You may obtain a building permit for a mobilehome on a private lot if the mobilehome complies with Section 6506 of the Zoning Ordinance

SECTION 6506: REQUIREMENTS FOR PLACING A CERTIFIED MOBILEHOME ON A PRIVATE LOT

A. ELIGIBILITY. A mobilehome that was constructed after September 15, 1971, and was issued an insignia of approval by the California Department of Housing and Community Development or a mobilehome that has been certified under the National Mobilehome Construction and Safety Standards Act of 1974 (42 U.S.C. Section 5401 et seq.) may be located on a private lot only upon compliance with the requirements set forth below:

B. REQUIREMENTS. An eligible mobilehome shall comply with the following requirements when located on a private lot:

1. Has not been altered in violation of applicable codes.

2. Is occupied only as a residential use.

3. Is in conformance with all provisions of this ordinance, the Subdivision Ordinance and the Health and Safety Code applicable to residential structures. Subject to the foregoing regulations, mobilehomes may be located on the same lot containing conventionally constructed dwellings.

4. If attached to a permanent foundation system, it shall comply with the provisions of Section 18551 of the Health and Safety Code.

5. Is covered with an exterior wall material customarily used on conventional dwellings. The exterior covering material shall extend to the ground, except that when a solid concrete or masonry perimeter foundation is used, the exterior covering material need not extend below the top of the foundation.

6. Roofs shall have a pitch of not less than 2 inch vertical rise for each 12 inches of horizontal run and consist of shingles or other material customarily used for conventional dwellings, unless waived by the Director under 8. or 9. below.

5201 RUFFIN ROAD, SUITE B, SAN DIEGO, CA 92123-1666 ● (858) 565-5981 ● (888) 267-8770

7. All roofs shall include roof overhangs of not less than one foot measured from the vertical side of the mobilehome, except where the location of attached structures, such as carports, garages, porches or similar structures precludes the continuation of the overhang, or unless waived by the Director under 9. below.

8. The Director may waive the roof pitch and eave requirement for attached accessory portions of the structure such as carports, porches, or similar canopy structures not enclosed by solid walls. Roof parapet walls are not required for such canopy structures.

9. The Director may waive the roof pitch and/or the roof overhang requirements if the roof for the main structure is concealed from view by parapet walls consistent with a commonly recognized architectural style such as Santa Fe or Mission style.

C. BUILDING PERMIT. Prior to installation of a mobilehome on a permanent foundation system, the mobilehome owner or a licensed contractor shall obtain a building permit from the Department of Planning and Land Use. To obtain such a permit, the owner or contractor shall comply with all requirements of Section 18551(a) of the Health and Safety Code.

D. CANCELLATION OF REGISTRATION. The owner shall comply with the regulations established pursuant to Section 18551(b) of the Health and Safety Code for cancellation of registration of a mobilehome. The owner shall also comply with the provisions of Section 18550(b) of the Health and Safety Code.

E. APPROVAL FOR OCCUPANCY. The Director of Planning and Land Use shall determine that the proposed project is in compliance with all applicable requirements and conditions prior to issuing final approval for occupancy.

F. MODIFICATION OF REQUIREMENTS. Unless otherwise specified, no modification may be granted from these requirements or from the requirements specified in Title 25 of the California Administrative Code which are not subject to local modification.

STEP 1 – PROCESSING OF BUILDING PERMITS

A. Submit an application (DPL #291) and provide two copies of each of the following:

1. Plot Plan. (See Form DPL #90)

2. Form HCD 433(A) – Form DPL #123B "Mobilehome Installation on a Foundation System", completed per instructions in Attachment A. The form must be typed or printed legibly in black ink. A check payable to the "State of California" in the amount of $11.00 per unit shall be attached to Form HCD 433(A).

3. Have the mobilehome dealer complete Form DPL #123D "Certification of Mobilehome Construction Criteria and Exterior Appearance" or complete Form DPL #123C "Mobilehome Exterior Description" (See Attachment B).

4. Manufacturer's mobilehome installation instructions.

5. Mobilehome foundation plans signed by a California licensed architect or engineer or use the standard masonry foundation plans available at the permit counter. (DPL #110)

6. Grading plans if a grading permit is required.

7. Mobilehome skirting – Form DPL #149A provides acceptable options for attachment of siding at grade where there is no perimeter foundation (See Attachment C). (Where a Minor Use Permit was issued, the Zoning Administrator has to approve plans if material other than the mobilehome siding is to be used at grade.)

8. Where the mobilehome is new and has never been registered with the Department of Motor Vehicles, provide a statement to that effect from the mobilehome dealer selling the mobilehome.

B. Make application for approval of a septic tank permit from the Department of Health Services if the property will not be served by a public sewer. (A percolation test by a registered civil engineer is required.) A Health Officer is in each of our offices at specified times. Telephone for information.

