

APPENDIX E

FACTORY-BUILT BUILDINGS

SECTION AE101 SCOPE

AE101.1 General. Factory-built buildings, manufactured homes and mobile homes shall comply with the 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 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 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 the 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 *Phoenix 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 *Phoenix 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 to verify compliance with the *Phoenix 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 for the specific work to be performed. All such work shall comply with the requirements of this code.

SECTION AE201 DEFINITIONS

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

FACTORY-BUILT BUILDING. Any 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. Any structure built in accordance with the National Manufactured Home Construction and Safety Standards Act.

MOBILE HOME. Any 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. Any permit issued by the building official which 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 in accordance with Section 105 of the *Phoenix Building Construction Code—Administrative Provisions*. 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.

AE301.2 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 and valid insignia of approval from the State of Arizona.

AE301.3 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.

AE301.4 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.

A site plan shall be submitted 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 *Phoenix Zoning Ordinance*. If the work described by the documents submitted conforms to this section and other applicable laws, the on-site permit shall be issued to the owner of the site or his or her authorized agent.

AE301.5 Fire protection. Factory-built buildings shall be protected pursuant to the *Phoenix Fire Code*.

SECTION AE302 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 when one or more of the following conditions apply:

1. For all on-site construction which connects to or alters existing buildings or existing on-site sewer, water, gas or electrical systems.
2. For all on-site construction which is required by or regulated by the *Phoenix Zoning Ordinance*, such as for design review elements, signs, parking, landscaping, site amenities and disabled accessibility.
3. For all construction or alteration which 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.

SECTION AE303
PERMITS ISSUANCE
Reserved

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SECTION AE304
FEES
Reserved

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SECTION AE305
INSPECTIONS
Reserved

|| **SECTION AE306**
 SPECIAL INSPECTIONS
 Reserved

|| **SECTION AE307**
 UTILITY SERVICE
 Reserved

|| **SECTION AE401**
 OCCUPANCY CLASSIFICATION
 Reserved

|| **SECTION AE402**
 LOCATION ON PROPERTY
 Reserved

|| **SECTION AE501**
 DESIGN
 Reserved

|| **SECTION AE502**
 FOUNDATION SYSTEMS
 Reserved

SECTION AE503
SKIRTING AND PERIMETER ENCLOSURES
Reserved

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SECTION AE504
STRUCTURAL ADDITIONS
Reserved

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SECTION AE505
BUILDING SERVICE EQUIPMENT
Reserved

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SECTION AE506
EXITS
Reserved

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**SECTION AE507
OCCUPANCY, FIRE SAFETY AND EMERGENCY
CONSERVATION STANDARDS**

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Reserved

**SECTION AE600
SPECIAL REQUIREMENTS FOR
FOUNDATION SYSTEMS**

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Reserved

**SECTION AE601
FOOTINGS AND FOUNDATIONS**

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Reserved

**SECTION AE602
PIER CONSTRUCTION**

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Reserved

**SECTION AE603
HEIGHT OF PIERS**

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Reserved

**SECTION AE604
ANCHORAGE INSTALLATIONS**

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Reserved

SECTION AE605
TIES, MATERIALS AND INSTALLATION
Reserved

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SECTION AE606
REFERENCED STANDARDS
Reserved

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