

DIVISION 600
MANUFACTURED DWELLING PARKS
AND MOBILE HOME PARKS

918-600-0005**Definitions**

The following definitions shall apply to OAR 918, division 600 and are in addition to those definitions included in ORS Chapters 446 and 455:

(1) "Administrator" means the Administrator of the Building Code Division.

(2) "Authority Having Jurisdiction" means the Building Codes Division or local government which administers the manufactured dwelling or mobile home park program.

(3) "Building" means any permanent park structure such as washrooms, office building, recreation building and similar structures, owned by the park for the common use of all the tenants. **EXCEPTION:** "Building" does not mean manufactured dwellings, recreational vehicles, manufactured dwelling accessory structures, awnings, cabanas, carports, and ramadas as defined in ORS 446.003 and other structures common to the tenant's lot such as greenhouses and storage sheds.

(4) "Park Electrical Wiring System" means all of the electrical wiring, fixtures, equipment, and appurtenances related to electrical installations within a mobile home or manufactured dwelling park, including the manufactured dwelling service equipment.

(5) "Park Street" or "Driveways" means a private way which affords principal means of access to abutting individual manufactured dwelling lots and auxiliary buildings.

(6) "Stand" means that area of the manufactured dwelling site which has been reserved for the placement of a manufactured dwelling or accessory structure.

Stat. Auth.: ORS 446.003

Stats. Implemented: ORS 446.062

Hist.: DC 66, f. & ef. 1-20-76; DC 3-1979, f. 1-5-79, ef. 2-1-79; DC 12-1982, f. 3-17-82, ef. 3-18-82; Renumbered from 814-028-0020; BCD 19-1995, f. 12-15-95, cert. ef. 1-1-96

918-600-0010**Scope**

These rules and the **Oregon Manufactured Dwelling and Park Specialty Code** adopted in OAR 918-500-0020 establish minimum safety standards for the design and construction of mobile home and manufactured dwelling parks in accordance with ORS 446.003, 446.072 to 446.100, 446.145, and 446.270.

[Publications: Publications referenced are available from the agency.]

Stat. Auth.: ORS 446.095 & 446.100

Stats. Implemented: ORS 446.062

Hist.: DC 66, f. & ef. 1-20-76; DC 3-1979, f. 1-5-79, ef. 2-1-79; DC 12-1982, f. 3-17-82, ef. 3-18-82; Renumbered from 814-028-0010; BCD 19-1995, f. 12-15-95, cert. ef. 1-1-96; BCD 1-2002, f. 1-28-02, cert. ef. 4-1-02

918-600-0020**Permit Required**

No person, firm or corporation shall establish, construct, enlarge, or alter any mobile home or manufactured dwelling park or cause the same to be done without first obtaining all required permits from issuing authority and paying the prescribed permit fee.

Stat. Auth.: ORS 446.062

Stats. Implemented: ORS 446.062

Hist.: DC 66, f. & ef. 1-20-76; DC 3-1979, f. 1-5-79, ef. 2-1-79; DC 12-1982, f. 3-17-82, ef. 3-18-82; Renumbered from 814-028-0030; BCD 19-1995, f. 12-15-95, cert. ef. 1-1-96

918-600-0030**Fees -- Expiration -- Validity**

(1) Construction Permit Fee. The construction permit fee shall be as set forth in sections (5) and (6) of this rule or as established by the municipality administering the manufactured dwelling or mobile home park program and shall be paid to the authority having jurisdiction prior to beginning construction. Valuation of construction cost is to be determined by the authority having jurisdiction.

NOTE: The construction permit does not include building permits, manufactured dwelling installation permits, electrical permits, or plumbing permits.

(2) Return of Plans. The authority having jurisdiction should, within 30 working days from the date of submission of a complete set of plans, approve or return the plans with noted modifications to the applicant.

(3) Plans Review Fee. The plan review fee shall be 65 percent of the permit fee and shall be paid to the authority having jurisdiction at the time of submitting plans and specifications for review.

(4) Expiration and Validity of Plans and Permits:

(a) Expiration of plan approval shall be one year after the date of approval if no construction permit is issued. The authority having jurisdiction may extend the time for action by the applicant for a period not exceeding 180 days upon written request by the applicant showing that circumstances beyond the control of the applicant have prevented action from being taken. In order to renew action on an application after expiration, the applicant shall resubmit plans and pay a new review fee;

(b) Expiration of Construction Permits. Construction permits issued by the authority having jurisdiction under the provisions of these rules shall expire if the construction authorized by such permit is not commenced within 180 days from the date of such permit, or if the construction authorized by such permit is suspended for a period of 180 days, or abandoned at any time after the

work is commenced. Before such construction can be recommenced, a new permit shall be first obtained to do so and the fee therefore shall be one-half the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specifications for such permitted work and provided, further, that the duration of the suspension of work or abandonment has not exceeded one year;

(c) Validity. The issuance or granting of a permit or approval of plans and specifications shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of these rules. The issuance of a permit based upon plans and specifications shall not prevent the issuing agency from thereafter requiring the correction of errors in said plans or construction;

(d) Suspension or Revocation. The authority having jurisdiction may, in writing, suspend or revoke a permit issued under provisions of these administrative rules whenever the permit is issued in error or on the basis of incorrect information supplied, or in violation of any provisions of these administrative rules.