C. If the property is in a school district(s) which requires collection of school fees, have the school district(s) complete Form DPL #406, "Certification of Compliance with School Facilities", and return it to the Department of Planning and Land Use.

D. Upon approval of the above items, the building permits can be issued.

STEP 2 – CONSTRUCTION

Inspections are required prior to placing concrete, backfilling trenches, or concealing any construction. Inspections are required for:

A. Foundation Trenches: Required reinforcing steel must be in position per plans. If plans require embedded tie-downs, materials must be ready for placement.

B. Underground Utilities. Utility lines are to be in place and under test as required by code. If possible, schedule inspection at the same time as foundation inspection.

C. Mobilehome Installations Pursuant to State C.A.C. Title 25. The particular sections in the law of most concern are summarized briefly as follows:

1. Sec. 1344 – Clearances: 18" beneath floor joists; 12" beneath the main chassis beams; 12" beneath all horizontal members of a support structure.

2. Sec. 1346 – Underfloor Enclosures: Access panel must be minimum of 18" x 24" in area; cross ventilation is required (1 ½ square feet of opening per 25 lineal feet of perimeter).

3. Sec. 1350 – Support Inspection: Check proper foundation installation pursuant to approved plan or Form DPL #110.

4. Sec. 1362 – Test: Follow test procedures for water distribution system, drainage piping system, fuel gas piping system and the electrical wiring and power supply feeder assembly. Note that two electrical continuity tests are required for (1) the interior circuitry (power off) and (2) the exterior grounding electrode (power on).

5. Sec. 1368 – Required Exit Facilities: Conforming porch or stairway from one exterior doorway is required at time of final inspection.

D. Verification that Zoning Ordinance Section 6506.b provisions are met.

STEP 3 – CERTIFICATE OF OCCUPANCY

Approval is granted after construction completed and approved. If the mobilehome has been registered with the Department of Motor Vehicles, the inspector shall collect the Certificate of Ownership, license plates or decals or other DMV registration indicia. Where any of these items are not available, a "Statement of Facts" on DMV Form Reg. 256 indicating under penalty of perjury that these items are missing or lost. The Department of Planning and Land Use will deliver this to DMV as required by the State).

After approval is granted, the Department of Planning and Land Use will proceed to have Form HCD 433(A) recorded (as required by the State) and will mail a copy of the recorded form to the mobilehome owner.

INFORMATION

Please contact the permit counter on any permit questions. Inspection questions can be answered by the mobilehome inspector between 8:00 and 8:30 a.m., Monday through Friday.

Attachments:

A. Form DPL #123A – Instructions for Completing the HCD Forms 433(A) and 433(B) for Mobilehomes Installed on Foundation Systems; HCD Forms 433(A) and 433(B).

B. Form DPL #123C – Mobilehome Exterior Description and Form DPL #123D, Certification of Mobilehome Construction Criteria and Exterior Appearance.

C. Form DPL #149A – Mobilehome Skirting for Mobilehomes on a Foundation System. Form DPL #149B – Title 25 Summary for Mobilehome Installation on a Foundation System.

ATTACHMENT A

USER GUIDE FOR INSTALLING MANUFACTURED HOMES, MOBILES AND COMMERCIAL COACHES ON FOUNDATION SYSTEMS

A. Prior to installation of the manufactured home, mobilehome, or commercial coach on a foundation system, a building permit, to construct the foundation system and install the unit must be obtained from the local building department. To apply for the permit the owner or contractor must comply with certain provisions of Section 18551 Health and Safety Code (H & SC) as follows:

1. Provide evidence that the registered owner of the unit to be placed on a foundation system either holds title or is purchasing the real property on which the installation is to be made or holds a transferable lease on the property with a term of 35 years or more. If the term of the lease is for less than 35 years, the term must be mutually agreed to by the lessor and lessee and may not be revocable by the lessor, except for cause.

2. Provide written evidence that registered owner owns the unit free of any liens or if there is a lienholder(s), that lienholder(s) has consented to the placement of the unit on a foundation system.

3. Provide plans and specifications required by HCD regulations.

4. Provide the approved manufacturer's installation instructions or plans and specifications signed by a California licensed architect or engineer covering the installation of the unit.

5. Pay building permit fees as required by the local jurisdiction issuing the building permit.

6. Complete an original and three copies of the Form HCD 433(A) with all information available at the time the building permit is issued.

7. Pay a state fee of $11 per transportable section.

B. After the installation is completed and before a certificate of occupancy is issued the following requirements must be met:

1. If the unit has been sold to the owner by a dealer for placement on a foundation system any information not originally available to complete the Form 433(A) (such as manufacturer's name, serial numbers, date of manufacture, dealer's license number and insignia/label number(s)) must be completed. This information is required so HCD may properly mark the records. <u>Incomplete forms may be returned for completion.</u>

2. If the unit is one already owned by the individual requesting placement on the foundation system, the following items are required to be surrendered to the local building department before they issue the certificate of occupancy:

   (a) The certificate of title and registration issued by either HCD or DMV.

