

169312

ORDINANCE NO.

* Amend City Code Title 24 regulations pertaining to manufactured dwelling and park trailer installation, manufactured dwelling parks and recreational vehicle parks. (Ordinance; amend Code Chapters 24.10 and 24.90)

The City of Portland ordains:

Section 1. The Council finds that:

1. All applicable regulations to enforce regulations for manufactured dwelling and park trailer installation, manufactured dwelling parks and recreational vehicle parks should be contained in the City Code.
2. Fees for these functions should be simplified.

NOW, THEREFORE, the Council directs:

- a. City Code Subsection 24.10.040(b) is deleted.
- b. City Code Sections 24.10.132, through 24.10.135 are added as follows:

24.10.132 Manufactured Dwelling Installation Fees.
24.10.133 Manufactured Dwelling Park Fees.
24.10.134 Recreational Park Fees.
24.10.135 Park Trailer Installation Fees.

24.10.132 Manufactured Dwelling Installation Fees.

- A. Manufactured dwelling and cabana installation
- | | | |
|----|--|----------|
| 1. | Installation | \$160.00 |
| 2. | Plan review for installation on an individual lot or park site engineered foundation | \$40.00 |
| 3. | Zoning inspection individual lot only | \$65.00 |
| 4. | Reinspection | \$50.00 |
| 5. | Special Investigation | \$50.00 |

B. The installation fee will include inspection of the stand and site preparation, all support blocking, earthquake-resistant bracing system, flood and wind anchoring devices, perimeter skirting, underfloor access and ventilation, mechanical crossovers and termination and temporary steps if all work is ready for inspection at the same time.

C. Earthquake - Resistant bracing system when not installed under a manufactured dwelling installation permit \$85.00.

24.10.133 Manufactured Dwelling Park. Fees for development or enlargement of a manufactured dwelling park.

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|----|-------------------------|-------------------|
| A. | <u>Number of spaces</u> | <u>Permit fee</u> |
| | 10 spaces or less | \$45.00 per space |

- | | | |
|----|---|------------------------------------|
| | 11 through 20 spaces | \$450 plus \$25 each space over 10 |
| | More than 20 spaces | \$750 plus \$20 each space over 20 |
| B. | Plan review | 65% of the permit fee |
| C. | Zoning inspection | 12% of the permit fee |
| D. | Reinspection | \$50.00/hr. minimum \$50.00 |
| E. | Special Investigation | \$50.00/hr. minimum \$50.00 |
| F. | Additional fees are required for separate permits which may include but are not limited to the following: building, plumbing, electrical, water, sewage, public right of way approaches and improvements. | |

24.10.134 Recreational Park. Fees for development or enlargement of a recreational park.

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|----|---|------------------------------------|
| A. | <u>Number of spaces</u> | <u>Permit fee</u> |
| | 10 spaces or less | \$26.00 each space |
| | 11 through 20 spaces | \$260 plus \$16 each space over 10 |
| | 21 through 50 spaces | \$420 plus \$12 each space over 20 |
| | Over 50 spaces | \$780 plus \$9 each space over 50 |
| B. | Plan review | 65% of the permit fee |
| C. | Zoning inspection | 12% of the permit fee |
| D. | Reinspection | \$50.00/hr. minimum \$50.00 |
| E. | Special Investigation | \$50.00/hr. minimum \$50.00 |
| F. | Additional fees are required for separate permits which may include but are not limited to the following: building, plumbing, electrical, water, sewage, public right of way approaches and improvements. | |

24.10.135 Park Trailer Installation Fees.

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| Park trailer and cabana installation | \$100.00 |
| Plan review for engineered foundation | \$30.00 |
| Reinspection | \$50.00 |
| Special Investigation | \$50.00 |

This installation fee includes inspection of the stand and site preparation, all support blocking, flood and wind anchoring devices, perimeter skirting, underfloor access and ventilation, temporary steps and plumbing, mechanical and electrical connections when all work is ready for inspection at one time.

c. City Code Chapter 24.90 is added as follows:

Chapter 24.90 Manufacture Dwelling Installation and Accessory Structures, Manufactured Dwelling Parks, Recreational Parks, Park Trailer Installation and Accessory Structures.

