

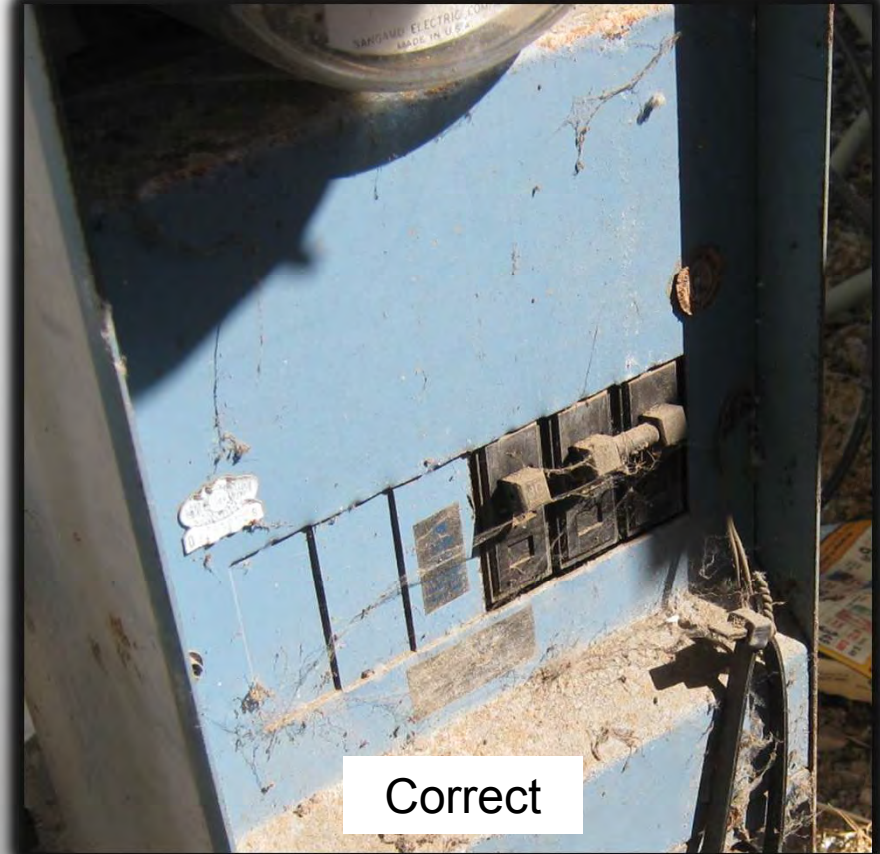


T25 Requirements

Typical Park Owner /
Operator Violations



Lot Electrical Service Equipment



The lot/park electrical service equipment has exposed or easily accessible live electrical parts. Cover all exposed live electrical parts and plug unused openings in electrical equipment. [25 CCR 1134(a), 1188(b); Reference: California Electrical Code, Article. 230-62]



Lot Electrical Service Equipment



The park/lot electrical service equipment is not accessible for inspection, repair, or disconnection in case of emergency. Provide unobstructed working clearance of at least 30 inches wide by 30 inches deep and 78 high in front of the electrical equipment. [25 CCR 1183; Reference: California Electrical Code, Article 110-26]



Park Electrical System



The electrical distribution panels, overcurrent devices, fuses or switches which serve the space, fixture, device or other equipment controlled at the distribution panels are not clearly and permanently marked. Clearly and permanently mark electrical distribution panels, overcurrent device, fuses or switches to identify the space, fixture, device or other equipment controlled at each distribution panel. [25 CCR 1134(a), 1151; Reference: California Electrical Code, Article 110-22, 230-70]



Fire Safety

- Existing Fire Suppression Equipment
 - 5 year flow test & annual maintenance inspection (Certification Report required)
- Fire Department Access
 - Road Width, Parking, Fire Lanes
- Building and MH-Unit Setbacks
 - Ensure appropriate siting of units not requiring an installation permit



Lot Identification

- All lot corners are identified by permanent markers as per Title 25, Section 1104(c)
- All lots are identified with letters or numbers
- Lot line alterations were completed through the correct process
- Total number of lots matches Permit to Operate