   (b) Any license plates or license decals issued by either HCD or DMV.

   CAUTION: DO NOT REMOVE THE FEDERAL (HUD) LABELS OR CALIFORNIA HCD INSIGNIAS CERTIFYING COMPLIANCE OF THE UNIT.

3. When the Form HCD 433(A) has been completed with all required information and all titles, certificates, plates or decals (if required) have been surrendered, a certificate of occupancy Form 513C may be issued and the HCD Form 433(A) recorded with the County Recorder. The owner is to be provided with a copy of the new Form HCD 433(B) by the building department. The owner is required to fill out and submit Form 433(B) to the County Assessor.

   CAUTION: DO NOT REMOVE THE FEDERAL HUD LABELS OR CALIFORNIA HCD INSIGNIAS FROM THE UNIT.

4. Upon recording the HCD Form 433(A), the local building department shall forward a copy of the completed and recorded Form HCD 433(A), a copy of the certificate of occupancy, the $11 per transportable section fee that was collected, and all applicable titles, certificates, and license plates or license decals to:

   Department of Housing and Community Development
   Manufactured Housing Section
   P.O. Box 31
   Sacramento, CA 95801

5. Give one copy of the HCD 433(A) to the applicant.

If you have any questions regarding these procedures or provisions of Section 18551 of the Health and Safety Code or need additional copies of the Form HCD 433(A) or HCD 433(B), you may contact the Manufactured Housing Section of HCD, Codes and Standards at (916) 445-3338 or by writing to P.O. Box 31, Sacramento, CA 95801.

REMINDER: USE BLACK INK ONLY WHEN FILLING OUT HCD FORMS 433(A) AND 433(B)

RECORDING REQUESTED BY:

DEPT OF PLANNING & LAND USE
BUILDING DIVISION MS O650
5201 RUFFIN RD STE B
SAN DIEGO CA 92123
(858) 565-5920

AND WHEN RECORDED MAIL TO:

NAME: DEPT OF PLANNING & LAND USE
STREET ADDRESS: BUILDING DIVISION MS O650
5201 RUFFIN RD STE B
CITY, STATE and ZIP: SAN DIEGO CA 92123

SPACE ABOVE THIS LINE FOR RECORDER USE ONLY

NOTICE OF MANUFACTURED HOME (MOBILEHOME) OR COMMERCIAL COACH, INSTALLATION ON A FOUNDATION SYSTEM

Recording of this document at the request of the local agency indicated is in accordance with California Health and Safety Code Section 18551. This document is evidence that such local agency has issued a certificate of occupancy for installation of the unit described hereon, upon the real property described with certainty below, as of the date of recording. When recorded, this document shall be indexed by the county recorder to the named owner of the real property and shall be deemed to give constructive notice as to its contents to all persons thereafter dealing with the real property.

REAL PROPERTY OWNER/LESSOR

MAILING ADDRESS

CITY COUNTY STATE ZIP

INSTALLATION MAILING ADDRESS, IF DIFFERENT

CITY COUNTY STATE ZIP

UNIT OWNER (If also property owner, write "SAME")

MAILING ADDRESS

CITY COUNTY STATE ZIP

DEPT OF PLANNING & LAND USE
BUILDING DIVISION

LOCAL AGENCY ISSUING PERMIT and CERTIFICATE OF OCCUPANCY

5201 RUFFIN RD STE B

MAILING ADDRESS

SAN DIEGO SAN DIEGO CA 92123

CITY COUNTY STATE ZIP

BUILDING PERMIT NO. TELEPHONE NUMBER

SIGNATURE OF LOCAL AGENCY OFFICIAL DATE

DEALER NAME (If not a dealer sale, write "NONE")

DEALER LICENSE NO.

UNIT DESCRIPTION

MANUFACTURER'S NAME DATE OF MANUFACTURE MODEL NAME/NUMBER

SERIAL NUMBER(S) LENGTH X WIDTH INSIGNIA/LABEL NUMBER(S)

REAL PROPERTY LEGAL DESCRIPTION ASSESSOR'S PARCEL NUMBER

HCD FORM 433(A) Rev. 8/91

WHITE—County Recorder CANARY—HCD PINK—Applicant GOLDENROD—Building Dept.

NOTICE TO ASSESSOR
HCD 433(B) 4/86

THIS FORM MUST BE COMPLETED BY THE OWNER OF A MANUFACTURED HOME MOBILEHOME OR COMMERCIAL COACH AND FORWARDED TO THE COUNTY ASSESSOR UPON COMPLETION OF THE INSTALLATION OF THE UNIT ON A FOUNDATION SYSTEM PURSUANT TO SECTION 18551 HEALTH AND SAFETY CODE.

