DIVISION 530
PARK TRAILER AND CABANA INSTALLATION STANDARDS

918-530-0005
Park Trailers and Cabana Installation Standards — General

(1) All park trailers exceeding 8-1/2 feet in width shall be installed to the installation requirements in OAR 918-530-0005 through 918-530-0340 except for park trailers installed temporarily on display or in storage and not occupied or intended to be occupied. This exception does not include park trailers installed in recreational vehicle parks, mobile home parks or subdivisions.

(2) All site-built and prefabricated cabanas used in conjunction with a park trailer shall be installed according to the manufacturer's installation instructions, the **Oregon One and Two Family Dwelling Specialty Code** and the provisions of OAR 918-530-0010 through 918-530-0340.

(3) Where a license or registration is required for specific work, persons performing that work shall be licensed or registered.

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

Stat. Auth.: ORS 446.185
Stats. Implemented: ORS 446.185
Hist.: BCA 30-1993, f. 12-1-93, cert. ef. 1-1-94; BCD 9-1999, f. 7-14-99, cert. ef. 9-1-99

918-530-0010
Site Preparation

(1) Each site shall be suitable for its intended use and shall comply with applicable federal, state and local laws.

(2) When, during preparation of the site, unforeseen factors such as rock formation, high ground water levels, springs or biological generated gasses are encountered, corrective work shall be taken prior to the siting of the park trailer or accessory building and structure.

(3) Grades shall slope downward away from patios, stands, walls, skirting, foundations and water supply wells.

(4) Site grading and drainage shall:

(a) Provide a diversion of any surface water away from the park trailer, accessory building and structures and stands except as necessary for controlled irrigation; and

(b) Prevent standing water and soil saturation from becoming detrimental to structures and site use.

(5) Park trailer stands without a subsurface drainage system shall have a crown gradient for surface drainage acceptable to the authority having jurisdiction.

(6) Grading, plantings or drainage systems shall be constructed to prevent erosion of the park trailer stand from high velocity water runoff.

(7) Where natural soils or controlled fill (free of grass and organic material) are used, such soils or fill shall support the loads imposed by the support system of the park trailer and cabana placed thereon.

(8) Up to 6" of non-compacted crushed rock or gravel, no smaller than 3/4" minus, may be placed on a park trailer or cabana stand without affecting the soil bearing capacity of the stand.

(9) Provisions shall be made to reduce moisture and humidity in under-floor spaces by installing a continuous membrane sheeting vapor barrier to cover the ground surface or pavement within the perimeter enclosure of the park trailer or cabana stand. A uniform six mil black polyethylene, linear low density poly (6x) sheet material or other approved equivalent membrane vapor barrier materials shall be installed for this purpose according to the following:

(a) Membrane seams shall be overlapped by at least eight inches;

(b) Edges of the sheeting shall extend to the perimeter of the park trailer;

(c) Stones or bricks shall be placed over seams and around the point of contact of the sheeting with the perimeter enclosure on a spacing of approximately eight feet to maintain a reasonable seal between sheets and the foundation material;

(d) All holes, tears and penetrations in the membrane shall be adequately patched and sealed with permanent tape;

(e) Under-floor continuous membrane sheeting vapor barrier shall not contact wood that is not treated foundation grade lumber; and

(f) Under-floor continuous membrane sheeting vapor barrier shall not be placed under concrete slabs.

Stat. Auth.: ORS 446.185
Stats. Implemented: ORS 446.185
Hist.: BCA 30-1993, f. 12-1-93, cert. ef. 1-1-94; BCD 9-1999, f. 7-14-99, cert. ef. 9-1-99

918-530-0020
Foundation Systems

(1) This rule prescribes Oregon standards for siting, design and installation of park trailer foundation systems and identifies acceptable foundation systems.

(2) The authority having jurisdiction may approve an unusual installation design not contained in these rules.

(3) Except for axles, wheels, tires, hitches and transportation lights designed to be detached from the vehicle, no portion of a park trailer transportation platform (chassis) shall be removed before or after the park trailer is installed. Detached transportation equipment shall be left on the site for future use and may not be sold to a dealer or recycler.

(4) The foundation, whether a site-built or site-assembled system of stabilizing devices, shall be capable of

transferring design vertical loads and other loads unique to local sites due to wind, seismic and water conditions imposed by or on the structure into the underlying soil bedrock without failure and constructed of materials acceptable to the authority having jurisdiction.

(5) Footings shall be a minimum of 256 square inches of pressure-treated wood on all six sides, precast concrete or poured-in-place concrete, including unreinforced slabs or runners. Footings shall be at least equal in area to the piers they support. Footings shall be placed level on a stand free of grass and organic materials.