Emergency Information

- Required to be posted in a conspicuous place per T25, Section 1122
 - Provide the following telephone numbers:
 - Fire Department
 - Police Department
 - Park Office
 - Responsible person for operation & maintenance
 - Chula Vista Code Enforcement Division
 - Also required to specify following locations
 - Nearest fire alarm box (when available)
 - Park Location (street or highway numbers)
 - Nearest public telephone



Lot Gas Supply Equipment



Incorrect



Incorrect



Correct

The gas meter is inadequately supported. Provide adequate support for the gas meter by means of post and bracket, or other approved means that will provide equivalent support. [25 CCR 1226(a)]



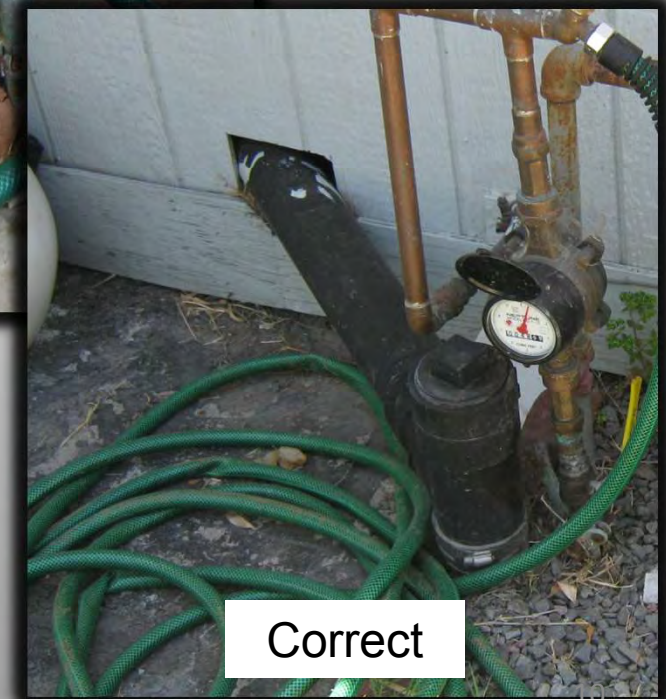
Park Lighting

- Ensure adequate lighting is provided to all roadways and walkways in the Park
- Confirm all buildings have sufficient artificial lighting both inside the structure and at each entrance



Park Sewer Drain & Water System

- Sewer
 - Unused openings to be capped or plugged
 - Any leaks must be repaired immediately
 - Sewer vents
- Water
 - Each lot must be provided with potable water
 - Any leaks must be repaired immediately