ORIGINAL PURCHASE PRICE FOR:

1. The Basic Unit $_____
2. Optional Equipment & Upgrades $_____
3. Subtotal $_____
4. Accessories & Accessory Structures $_____
5. Other (Specify)_____ $_____
6. Delivery & Installation $_____
7. TOTAL SALES PRICE $_____

DOES THE BASIC PRICE INCLUDE:

The Towbar(s)	❑ YES	❑ NO
Tires & Wheels	❑ YES	❑ NO
Wheelhubs & Axles	❑ YES	❑ NO

LIST NUMBER OF ROOMS:

Bedrooms	_____	Dining Room	_____
Baths	_____	Family Room	_____
Kitchen	_____	Utility Room	_____
Living Room	_____	Other Rooms	_____

Type of Exterior Wall Covering: _____
(Metal, Wood, etc.)

Type of Roof Covering _____
(Metal, Wood, Composition, etc.)

Heating Type: ❑ Forced Air ❑ Floor or Wall

Air Conditioning:	❑ YES	❑ NO	Tons _____
Evaporative Cooler:	❑ YES	❑ NO	
Built-in Cooktop:	❑ YES	❑ NO	
Built-in Oven:	❑ YES	❑ NO	
Built-in Dishwasher:	❑ YES	❑ NO	
Built-in Wet Bar:	❑ YES	❑ NO	
Refrigerator:	❑ YES	❑ NO	
Roof Overhand (Eaves):	❑ YES	❑ NO	_____ inches
Furniture Included:	❑ YES	❑ NO	Value $_____

			(LENGTH X WIDTH)
Carport:	❑ YES	❑ NO	_____ X _____
Awning:	❑ YES	❑ NO	_____ X _____
Porch:	❑ YES	❑ NO	_____ X _____
Garage:	❑ YES	❑ NO	_____ X _____
Storage Shed:	❑ YES	❑ NO	_____ X _____
Skirting:	❑ YES	❑ NO	_____ LINEAL FEET

The sales price as shown does not include any amount for any in-place location.

The Assessor's Parcel Number of the installation site is _____

_____
_____
(Signature)

_____
Address

_____
_____
_____
_____
Telephone

Title 25 – Section Summary For Mobilehome (M/H) Installations On A Foundation System

Sec. 1326 Inspection. A request for an inspection shall be made at least 24 hours in advance of the time the installation is expected to be completed.

When the M/H installation fails to comply with the requirements of these regulations, the enforcement agency shall notify the installer in what respects the installation does not comply. The installer shall perform the necessary corrective work and request reinspection within ten days. The fee for reinspection shall be paid when reinspection is requested.

Sec. 1344 Clearance. A minimum clearance of 18" shall be maintained beneath the underside of the floor joists, and 12" beneath the main chasis beams of the mobilehome. A minimum clearance of 12" shall be maintained beneath all horizontal structural members of a support structure.

Sec. 1346 Underfloor Enclosures. There shall be provided a removable access panel not less than 18" in any dimension, and not less than 4 square feet in area. The access panel shall be located so that the lot utility connections to the electrical, water, sewer and gas systems of the M/H are within 20'. The access panel shall not be fastened by any means requiring the use of a special tool or device to remove the panel.

Cross ventilation shall be provided by openings having a net area of not less than 1 and ½ square feet for each 25 linear feet of the M/H and including all attached enclosed unventilated structures such as porches. The openings shall be provided on at least two opposite sides and shall be as close to all the corners as practicable.

Where wood is used for the M/H enclosure within 6" of the ground, it shall be an approved treated material or wood of natural resistance to decay.

Sec. 1350 Support Inspection. At the time of inspection the installation of the M/H on its support system shall be completed. The space beneath the M/H shall be accessible for inspection.

Sec. 1362 Test. All utility connections between the mobilehome units shall be visually inspected and included in the tests.

Water Distribution System. Test with normal operating pressures of the system shall be tested by a 50 pound per square inch pressure test for a period not less than 15 minutes without leaking.

Drainage Piping System. Flow water into all fixtures, and receptors, including the clothes washer standpipe, for a period of three minutes. If water system is not under pressure, then pour at least three gallons of water into each fixture and receptor then check for leaks.

Fuel Gas Piping System. Before it is connected to the M/H lot gas outlet, the system shall be subjected to a pressure test with all appliance shut-off valves, except those ahead of fuel gas cooking appliances, in the open position. Appliance shut-off valves ahead of fuel gas cooking appliances shall be closed.