(6) Piers shall be spaced at a maximum of four feet on center under the main frame (I-beam or channel beam) and if the park trailer exceeds 11 feet in width, piers shall be placed at eight feet on center under the sidewalls. Pier spacing under the sidewalls shall be increased to four feet on center under all loft areas. Pier spacing may be offset up to six inches for obstructions such as outriggers, cross members, axles and utilities. Piers shall not exceed 36 inches in height under the main frame (I-beam or channel beam) or 48 inches under the sidewalls. Piers shall be:

(a) Constructed of a single stack of open 8" x 8" x 16" concrete blocks with open cells placed vertically upon the footing. Single stacked block piers shall be installed with the 16-inch dimension perpendicular to the main frame (I-beam or channel beam). The pier blocks shall be capped with concrete or wood pier caps equal in area to the top of the pier blocking then shimmed tight to the bottom of the main frame (I-beam or channel beam) with wood blocks and wedges;

(b) Designed by a registered professional architect or engineer and approved by the authority having jurisdiction; or

(c) Prefabricated piers tested, listed and labeled by a nationally recognized testing and listing laboratory. Prefabricated piers shall be tested to their dead load plus superimposed live load equal to three times the required live load using the test procedures in **24 CFR 3280.401**. Prefabricated piers and load bearing devices shall be permanently marked or labeled with the following information:

(A) The product's intended use;

(B) The product manufacturer's name and location;

(C) The product's model or identification number;

(D) The product's design loads or capacity;

(E) The product's tested or calculated loads;

(F) The name, logo or identification mark of the testing laboratory and listing agency; and

(G) The product's test report and listing numbers.

(d) Piers may be replaced in part with approved earthquake-bracing system components.

(e) Piers may be replaced in whole with an approved full foundation system.

(7) Earthquake-resistant bracing systems and full foundation systems when used with a park trailer shall be:

(a) Approved and certified by the state of California Department of Housing and Community Development;

(b) Labeled to identify the component's model or identification number, manufacturer's name and location, testing and listing laboratory name or logo, testing and listing report numbers, California certification expiration date, components tested or calculated loads, and minimum design loads or capacity;

(c) Installed according to the manufacturer's installation instructions; and

(d) Provided with installation instructions to be left on the job site for the inspectors use.

(8) A minimum clearance of 18 inches shall be maintained beneath the lowest member of the main frame (I-beam or channel beam).

(9) Under the main frame, (I-beam or channel beam) pier supports shall be placed not more than two feet from the exterior of each end wall. All pier supports shall be installed (centered) directly under and perpendicular to each main frame of the park trailer.

(10) Retaining walls used to resist the lateral displacement of soil and other materials shall be designed to resist the lateral pressure of the retained material in accordance with accepted engineering practices. A retaining wall shall not rely on the park trailer for support. Retaining walls shall be constructed of treated foundation grade wood, concrete, masonry or other approved materials or combinations of these materials according to the **Oregon Structural Specialty Code**.

(11) All fill and backfill soil surrounding the park trailer shall be compacted to not allow displacement. Soil grading around the park trailer shall allow water to drain away from the park trailer at a slope of 1/2-foot vertical for every 12 feet horizontal.

(12) Regardless of the type foundation system provided, the foundation construction shall assure a level park trailer or cabana floor.

(13) All lumber and concrete described in these rules are identified by their nominal sizes only. Actual sizes may vary from 1/8-inch to 3/4-inch.

(14) All poured in place concrete shall cure seven days prior to installation of the park trailer or cabana and shall have a compressive strength not less than 2,500 pounds per square inch in 28 days.

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

Stat. Auth.: ORS 446.185
Stats. Implemented: ORS 446.185
Hist.: BCA 30-1993, f. 12-1-93, cert. ef. 1-1-94; BCD 9-1999, f. 7-14-99, cert. ef. 9-1-99; BCD 10-2000(Temp), f. 6-

21-00, cert. ef. 6-23-00 thru 12-19-00; BCD 29-2000, f. & cert. ef. 12-19-00

918-530-0040
Anchoring Systems

(1) To resist overturning and lateral movement from high winds, all park trailers installed in the following counties shall be anchored: Clatsop, Tillamook, Lincoln, Coos, Curry, Multnomah, Hood River, Sherman, Gilliam, Morrow and Umatilla; Lane and Douglas if located within 20 miles of the coast; and Wasco County if located within 30 miles of the Columbia River.

(2) To resist movement and reduce damage, all park trailers installed in designated flood plain areas shall be anchored when required by a municipality or the Federal Emergency Management Agency (FEMA).

