min. Room Dimension	5 ft.
Closet Depth (required in each bedroom)	22 in.
Toilet Compartment	30" wide w/21" clear
Hall Width	28 in.
Ceiling Height - General	7 ft.

ARCHITECTURAL DESIGN-
BUILDING PLANNING, cont'd

Exterior Wall Covering	Weather resistive and corrosion resistant fasteners.
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FIRE SAFETY

Bedroom Egress Window	Required
Min. Size	5 sq. ft.

Max. Sill Height	36 in.
Protect Cabinets Above Range	Required
Smoke Detectors	Required

THERMAL ENERGY CONSERVATION

Interior Heated to 70	Required
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PLUMBING

Hot and Cold Supply	Required
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Kitchen Sink	Required
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Bathroom with Shower or Bath, Toilet and Sink	Required
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ELECTRICAL

Separate Neutral and Ground on Appliances and Equipment	Required
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GENERAL PROVISIONS

It is in good condition, safe and fit for use as a residence.	Required
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All required items listed above shall be in good operating condition.	Required
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3-3-3: Non-Conforming Mobile Homes and Structures

Any mobile home or other factory built housing or structure which, at the effective date of this Chapter, or at the time of annexation, if annexed, subsequent to the effective date of this Chapter, 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 Chapter, may be continued to be maintained or used. The non-conforming features shall not be enlarged, modified, or repaired, except in conformity with this Chapter. Such non-conforming mobile home may be moved to another space or lot within the Town if set up is in compliance with this Chapter. 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. No non-conforming mobile home may be moved into Town from out of Town.

3-3-4: Administration and Enforcement

- A. The Building Official shall administer and enforce this Chapter.
- B. It shall be unlawful for any person to violate any provision of this Chapter.
- C. Any violation of the provisions of this Chapter is hereby declared to be a nuisance and may be abated in accordance with law.
- D. 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 Chapter.
- E. 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 Chapter.