(5) Area Development Fee. The area development fee shall be determined from **Table 1** using the valuation for all facilities for which the permit is issued. The fees in **Table 1** shall be based on valuation **Table 2** or be determined by the applicant with documentation acceptable to the authority having jurisdiction. Permit fees shall be paid to the authority having jurisdiction before any work begins.

NOTE: The Area Development Permit does not include permits or related fees for buildings, manufactured dwelling installations, accessory buildings or structures, mechanical, plumbing or electrical systems; boilers, elevators, or permits required by other agencies.

(6) Other Inspection Fees:

(a) Inspections outside of normal business hours (Minimum charge -- two hours), \$50/hr;

(b) Reinspection fee, \$50/ea;

(c) Inspections for which no fee is specifically indicated (Minimum charge -- one-half hour), \$50/hr;

(d) Additional plan review required by changes, additions or revisions to approved plans (Minimum charge -- one-half hour), \$50/hr;

(e) Consultation Fee (Minimum charge -- one Hour) \$30/hr;

(f) A special inspection is required and a special inspection fee shall be paid before a permit may be issued for work started without a permit. The special inspection fee shall be equal to and in addition to the amount of the permit fee required by these rules;

(g) In addition to the called-for inspections, the authority having jurisdiction may make or require additional inspections to ensure compliance with the provisions or the code and laws;

(h) A reinspection fee may be assessed for each inspection or reinspection when the work for which an inspection is called is not completed or when required corrections are not made.

Table 1

Permit Fees

Total Valuation	Fee
\$1 to \$500	\$15
\$501 to \$2,000	\$15 for the first \$500 plus \$1.50 for each additional \$100 or fraction thereof, to and including \$2,000
\$2,001 to \$25,000	\$45 for the first \$2,000 plus \$9 for each additional \$1000 or fraction thereof, to and including \$25,000
\$25,001 to \$50,000	\$252 for the first \$25,000 plus \$6.50 for each additional \$1,000 or fraction thereof, to and including \$50,000
\$50,001 to \$100,000	\$414.50 for the first \$50,000 plus \$4.50 for each additional \$1,000 or fraction thereof, to and including \$100,000
\$100,001 to \$500,000	\$639.50 for the first \$100,000 plus \$3.50 for each additional \$1,000 or fraction thereof, to and including \$500,000
\$500,001 to \$1,000,000	\$2,039.50 for the first \$500,000 plus \$2 for each additional \$1,000 or fraction thereof, to and including \$1,000,000
\$1,000,000 and up	\$3,539.50 for the first \$1,000,000 plus \$2 for each additional \$1,000 or fraction thereof

NOTE: Table 1 is based on **Table No. 3-A** of the **1988 Uniform Building Code**.

Table 2

Evaluations

Spaces Per Acre

Park

Class	4	5	6	7	8	9	10	11	12
A	5901	5517	5197	4941	4685	4493	4365	4301	4237
B	5504	5120	4800	4544	4288	4096	3968	3904	3804
C	5312	5028	4608	4352	4269	3904	3776	3712	3648

NOTES:

(1) **Table 2** is based on the 1990 evaluation for Mobile Home Parks published by the Oregon Department of Revenue.

(2) Deduct ten percent from the valuation of parks constructed East of the Cascade Summit.

(3) "Class A" parks contain paved streets, curbs and sidewalks.

(4) "Class B" parks contain paved streets, no curbs and no sidewalks.

(5) "Class C" parks contain no paved streets, no curbs but have sidewalks on one side of each street.

(6) When a park contains spaces in more than one class, figure the spaces in each class; then add them together to obtain the total valuation for the park.

[Publications: Publications referenced are available from the agency.]

Stat. Auth.: ORS 183.325 - 183.410 & 446.160

Stats. Implemented: ORS 446.160

Hist.: DC 66, f. & ef. 1-20-76; DC 3-1979, f. 1-5-79, ef. 2-1-79; DC 13-1981, f. 10-30-81, ef. 11-1-81; DC 12-1982, f. 3-17-82, ef. 3-18-82; DC 11-1983, f. & ef. 5-5-83; Renumbered from 814-028-0040; BCA 15-1991(Temp), f. 6-7-91, cert. ef. 7-1-91; BCA 35-1991, f. 10-23-91, cert. ef. 10-31-91; BCD 19-1995, f. 12-15-95, cert. ef. 1-1-96; BCD 12-2008, f. 6-30-08, cert. ef. 7-1-08