(3) Anchoring systems shall be designed and tested according to **24 CFR 3280.306**. Anchoring systems shall be:

(a) Designed by a registered professional engineer or architect and approved by the authority having jurisdiction; or

(b) Manufactured, tested, listed and labeled as capable of meeting all the requirements of this rule. Each manufactured anchoring system shall be installed according to the manufacturer's installation instructions. Each manufactured anchoring system shall be permanently marked or labeled with the following information:

(A) The product's intended use;

(B) The product manufacturer's name and location;

(C) The product's model or identification number;

(D) The product's design loads or capacity;

(E) The product's soil classification and soil depth when applicable;

(F) The product's tested or calculated loads;

(G) The name, logo or identification mark of the testing laboratory and listing agency; and

(H) The product's test report and listing numbers.

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

Stat. Auth.: ORS 446.185
Stats. Implemented: ORS 446.185
Hist.: BCA 30-1993, f. 12-1-93, cert. ef. 1-1-94; BCD 9-1999, f. 7-14-99, cert. ef. 9-1-99

918-530-0050
Skirting

(1) Skirting on park trailers and cabanas shall be installed where specifically required by local ordinance.

(2) Skirting shall be of material suitable for exterior exposure. Untreated wood shall not be nearer than 5-1/2 inches to any earth, unless separated by three inches of metal or foundation grade lumber. Field cut ends, notches and drilled holes of pressure-treated foundation grade lumber shall be retreated in the field according to AWPA M4.

(3) Skirting shall be installed according to the material manufacturer's installation instructions and these rules.

(4) Skirting shall be adequately secured to assure stability, minimize vibration, susceptibility to wind damage and to compensate for possible frost heave.

(5) All holes or gaps between the skirting and the ground or other locations shall be substantially sealed to limit the entrance of wind and water.

(6) Access openings through skirting shall be not less than 18" x 24" and located as close as practical to the utilities so fuel, electric, water and sewer connections located under the park trailer are accessible for inspection, service and repair. Such access panels or doors shall not require tools or operation of more than four devices to remove or open. There shall be a minimum 30-inch access space directly in front of each access panel or door.

Stat. Auth.: ORS 446.185
Stats. Implemented: ORS 446.185
Hist.: BCA 30-1993, f. 12-1-93, cert. ef. 1-1-94; BCD 9-1999, f. 7-14-99, cert. ef. 9-1-99

918-530-0060
Ventilation of Skirting

(1) Provisions shall be made to minimize condensation in underfloor areas through ventilation openings.

(2) If combustion air for heat-producing appliance(s) is taken from within the under-floor areas, ventilation shall be adequate to assure proper operation of appliances.

(3) A minimum of four ventilation openings shall be provided from the under-floor space to the exterior. A ventilation opening shall be placed at, or as near to, each corner as practicable and as high as practicable, except in flood hazard areas where the ventilation opening shall be near the bottom of the skirting. The total net free area for ventilation shall be 200 square inches or one square foot for every 300 square feet of under-floor area whichever is less. Openings shall provide cross ventilation on at least two sides. The openings shall be covered with 1/4-inch corrosion resistant wire mesh or with louvered openings with not less than 1/8-inch screen to retard entry of dry vegetation, waste materials, or rodents. The net free area of a vent shall not be diminished in size by vent hardware.

(4) Intake air for indoor ventilation purposes shall not be drawn from under floor spaces of the park trailer or cabana. (This does not include combustion air.)

Stat. Auth.: ORS 446.185
Stats. Implemented: ORS 446.185
Hist.: BCA 30-1993, f. 12-1-93, cert. ef. 1-1-94; BCD 9-1999, f. 7-14-99, cert. ef. 9-1-99

918-530-0070
Electrical Connections

(1) Park trailers shall be connected to power sources according to **Article 552** of the **National Electrical Code Pamphlet NFPA 70 (1999 edition)** and shall have a minimum 30 ampere rated power supply assembly and a maximum of two 50 ampere rated power-supply assemblies.

(2) Accessory equipment, structures and buildings shall not be powered by the park trailer electrical system.

(3) At the time of installation, all park trailers shall be tested to the following criteria:

(a) All 110 volt electrical receptacle outlets shall be subjected to a polarity test to determine all connections have been made properly; and

(b) All electrical lights, equipment, ground fault circuit interrupters and appliances shall be subjected to an operational test to demonstrate all equipment is connected and in working order.