- Sections:
- | | |
|-----------|---------------------------------|
| 24.90.010 | Purpose. |
| 24.90.020 | Scope. |
| 24.90.030 | Regulatory Adoption. |
| 24.90.040 | Definitions. |
| 24.90.050 | Administration and Enforcement. |
| 24.90.060 | Special Regulation. |

- 24.90.070 Permit Application.
- 24.90.080 Violations.
- 24.90.090 Appeals.

24.90.010 Purpose. The purpose of this Chapter is to provide minimum standards for the following:

1. Installation and maintenance of manufactured dwellings and accessory structures.
2. Development and maintenance of manufactured dwelling parks.
3. Installation and maintenance of park trailers and recreational vehicle accessory structures.
4. Development and maintenance of recreational vehicle parks.

24.90.020 Scope. Regulation under this Chapter covers all installations or alteration of manufactured dwellings, park trailers, and accessory structures. Regulation under this Chapter covers the development and maintenance of manufactured dwelling parks and recreational vehicle parks. This Chapter does not include tourist facility regulation and licensing defined in ORS 446.310 to 446.350 and performed by Multnomah County.

24.90.030 Regulatory Adoption. The City of Portland through the Bureau of Buildings adopts regulatory authority for the installation maintenance and alteration of manufactured dwellings and accessory structures as authorized in ORS 446.250 and 446.253; for the development and maintenance of manufactured dwelling park as authorized in ORS 446.430 and OAR 918-600-100; for the development and maintenance of a recreational vehicle park, picnic park or camp as authorized in ORS 455.170, for the installation, maintenance and alteration of park trailers, other recreational vehicles and accessory structures as authorized in ORS 455.170 and OAR 918-525-005. Nothing contained herein provides regulatory authority when delegation of authority is expressly withheld by the State.

24.90.040 Definitions. For the purposes of this Chapter definitions contained in Chapter 24.15 shall apply in conjunction with definitions found in ORS 446.003, ORS 455.010, OAR 918-500-005, OAR 918-525-005, OAR 918-600-005 and OAR 918-650-005. Definitions in ORS or OAR shall take precedence over other conflicting definitions.

24.90.050 Administration and Enforcement. This Chapter shall be administered and enforced in conformance with applicable Oregon Administrative Rules contained in Chapter 918 Division 500, 505, 510, 520, 600 and 650.

Applicable regulatory provisions contained in the Oregon Administrative Rules are indexed in the Policy and Procedure Manual. The index and applicable Oregon Administrative Rules are on file at the Bureau of Buildings. Reproductions will be provided upon request for the fee described in 24.10.115.

24.90.060 Special Regulation. Manufactured Dwellings and Cabanas installed on a residential lot shall be certified by the manufacturer to have an exterior thermal envelope meeting performance standards which reduce levels equivalent to the performance standards required of single family dwellings constructed under the state building code. Skirting and permanent enclosures shall be required for all park trailer and cabana installations.

24.90.070 Permit Application. Permits are required for the development, enlargement,

alteration or removal of manufactured dwelling parks, or recreational parks. Permit applications, plans and specifications and permit issuance shall conform with Section 24.10.070, and applicable Oregon Administrative Rules. Permits are required for the installation or alteration of manufactured dwellings, park trailers and accessory structures. Plans and specifications are required in conformance with Section 24.10.070 and applicable Oregon Administrative Rules except when;

1. All installation is within an existing manufactured dwelling park and all the installation is performed in accordance with the manufactures approved installation instructions.
2. All installation is within an existing recreational or combination park, and all installation is performed under OAR 918-530-005 through 918-530-120.