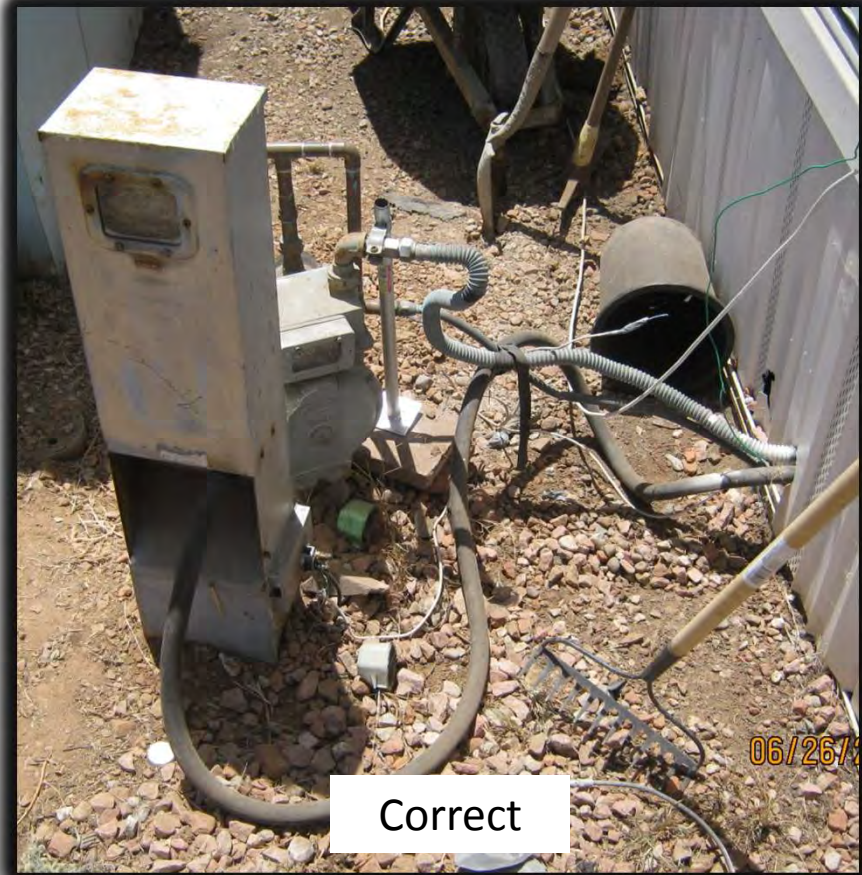
T25 Requirements

Typical Mobilehome Owner Violations

Power Supply Cords



Incorrect

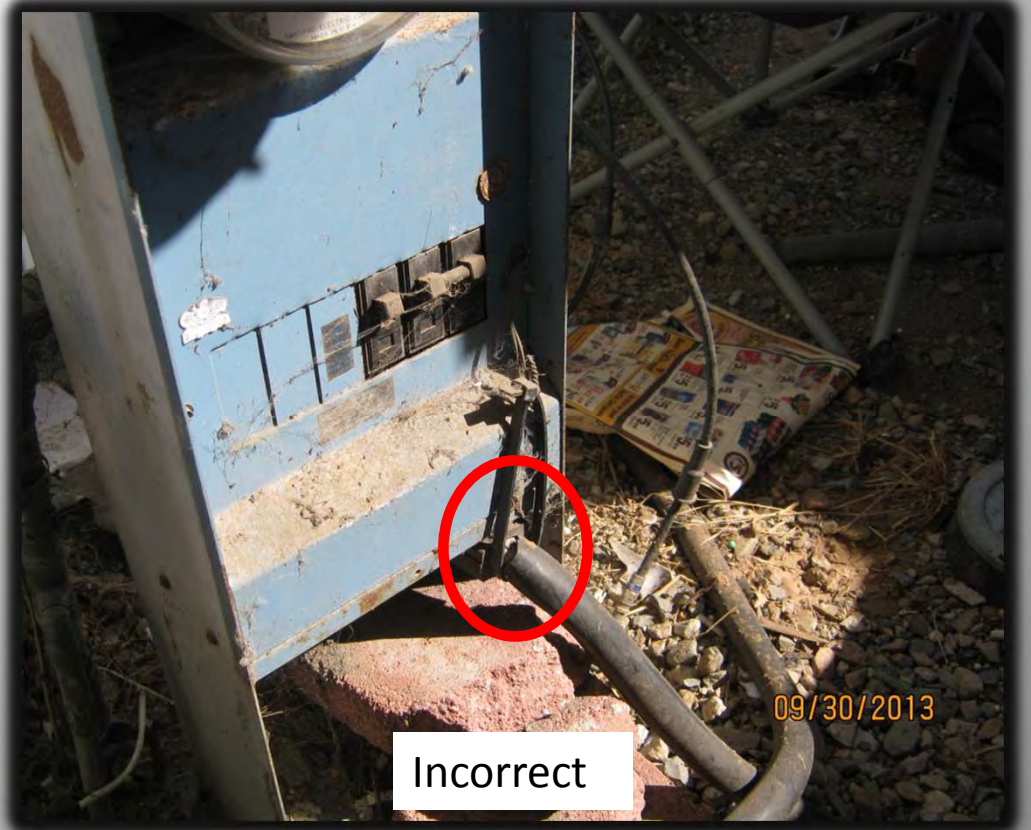


Correct

The power supply cord is buried in the ground or encased in concrete. Remove the dirt or concrete covering and if deteriorated, replace the power supply cord. [25 CCR 1188(b), 1352(g), 2352(f)]