The test shall consist of air pressure at not less than 10" nor more than a MAXIMUM of 14" water column. (Six ounce to MAXIMUM eight ounce psi.) The system shall be isolated from the air pressure source and maintain this pressure for not less than two minutes without perceptible leakage. Upon satisfactory completion of the test the appliance valves ahead of fuel gas cooking appliances shall be opened and the gas cooking appliance connectors tested with soapy water or bubble solution while under pressure remaining in the piping system.

The Electrical Wiring and Power Supply Feeder Assembly. The electrical wiring system of the M/H shall not be energized during the test. A M/H equipped with a feeder assembly shall have thee flexible metal conduit of the feeder assembly connected to the M/H service equipment; however, the supply conductors, including the neutral conductor, shall not be connected. (The M/H service equipment is the equipment containing the disconnecting means, overcurrent protective devices and receptacles for connecting a M/H electrical power supply assembly.)

The continuity test shall be made with all M/H interior branch circuit switches or circuit breakers and all switches controlling individual outlets, fixtures and appliances in the "on" position. The test shall be made by connecting one lead of the test instrument to the M/H grounding conductor at the point of supply to the feeder assembly, and applying the other lead to each of the supply conductors, including the neutral conductors and the grounding conductor. In addition, all non-current-carrying metal parts of electrical equipment of the M/H, including fixtures and appliances, shall be tested to determine continuity between such equipment and the equipment grouding conductor.

Upon completion of the continuity test, the power feeder assembly shall be connected at the lot or site service equipment. A further continuity test shall then be made between the grounding electrode and the chasis of the M/H. Upon satisfactory completion of the electrical tests, the lot service equipment shall be approved for energizing.

Sec. 1368 Required Exit Facilities. One exterior doorway of the mobilehome shall be provided with a conforming porch and/or stairway at the time of the M/H installation.

All exterior doorways of the M/H shall be provided with a conforming exterior porch and/or stairway within 60 days of issuance of the M/H installation acceptance.

MOBILEHOME EXTERIOR DESCRIPTION

The following information will be required by the Department of Planning and Land Use to process a building permit if form DPL #123D is not completed by the dealer.

1. Attach to the application either:

   ☐ Manufacturer's brochure describing the exterior of the mobilehome OR

   ☐ Photographs showing all four sides of the mobilehome. (Existing mobilehomes always require photographs.)

2. Mobilehome data:

   Manufacturer's Name_____ Model Name/Number_____

   Age of mobilehome: ☐ New OR ☐ Existing-Insignia/Label No._____
   Date constructed_____
   (Submit Verification of Age)

   Length_____feet, Width_____feet

   Roof pitch_____inch vertical rise for each 12 inches of horizontal run.

   Width of eave overhang_____inches.

   Type of siding _____ (Siding is required to extend down to the top of foundation or grade. NOTE: Wood or masonite siding may not be closer than six inches to grade. Building Inspection requirements for protection at grade must be followed where there is not a solid concrete or masonry perimeter foundation.)

CERTIFICATION OF MOBILEHOME CONSTRUCTION CRITERIA AND EXTERIOR APPEARANCE

In lieu of detailed plans and photographs, the following information is required by the County of San Diego, Department of Planning and Land Use, before a building permit may be issued to place a mobilehome on a private lot on a permanent foundation. This certification is required to be made by either the manufacturer's sales representative or the distributor to assure that the mobilehome will meet the design criteria of the County Zoning Ordinance before it is moved to the site.

PURCHASER'S NAME_____
SITE ADDRESS_____
DATE OF SALE_____
MANUFACTURER_____
MODEL NAME_____MODEL NO._____
DATE MANUFACTURED_____ PLAN NO._____
NUMBER OF UNITS TO BE TRANSPORTED_____
DIMENSIONS OF EACH UNIT_____

REQUIREMENTS:
The County Zoning Ordinance allows mobilehomes certified by the State of California to be located on private lots as a permanent residence, provided they are tied to a permanent foundation, covered with exterior material customarily used on conventional dwellings, roofed with shingles or other conventional material at a pitch of not less than two inches per foot, having an eave overhang of not less than one foot, and siding must extend down to top of foundation or grade.

SPECIFICATIONS:

1. Describe exterior siding material, its appearance and color.
   _____
   _____
   (Provide photographs if possible.)

2. Roof pitch of _____ inches vertical to 12 inches horizontal.

3. Eave overhang: (Sides) _____ (Front) _____ (Rear) _____

4. Roofing material_____

5. Describe method of prescribed skirting. _____
   _____

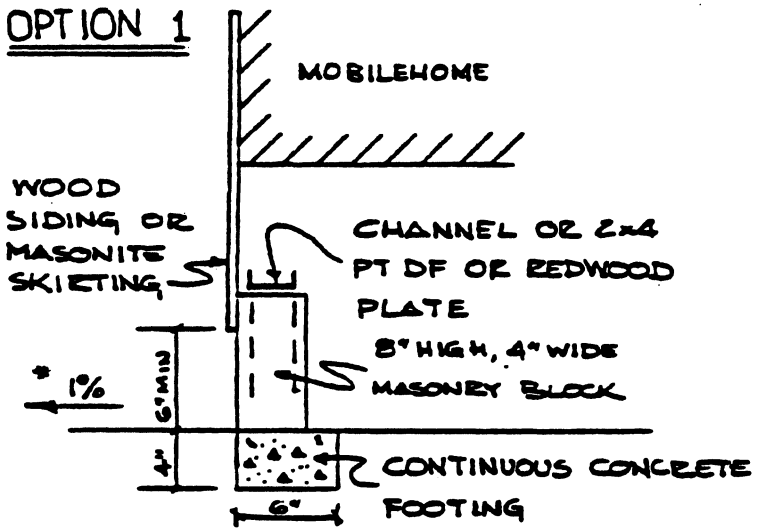
6. Describe any additions or modifications to be made at the site. _____
   _____

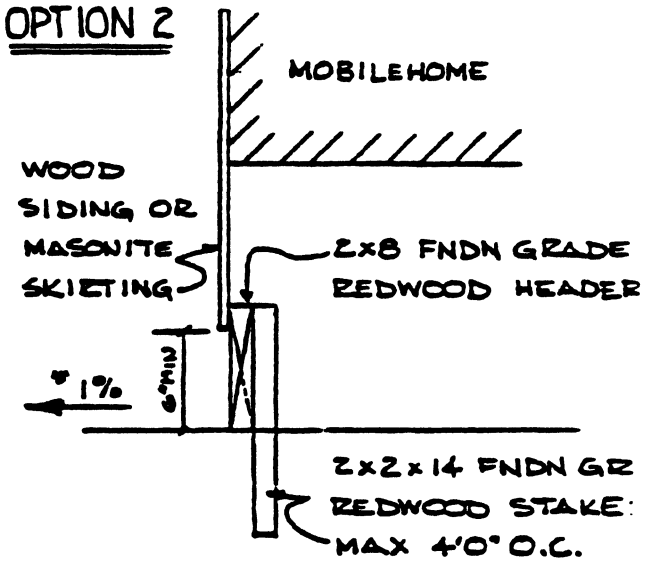
Signature_____
Title_____
Company_____
Date_____