When the Director determines special installation or construction requires design by a registered engineer or architect, such design shall be submitted in triplicate and approved by the Bureau prior to commencement or continuance of installation or construction.

24.90.080 Violations. When any construction or installation under this Chapter is found not to comply with the regulations or standards set forth in this Chapter, the Director may issue a correction notice. When reinspection is called for and noncompliance continues the Director may assess a reinspection fee. When construction or installation under this Chapter is commenced without a permit the Director shall require a special investigation and assess an investigation fee. Reinspection or special investigation fees must be paid prior to resuming work or occupying the dwelling.

The Director may issue to the violator and post on the premises, a stop work order when work under this chapter is being performed contrary to regulations of this Chapter. When a stop work is issued and posted, work shall not resume until authorized by Director.

The Director may determine the construction or installation unsafe and proceed with actions contained in 24.10.060 (e)(f).

24.90.090 Appeals. Any person, firm or corporation may request a ruling from the Administrator of the State Building Codes Division prior to submitting a permit application under this Chapter or after withdrawing a previously submitted application. Any ruling or order initiated by the Director shall remain in full force until or unless a ruling by the Division reverses the Director's ruling.

Any person, firm or corporation aggrieved by a decision of the Bureau under this Chapter may request an administrative appeal and pay the appeal fee. An administrative appeal committee consisting of persons appointed by the Director who are especially qualified to provide expert opinions in matters of this Chapter under appeal, shall act in advisory capacity to the Director. Committee review shall culminate in a finding by the Director. Further appeal may be made without fee to the appropriate Board of Appeals described in Sections 24.10.080, 25.07, 26.12 and 27.02.030. Within 30 days of the final appeal finding by the Board of Appeals an appellant who continues to be aggrieved may submit a continuance of the appeal to the State Manufactured Structures and Parks Advisory Board

Section 2. The Council declares that an emergency exists, because the codes and fees should be clarified as soon as practical; therefore, this ordinance shall be in full force and effect from date of passage.

Passed by Council, SEP 20 1995

Barbara Clark

Auditor of the City of Portland

By *Britta Olson*

Commissioner Gretchen Kafoury

Deputy

September 14, 1995

1546

Agenda No.

ORDINANCE NO. 169312

Title

*Amend City Code Title 24 regulations pertaining to manufactured dwelling and park trailer installation, manufactured dwelling parks and recreational vehicle parks. (Ordinance; amend Code Chapters 24.10 and 24.90)

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| INTRODUCED BY Commissioner Gretchen Kafoury | Filed: SEP 15 1995 |
| NOTED BY COMMISSIONER | Barbara Clark Auditor of the City of Portland |
| Affairs <i>[Signature]</i> | By: <i>Cay Kershner</i> Deputy |
| Finance and Administration | For Meeting of: _____ |
| Safety | ACTION TAKEN: |
| Utilities | |
| Works | |
| BUREAU APPROVAL | |
| Bureau: Bureau of Buildings | |
| Prepared by Date Denise Kleim September 14, 1995 | |
| Budget Impact Review: <input checked="" type="checkbox"/> Completed <input type="checkbox"/> Not Required | |
| Bureau Head: <i>Margaret Mahoney</i> Margaret M. Mahoney <i>[Signature]</i> | |

| AGENDA | | FOUR-FIFTHS AGENDA | COMMISSIONERS VOTED AS FOLLOWS: | |
|---|---------|--------------------|-------------------------------------|------|
| | | | YEAS | NAYS |
| Consent <input checked="" type="checkbox"/> | Regular | Blumenauer | <input checked="" type="checkbox"/> | |
| NOTED BY | | Hales | <input checked="" type="checkbox"/> | |
| City Attorney <i>WJ Miller</i> | | Kafoury | <input checked="" type="checkbox"/> | |
| City Auditor | | Lindberg | <input checked="" type="checkbox"/> | |
| City Engineer | | Katz | <input checked="" type="checkbox"/> | |