Power Supply Cords



The power cord covering is cracked or deteriorated exposing the conductors. Replace the cord with a cord listed for manufactured home/mobilehome or recreational vehicle use, as appropriate. [25 CCR 1352(a)(1), 1606(d), 1607(d)]

Feeder Assemblies



The MH-unit electrical supply conduit is buried or in direct contact with the earth. Uncover the supply conduit and support above grade. [25 CCR 1352(e), 2352(f)]

Extension Cords



Extension cord is being used to supply power to a source that requires a permanent wiring method. Remove the extension cord and rewire using an approved permanent wiring method. [25 CCR 1188(b),]



Trash, Junk and Debris



There is an accumulation of refuse, rubbish, lumber scraps, paper, leaves, brush, or other combustible materials under or around the MH-unit. Remove the accumulation of debris. [25 CCR 1120(a)]



Exterior Appliances



Appliances shall not be installed outside of the unit exposed to the weather or connected with an extension cord. Relocate the appliance(s) out of the weather and/or remove the extension cord. [25 CCR 1134(a), 1188(b), (d)]



Emergency Exiting



One or more required exterior egress doors are blocked or locked with an exterior hasp, preventing emergency exit. Remove the material or hasp from in front of the doors and provide for proper exiting. [25 1606(c), 1607(c), 1608(c)]

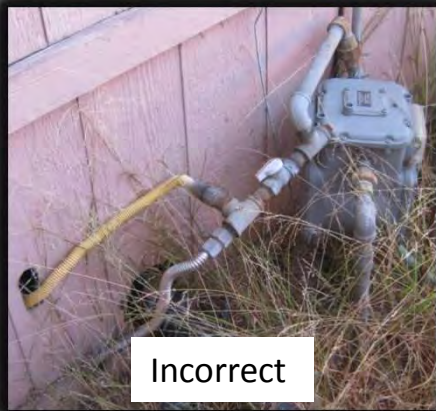


Registration

- A MH-Unit is to be currently registered
- Appropriate registration or license plates to be displayed
- Required per Section 18080.4 of the CA Health and Safety Code
- Contact HCD Registration & Titling Division for replacement



Gas Meters / Connections

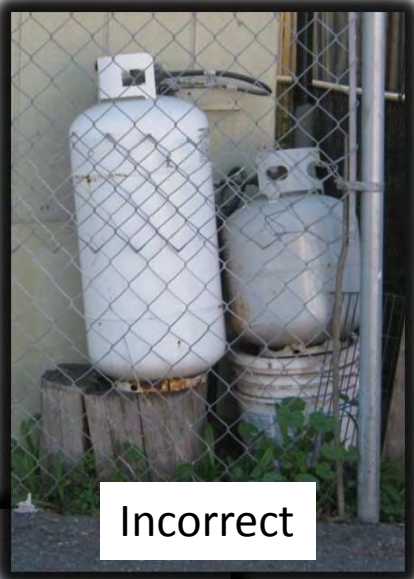


More than one gas supply connection provided to the unit. Remove additional supply line [25 CCR 1354(c)]

The gas meter provided on the lot has been enclosed or obstructed in such a manner as to restrict ventilation to the gas meter. Remove enclosure or obstruction to provide accessibility and ventilation to the gas meter. [25 CCR 1226(b)]



Propane Tanks



Incorrect



Incorrect

LP-gas vessels are not secured to prevent accidental over turning. Provide an approved method to secure and support LP-gas containers and vessels. (e.g. secured to the unit's hitch, a support post, or other approved means) [25CCR 1208, 1211]