COUNTY OF SAN DIEGO
Department of Planning & Land Use

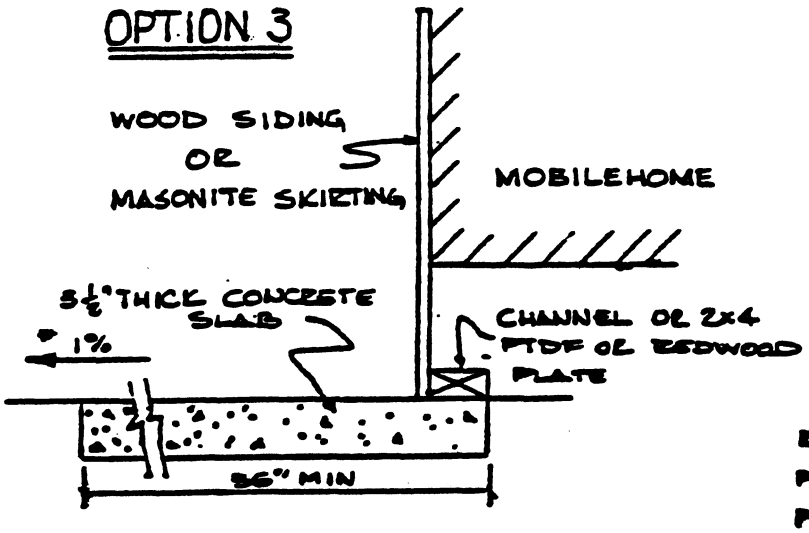
SKIRTING FOR MOBILEHOMES ON A FOUNDATION SYSTEM ON PRIVATE LOTS

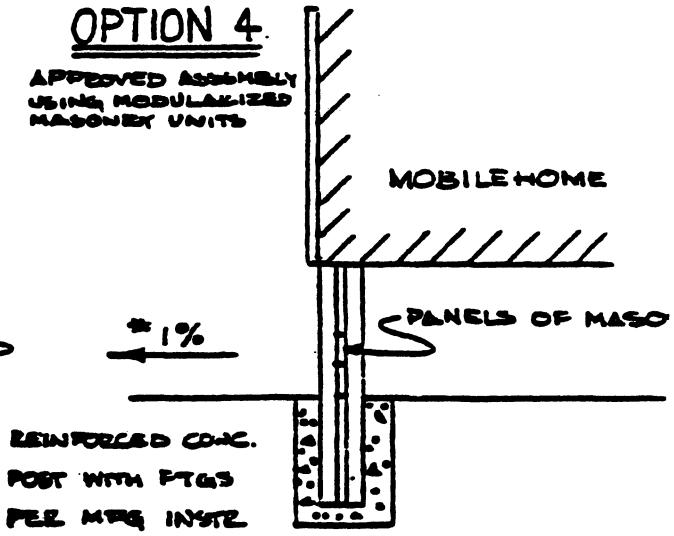
NOTES:
1. These are acceptable options where there is no perimeter masonry foundation.
2. Wood or masonite must be supported a minimum of 6" above adjacent finish grade, except when concrete slab (Option 3) is used. Maximum unbraced span for 3/8" wood or masonite is 24". Maximum unbraced span for 1/2" wood is 36". Backing/bracing, both horizontal and vertical, using 2x2's is required if these limits are exceeded.
3. No caulking of wood or masonite skirting is required provided skirting is under eave projection of the mobilehome coach.





*1% GRADE AWAY FROM MOBILEHOME TO A DISTANCE OF 5' MIN. (TYPICAL FOR ALL OPTIONS)





COUNTY OF SAN DIEGO
DEPARTMENT OF PLANNING AND LAND USE
CODES DIVISION
MOBILE HOME PERMANENT FOUNDATION PLAN*

OTES:

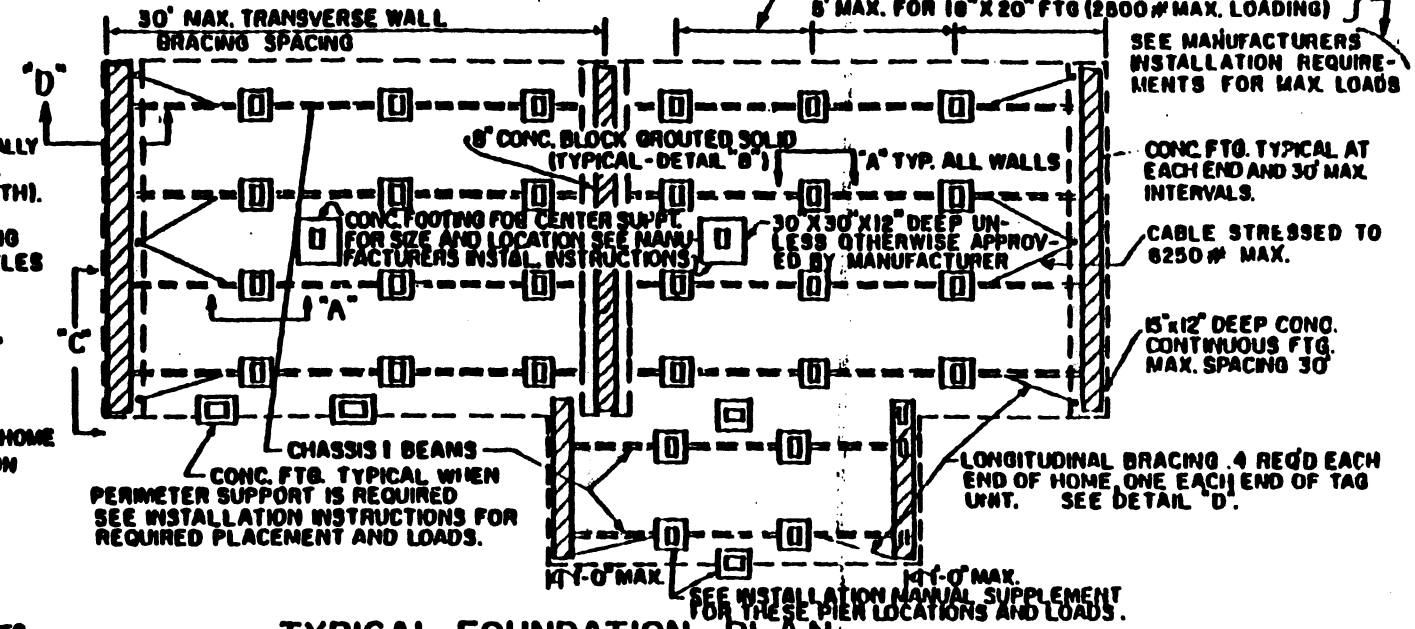
WELDS SHOWN ON DETAIL "C" DO NOT REQUIRE SPECIAL INSPECTION

DESIGN PER UBC CHAPTER 29
LOADS: ROOF - 20 OR 30 PSF LL.
FLOOR - 40 PSF L.L.
UNIT DEAD LOAD - 10 PSF
WIND - 15 PSF
SEISMIC - ZONE 4
SOIL BRG. - 1000 PSF { NOT APPROVED FOR EXPANSIVE SOIL
(FOOTING SIZE MAY VARY PROPORTIONALLY WITH INCREASE IN BEARING CAPACITY).
ALL CONCRETE - 2000 PSI MIN (28 DAY STRENGTH).

