

Inspections

City regulations require that installation of the unit be inspected as soon as it is located on the lot and again within three months of permit issuance. Inspections can be requested in person at the Development Services Department or by calling 763-0172. Requests will be performed within 24 hours. If you need to make an appointment for an inspection for some reason, please call 763-0124 between the hours of 8:00 AM and 5:00 PM to make the necessary arrangements.

Final Approval

In order to obtain final approval on your project and a Certificate of Compliance, you must call the Development Services Department and request a final inspection. Please keep in mind that you have 180 days to make the improvements described in this pamphlet and obtain a Certificate of Compliance. Further, a Certificate of Compliance cannot be issued until you have requested and received an approved final inspection, returned your floodplain elevation certification if a floodplain development permit was required, submitted proof that the soil was treated for termites, and completed all other items as required by the ADOH installation permit.. Once all is in order, a Certificate of Compliance will be mailed to the property owner or the permittee. The Certificate of Compliance can also be picked up from the Development Services Department.

INFORMATION PAMPHLETS AVAILABLE

1. Single Family Residential
2. Multiple Family Residential
3. Commercial and Industrial
4. Planned Area Development
5. Public Lands
6. Residential Park
7. Parking Regulations
8. Parking Spaces Required per Use
9. Business Sign Regulations
10. Promotional Display Signs
11. Subdivision Sign Information
12. Off Premise Signs
13. Temporary Signs
14. Landscaping Regulations
15. Plant List
16. Screening Regulations
17. Garage/Yard Sales and Home Occupations
18. Manufactured/Factory Built Home Permits
19. Vehicles Sales and Rentals, Watercraft Rentals
20. City Organization
21. Zoning Regulations for New Businesses
22. Alternative Energy Systems

City of Bullhead City
Development Services
Department

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*Manufactured
and Factory
Built Homes*



Zoning Ordinance Information Series

City of Bullhead City

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Permits for Manufactured and Factory Built Homes

General

Permits must be obtained prior to the installation of manufactured and factory built buildings used for single family dwelling purposes. There is also a one-time Water Resource Fee which applies to all new construction within the City of Bullhead City. Please refer to the fee schedule for applicable fees.

Floodplain status of the parcels in question is also determined at this time. If the land is designated on the Federal Emergency Management Agency's Flood Insurance Rate Map as being in the floodplain, a Floodplain Development Permit must be obtained at the same time as issuance of a permit for the home. This permit is \$120.00.

All sites on which a manufactured or factory built home are located must be treated for termites. Submittal of a service contract prior to permit issuance and subsequent proof of treatment is required prior to issuance of a Certificate of Compliance.

Applicable Definitions

"Factory built building" means a residential or non-residential 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 that it does not include a manufactured home, mobile home, or recreational vehicle. Said buildings are inspected by the Arizona Department of Building and Fire Safety.

"Manufactured home" means a structure built in accordance with the National Manufactured Home Construction and Safety Standards Act of 1974 and Title VI of the Housing and Development Services Act of 1974, and all subsequent amendments thereto.

Construction and Safety Standards

All manufactured, mobile, and modular homes installed and relocated within the City shall comply with the con-

ditions set forth below.

1. The homes cannot be manufactured more than two years prior to the year in which the permit is requested.
2. The homes must comply with the construction and safety standards adopted by the U.S. Department of Housing and Urban Development and Chapter 15.44 of the city code.

Accessory and Attached Structures

1. For the purpose of these provisions, the word "accessory" will mean any structure not attached to the unit at the time of delivery.
2. The installation, assembly, connection or construction of any accessory item or attached structure must be pursuant to applicable requirements of the International Building Codes, etc. This also means a separate permit is necessary.

Drainage

Drainage of at least one-half inch per foot. must be provided for the first ten feet adjacent to all sides of the installation.

Ground Anchoring

1. Single wide manufactured homes must have 4 anchors on each side of the unit. Anchors shall be placed at each corner of the unit and two additional anchors per side shall be attached to the frame.
2. Installation and materials of the ground anchoring systems must be as specified by a registered architect, engineer, or the design bureau of the Division of Mobile and Manufactured Housing Standards.
3. Ground anchoring for homes wider than a single wide is not required unless the home is located in a designated floodplain.

Skirting

1. Skirting is required on all installations. Skirting must have an 18" by 24" access crawl hole. Underfloor areas must be accessible. Ventilation for under floor areas must be as provided in accordance with the International Building Code.
2. Skirting materials must be wood, metal, concrete, plastic or masonry.

Utility Hookups

1. Utility hookups must be pursuant to:
 - a. The International Plumbing Code, the latest edition.
 - b. The National Electric Code, the latest edition.

Plan Submittal Requirements & Permits

All permit applications are reviewed by the Development Services Department. Review time normally requires 7-10 working days. See the "manufactured home—zoning clearance permit" handout for additional information. A separate Arizona Department of Housing permit application is also required.

Permit Issuance

At the time of permit issuance a fee is required. When your permit is issued, a fee receipt and inspection card will be returned to you. The card is to be kept posted on the property for the duration of the permit.

Upon issuance of a permit and placement of the home on the lot, you must request an inspection from the Development Services Department to confirm compliance with the requirements set forth below within 90 days.

1. Easement, lot coverage, and setbacks.
2. Visible street address numbers, a minimum of 3 ½ inches high.

Once the permit is issued, you will have 180 days to obtain a certificate of compliance from the Development Services Department. Prior to issuance of the Certificate of Compliance, you must provide the items listed below in accordance with the applicable city codes.

1. Accessory storage.
2. Carport.
3. Driveway.
4. Skirting.
5. Tie-downs.
6. Evidence that the terms of the required termite treatment contract have been completed.
7. A request to the Building Department to perform the final inspection.
8. All other inspections related to ADOH permit.