Correct



Correct

Water Heaters





Building Without a Permit



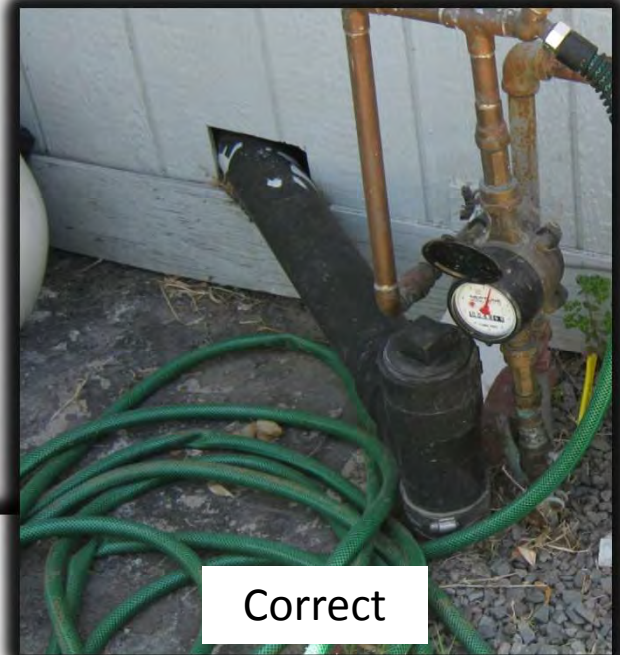


Sewer Connection

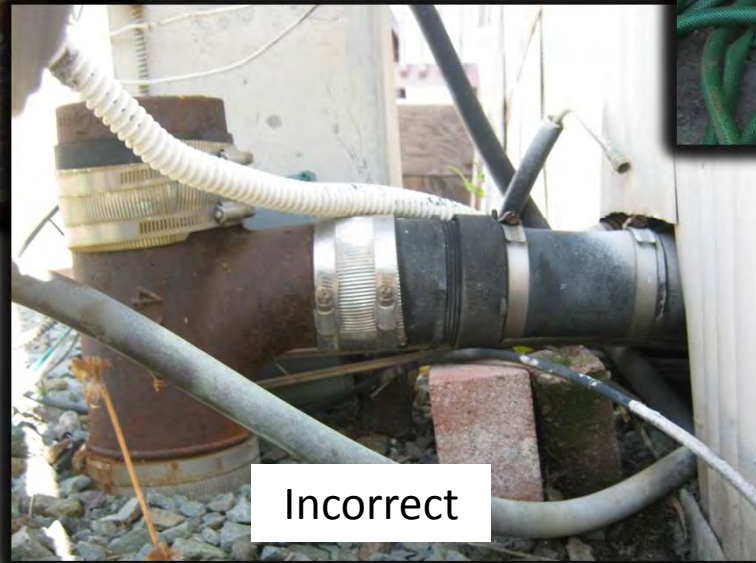


Incorrect

There is a plumbing hazard on the park lot. Sewer connection is not minimum approved schedule 40 pipe. Make the necessary repairs to eliminate the plumbing hazard. [25 CCR 1102(a)]



Correct



Incorrect

The drain line system is not maintained with a proper grade. A grade of not less than 1/8 inch per foot between the mobilehome or recreational vehicle and the lot drain inlet must be provided. [25 CCR 1358(d), 1606(e), 1607(e)]