CONNECTION DEVICES USED IN THE TRANSVERSE BRACING SYSTEM SUCH AS CABLE THIMBLES, CLAMPS, TURN BUCKLES EYEBOLTS, ETC. SHOULD BE GALVANIZE (OR EQUAL) AND CAPABLE OF A 3150 POUND WORKING LOAD.

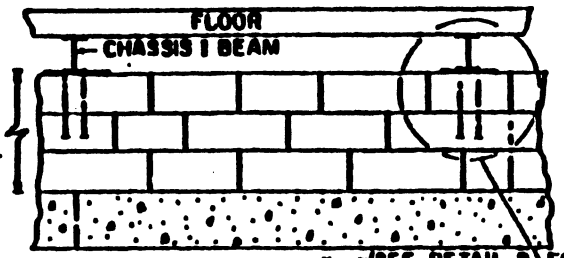
IF PERIMETER OF HOME IS ENCLOSED, PROVIDE A 18"x24" (MIN.) ACCESS AND A MINIMUM OF 1½ SQ. FT. OF VENTILATION PER EACH 25 FEET OF PERIMETER.

SKIRTING TO BE INSTALLED PER DPL HANDOUT "MOBILEHOME SKIRTING FOR MOBILEHOMES ON A FOUNDATION SYSTEM ON PRIVATE LOTS." DPL FORM 149 A.

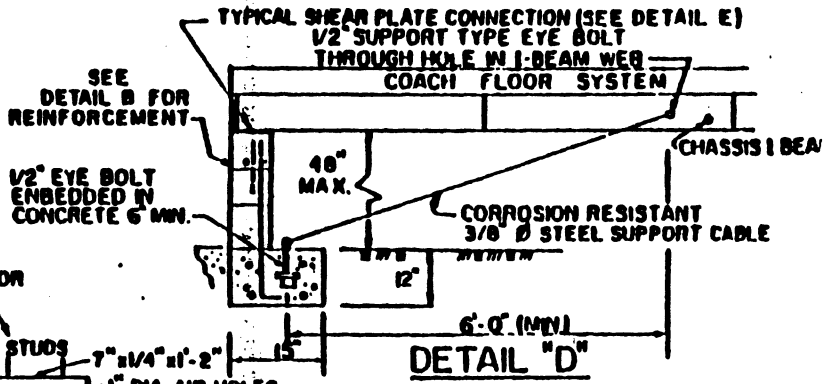


TYPICAL FOUNDATION PLAN

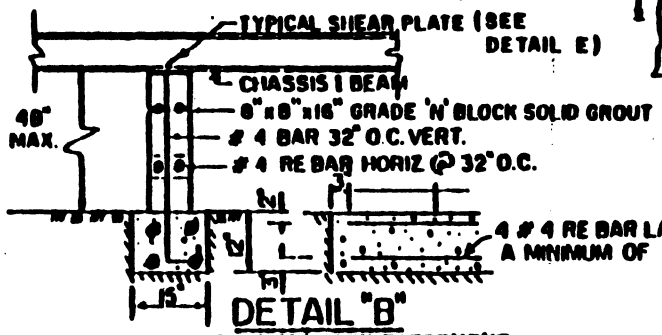
DETAIL "A"



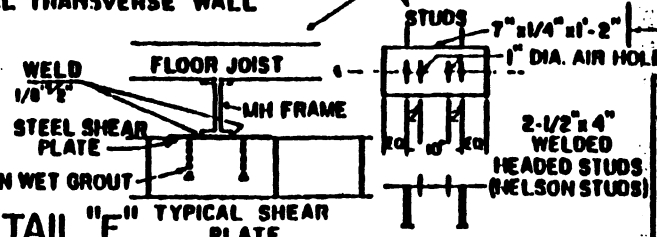
DETAIL "C" (SEE DETAIL B FOR REINFORCEMENT)
TYPICAL TRANSVERSE WALL



DETAIL "D"
TYPICAL LONGITUDINAL BRACING



DETAIL "B"
TRANSVERSE WALL REINFORCEMENT



DETAIL "E" TYPICAL SHEAR PLATE

* APPLICATION: THIS PLAN MAY BE USED IN LIEU OF A SPECIFICALLY ENGINEERED PLAN PROVIDED ALL OF THE DETAILS SHOWN ARE BUILT WITHIN THEIR RESPECTIVE LIMITS. NO DEPARTURE BEYOND THESE CRITERIA WILL BE ALLOWED UNLESS VERIFIED BY A PLAN PREPARED BY A CIVIL ENGINEER LICENSED IN CALIFORNIA.