

## APPENDIX E

# FACTORY-BUILT BUILDINGS

### SECTION AE101 SCOPE

**AE101.1 General.** Factory-built buildings, manufactured homes and mobile homes shall comply with applicable laws of the State of Arizona and this code. The provisions of this section for factory-built buildings, manufactured homes and mobile homes take precedence over other code provisions which are inconsistent therewith. The general provisions of this code shall apply in all areas where there are not specific provisions in this section.

**AE101.1.1 Arizona law.** The construction of factory-built buildings and manufactured homes is regulated by the State of Arizona, *Arizona Revised Statutes* ARS 41-2142 et seq, and is not included in this code.

**AE101.1.2 Manufactured home installation.** The installation of manufactured homes and mobile homes, including connection to utilities, is regulated by the State of Arizona and is not included in this code, except that a City of Phoenix on-site permit is required for Phoenix Zoning Ordinance administration purposes. Connection to a City water or sewer tap requires a separate permit from the Development Services Department.

**AE101.1.3 Factory-built building installation.** The installation of factory-built buildings, including their foundations and direct connection to sewer, water, gas or electric utilities, is regulated by the State of Arizona and is not included in this code, except that a City of Phoenix On-Site Permit is required for compliance with Phoenix Zoning Ordinance requirements and with building code requirements pertaining to location on property and setback from other buildings or structures on the property. A City of Phoenix building permit is required for all on-site construction (except foundations), including connection to or alteration of existing on-site sewer, water, gas or electrical systems, and for construction of all site improvements required by the zoning ordinance, such as design review elements, signs, parking, landscaping, site amenities and disabled accessibility. Connection to a City water or sewer tap requires a separate permit from the Development Services Department.

**AE101.1.4 Alterations and additions.** Repairs, alterations and site-built additions to factory-built buildings, mobile homes and manufactured homes are regulated by this code and by the zoning ordinance and require City of Phoenix permits.

**AE101.1.5 Occupancy and use.** Occupancy and use of a factory built-building, manufactured home or mobile home is prohibited without first obtaining inspection approval and a Certificate of Occupancy from the building official, to verify compliance with the zoning ordinance and other applicable city codes and ordinances.

### SECTION AE102 REPAIRS, ALTERATIONS AND ADDITIONS

**AE102.1 Repairs, alterations and additions.** No person shall repair, alter or add on to a factory-built building, manufactured home or a mobile home after the unit has been installed without first having obtained a permit from the building official for the specific work to be performed. All such work shall comply with the requirements of this code. Additions and alterations shall be structurally separated from the manufactured home.

**Exception:** A structural separation need not be provided when structural plans, details and calculations are provided to justify the omission of such separation.

### SECTION AE201 DEFINITIONS

**AE201.1 General.** For the purpose of this Section, the following definitions shall apply:

**FACTORY-BUILT BUILDING.** A residential or nonresidential building, including a dwelling unit or habitable room thereof, which is either wholly or in substantial part manufactured at an off-site location to be assembled on-site, except it does not include a manufactured home, recreational vehicle or mobile home (ARS 41-2142).

**MANUFACTURED HOME.** A structure built in accordance with the National Manufactured Home Construction and Safety Standards Act.

**MOBILE HOME.** 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 that it does not include recreational vehicles or factory-built buildings.

**ON-SITE PERMIT.** A permit issued by the building official that authorizes the placement of a factory-built building, manufactured home or mobile home on a site. The on-site permit shall authorize only the placement, foundation or unit tie-down, and specific connections to utility services which are authorized by a permit issued by the State of Arizona Office of Manufactured Housing. All other work on the site shall require a building permit issued by the building official in accordance with Section 106 of this code. Connection to a City water or sewer tap requires a separate permit from the Development Services Department.

### SECTION AE301 INSTALLATION REQUIREMENTS

**AE301.1 Installation requirements.** No factory-built building, manufactured home or mobile home shall be moved onto

or installed on any lot or site in the City of Phoenix except in compliance with these provisions.

**AE301.1.1 State insignia required.** No person, firm or corporation shall move onto any site any factory-built building or manufactured home building unless such building bears a current, valid insignia of approval of the State of Arizona.

**AE301.1.2 State permit required.** No person, firm or corporation shall move onto any site any factory-built building, manufactured home or mobile home unless and until a permit for such installation has been obtained from the State of Arizona.

**AE301.1.3 On-site permit required.** No person firm or corporation shall move onto any site, or relocate on any site, any factory-built building, manufactured home or mobile home until an on-site permit has been issued by the City of Phoenix building official.

A site plan shall be submitted to the building official which shows all utility connections and all other information necessary to ascertain compliance with the separation and area restrictions of other sections of this code and with all provisions of the zoning ordinance. If the building official is satisfied that the work described by the documents submitted conform to this section and other applicable law, the On-Site Permit shall be issued to the owner of the site or his authorized agent.

**AE301.1.4 Fire protection.** All factory-built buildings must be protected pursuant to the *Phoenix Fire Code*.

## SECTION AE304 PERMITS

**AE304.1 Building permit required.** The person, firm or corporation obtaining the on-site permit shall also apply for and obtain a building permit from the building official when one or more of the following conditions apply:

1. For all on-site construction that connects to or alters existing buildings or existing on-site sewer, water, gas or electrical systems.
2. For all on-site construction that is required by or regulated by the zoning ordinance, such as for design review elements, signs, parking, landscaping, site amenities and disabled accessibility.
3. For all construction or alteration that is not part of the state-approved factory-built building, manufactured home, or mobile home including all interior fit-up, tenant

improvement or remodeling work which is not specifically included in such state permit.

4. When a City of Phoenix inspection is requested by the installer for work otherwise included in the State of Arizona installation permit, including but not limited to requests for utility clearance inspections.

All work subject to a building permit under this section is subject to all inspections and all technical requirements of this code and all other applicable city codes and ordinances. For administrative purposes, the building official may combine the on-site permit and the city building permit into a single document.

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