Guardrails



Incorrect

04/23/2014

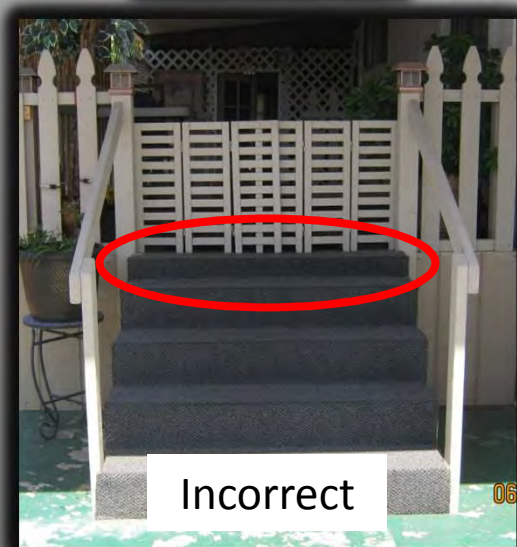
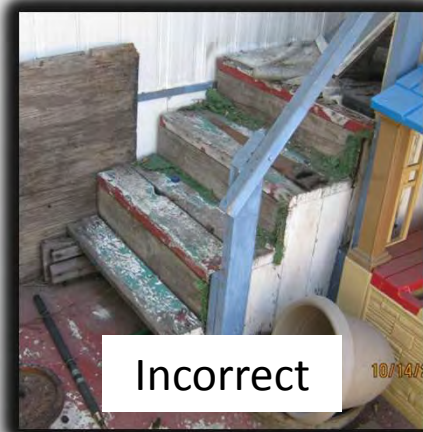
The porch and/or deck is constructed 30 inches or more above the ground and does not have a guard rail. Provide a guardrail around the perimeter of the porch and/or deck, no less than 42 inches above the floor of the porch and/or deck. [25 CCR 1502; Reference: California Residential Code R312]



Correct



Stairways & Handrails



Stairway Landings



The stairway and/or landing is structurally unsound. Floor of the exterior landing shall not be more than 1 inch lower than the bottom of the outswing door. Replace or reconstruct the stairway and/or landing. [25 CCR 1498(a)(b), 1608(b)]



Skirting & Ventilation



Incorrect



Correct

When installed, skirting must have adequate cross ventilation on at least two opposing sides along the greatest length of the unit. [25 CCR 1346]



Awnings & Carports



Incorrect



Incorrect



Awnings & Carports



Correct



The awning/carport enclosure is structurally unsound. The side of the structure has been enclosed more than 50 percent. Remove the enclosure or repair to meet minimum structural requirements. [25 CCR 1478(e), 1608(b)]

Per 25 CCR 1474(e) an awning / carport can only be enclosed if it has been designed and constructed to withstand the additional forces imposed by the enclosure



Combustible Material Setbacks



Incorrect

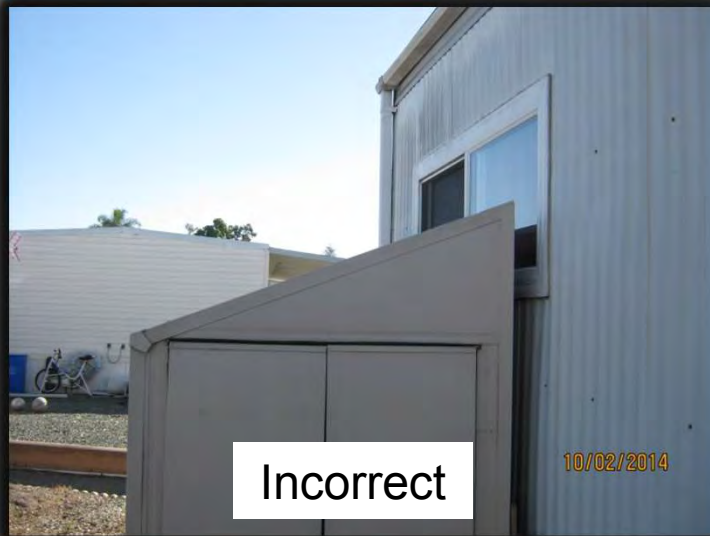


Incorrect

- Combustible material cannot be located within 3' of a lot line
 - Exceptions:
 - Stairways and landings provided they are at least 3' from any structure on adjacent lot
 - Fencing
 - When abutting a roadway or common area
 - Wood supports 4 inches or greater in nominal thickness



Storage Cabinets (Sheds)



- Can be located immediately adjacent to MH-unit provided:
 - Does not block required exits
 - Does not obstruct openings for light and ventilation
 - Does not obstruct access and maintenance of lot or park utilities
- Total combined floor area of all storage cabinets on a lot cannot exceed 120 SF
- Storage cabinets must meet these setbacks:
 - If built with **combustible** material: needs to be 3' or more from lot line
 - If built with **non-combustible** material: can be located up to lot line provided it is 3' from any structure on adjacent lot