

ORDINANCE 1094 (2019)

AN ORDINANCE AMENDING CHAPTER 15.22 OF THE CRAIG MUNICIPAL CODE CONCERNING THE INTERNATIONAL MANUFACTURED HOME INSTALLATION CODE

WHEREAS, the City of Craig has adopted rules and regulation concerning building code requirements for all real property located within city limits, which rules and regulations set minimum standards for the design and construction of buildings to ensure the safety and health for people in or about those buildings; and

WHEREAS, building codes are occasionally updated at a national level resulting in the adoption of updated versions of building and other related codes; and

WHEREAS, by this ordinance together with other related ordinances being considered at this time, the City Council updates the building rules and regulations to remain current within this area.

WHEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CRAIG, COLORADO, AS FOLLOWS:

Section 1. Chapter 15.22 of the Craig Municipal Code entitled “International Manufactured Home Installation Code” shall be adopted to read in its entirety as follows (note: this is a redline version of the changes to the Craig Municipal Code, with language to be eliminated designated with strikethrough notation and new language shown in red):

Chapter 15.22

Manufactured Home Installation Code

15.22.010 - Short title.

This chapter may be known and cited as the "Manufactured Home Installation Code."

15.22.020 - Installation standards.

A. **HUD Manufactured Homes (U.S. Department of Housing and Urban Development).**

1. **Single Wide**

~~All HUD Single Wide~~ manufactured homes shall be **allowed in MU-1 and RMH zones only, and may** be installed on an engineered foundation ~~(required in the RLD, RMD or RHD Districts and permitted in the RMH Districts)~~ or with piers, tie-downs and skirting ~~(permitted only in the RMH Districts)~~. **in conformance with the manufacturers installation instructions. If the manufacturers installation instructions are unavailable, the home shall be installed in conformance with the Manufactured Homes and Factory Built**

Housing Installation Handbook, 2016 edition, published by the Colorado Department of Local Affairs.

~~B. Manufactured homes shall be installed as recommended in the manufacturer's installation instructions. If the manufacturer's installation instructions are lost or unavailable, the manufactured home shall be installed in conformance with the American National Standard for Manufactured Home Installations (ANSI A225.1), 1994 edition, adopted in Section 15.22.030.~~

C. 2. Multiple Section Units

HUD double or triple wide manufactured homes are allowed in the RLD, RMD, RHD, MU-1, MU-2, Agricultural, RR, and RMH zones, if the home meets all of the following criteria:

- 1. Is a minimum of twenty-four (24) feet wide and thirty-six (36) feet long.**
- 2. Is permanently affixed to and installed on an engineered foundation at the entire perimeter of the dwelling.**
- 3. Has a pitched roof of at least 3:12 pitch with a minimum twelve (12) inch eave overhang. The roof must be covered with shingles, tile, metal roofing (pro-panel), or standing seam.**

If the **HUD** manufactured home is installed on an engineered foundation, the engineered foundation shall be constructed as required under **the adopted edition of** the International Building Code **and/or the International Residential Code.**

3. No HUD/Mobile home over 25 years old may be erected, moved or placed on any site, lot or tract in the City of Craig.

B. IRC Modular Homes

1. IRC Modular Homes shall be allowed in any zone which permit's single family detached dwellings as a principal use. IRC Modular Homes must be installed in conformance with the manufactures installation instructions. If the manufacturers instructions are unavailable, the home shall be installed in conformance with the Manufactured Homes and Factory Built Housing Installation Handbook, 2016 edition, published by the Colorado Department of Local Affairs.

2. IRC Modular Homes shall be installed on an engineered foundation designed and constructed under the adopted editions of the International Building Code and/or the International Residential Code, by a Colorado State licensed engineer.

~~15.22.030 - Adoption of the American National Standard for Manufactured Home Installations:~~
Manufactured Homes and Factory Built Housing Installation Handbook.

Pursuant to authority conferred by Title 31, Article 16, Sections 201 through 208, C.R.S., there is hereby adopted the ~~American National Standard for Manufactured Home Installations (ANSI A225.1), 1994 edition, published by the National Conference of States on Building Codes and Standards, Inc., 505 Huntmar Park Drive, Suite 210, Herndon, Virginia 22070,~~ **Manufactured Homes and Factory Built Housing Installation Handbook, 2016 edition, published by the**

Colorado Department of Local Affairs, 1313 Sherman Street, room 320, Denver CO, 80203, of which ~~three (3)~~ **two (2)** copies are now filed in the office of the city clerk, and which may be inspected during regular business hours, the same being adopted as if set out at length. ~~There is further adopted Annex A, C, D, E, G and H of the standard and such annexes shall constitute a part of the mandatory provisions of the standard.~~

15.22.040 - Modifications; fees.

The American National Standard for Manufactured Home Installations (ANSI A225.1), 1994 edition, is subject to the following additions, deletions and amendments:

- A. ~~The electrical provisions of Annex H are hereby deleted in their entirety.~~
- B. ~~The roof load zone map, Figure 3-1(a), Annex H, shall be amended as follows: Roof load shall be a minimum forty (40) pounds per square foot in the RLD, RMD and RHD zoning districts.~~
- C. **A.** No manufactured home shall be installed in the city unless a separate permit for each installation has first been obtained from the building official. The provisions of Section 15.04.049 (permit issuance) shall apply. ~~Application for installation of manufactured homes in the RLD, RMD and RHD zoning districts shall be accompanied by a site plan and a soils report/foundation design by a state-registered professional engineer.~~ The fee for each permit for manufactured home installation shall be one hundred ~~twenty five~~ **forty-five** dollars (~~\$125.00~~) (**\$145.00**) (for single-wide units) and two hundred ~~twenty~~ **forty** dollars (~~\$200.00~~) (**\$220**) (for multiple-section units); however, additional fees shall be charged for water and sewer taps, engineered foundation systems and structural additions as provided in this code.

15.22.050 - Limitation.

This chapter shall apply only to installation, and not to the modification, repair or remodeling, of a manufactured home which shall be governed by the International Building Code, **International Residential Code**, the International Plumbing Code, the International Mechanical Code and/or the International Fuel Gas Code.

15.22.060 - Occupancy.

No manufactured home shall be occupied until all of the zoning and building requirements of this code are completed, with the following exceptions:

- A. Skirting shall be completed within thirty (30) days from the date of initial installation (reference Section 16.12.020).
- B. Storage shed (required in mobile home parks only) shall be in place ninety (90) days from the date of initial installation.

The chief building official is hereby authorized to prepare and distribute a checklist of the requirements that must be completed before occupancy.

15.22.070 - Violations; penalty.

Any person or persons violating any of the provisions of this chapter or of the standard, adopted as set forth in this chapter, shall be fined in the sum not to exceed one thousand dollars

(\$1,000.00) or by imprisonment for not more than one hundred eighty (180) days, or by both such fine and imprisonment. Each day that such a violation is permitted to exist shall constitute a separate offense.

READ, APPROVED AND ORDERED PUBLISHED ON FIRST READING THIS _____ DAY OF _____, 2019 BY THE CITY COUNCIL OF THE CITY OF CRAIG, COLORADO.

Jarrod Ogden, Mayor

ATTEST:

Liz White, City Clerk

PASSED, APPROVED, AND ADOPTED AFTER HEARING ON SECOND READING THIS _____ DAY OF _____, 2019 BY THE CITY COUNCIL OF THE CITY OF CRAIG, COLORADO.

Jarrod Ogden, Mayor

ATTEST:

Liz White, City Clerk