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

Stat. Auth.: ORS 446.185
Stats. Implemented: ORS 446.185
Hist.: BCA 30-1993, f. 12-1-93, cert. ef. 1-1-94; BCD 9-1999, f. 7-14-99, cert. ef. 9-1-99

918-530-0080
Plumbing Connections

Park trailers and cabanas shall be connected to water sources and waste disposal terminals according to the **Oregon Plumbing Specialty Code** and to the following standards:

(1) A full way shutoff valve shall be provided on the water supply serving each park trailer site.

(2) The water inlet shall be connected to the site water supply outlet by an approved flexible connector not less than 3/4-inch nominal diameter or by other approved means identified in the **Oregon Plumbing Specialty Code**.

(3) Where static water pressure exceeds 80 pounds per square inch, a pressure regulator shall be installed.

(4) The water distribution system of the park trailer and cabana and the supply connection shall be subjected to a test to assure there is no evidence of leakage under normal operating pressure. If water under normal operating pressure is not available, the park trailer and cabana water distribution system shall show no evidence of leakage, by sustaining 80 pounds per square inch of air pressure for 15 minutes.

(5) Each park trailer and cabana shall be connected to the sewer inlet by means of a three-inch diameter drain connector consisting of approved pipe, not less than schedule 40, appropriate directional fittings and listed and approved shielded flexible connectors at each end of the pipe.

(6) The park trailer and cabana drainage piping system shall be connected to the lot or site drain inlet and tested by allowing water to flow into all fixtures and receptors, including the clothes washer standpipe, for a period of three minutes. If water under pressure is not available, the drainage piping system shall be tested by dumping at least three gallons of water into each fixture and receptor. Each P-trap shall be visible during this test to assure there is no evidence of leaks.

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

Stat. Auth.: ORS 446.185
Stats. Implemented: ORS 446.185
Hist.: BCA 30-1993, f. 12-1-93, cert. ef. 1-1-94; BCD 9-1999, f. 7-14-99, cert. ef. 9-1-99

918-530-0090
Mechanical

(1) Mechanical equipment installed outside of and not supported by the park trailer or cabana shall be mounted two inches above grade on a level concrete slab not less than three inches thick, a three-inch thick precast reinforced concrete slab or be mounted according to the applicable equipment manufacturer's installation instructions.

(2) Mechanical equipment shall not be installed:

(a) In a manner which obstructs any exit door;

(b) In a window opening which is part of an emergency egress system; and

(c) Where it might obstruct sidewalks or any means of egress from the park trailer or cabana.

(3) Exhaust duct systems of clothes dryers, applicable cook tops and other appliances shall not terminate beneath the park trailer or cabana. Exhaust ducts shall be routed through the skirting to the exterior. Exhaust duct installations shall have no dips or traps and shall be installed according to the applicable appliance manufacturer's installation instructions.

(4) Moisture or heat producing appliances, such as dryers and applicable cook tops, shall be vented to the outside atmosphere to insure moisture-laden air is carried out beyond the perimeter of the park trailer.

(5) Exhaust ducts shall be installed according to the appliance manufacturer's installation instructions and the following requirements:

(a) The duct shall be a minimum of four inches in diameter unless otherwise specified by the appliance manufacturer;

(b) The duct material shall be metal or listed flexible metal if approved by the appliance manufacturer;

(c) There shall be no dips in the duct run;

(d) There shall be no screws, mechanical fasteners, screens or any other obstructions extending into any interior portion of the duct;

(e) The total length of the duct shall not exceed 15 feet unless otherwise specified by the appliance manufacturer;

(f) There shall not be more than two 90-degree elbow fittings or four 45-degree elbow fittings installed in the duct run; and

(g) The duct termination shall be equipped with a back-draft damper.

(6) When installed, adequate distance shall be maintained under the park trailer and cabana for an external air conditioning or heat pump duct. The external air conditioning or heat pump duct shall be supported off the ground, providing a one-inch minimum ground clearance and be supported and connected according to the appliance manufacturer's installation instructions. Ducts shall not be crushed, dented, compressed, have sharp bends or stress at the connections. All tears, holes and penetrations in ducts shall be repaired and sealed.

(7) Inlets or outlets of an exhaust vent, combustion air vent, return air vent, or any other vent opening capable of conveying air or gasses into or out of the park trailer or cabana, or to or from any appliance used in conjunction with the park trailer, shall not be located in an area where an accessory building is to be sited.

(8) Inlets or outlets of an exhaust vent, combustion air vent, return air vent, condensation drain or any other vent opening capable of conveying air or gasses into or out of the park trailer or cabana, or to or from any appliance used in conjunction with the park trailer or cabana, shall not be located under the park trailer when located over a basement.

(9) Condensation drains from air conditioning, heat pumps, evaporative coolers, dehumidifiers, refrigeration equipment or any other appliance shall not terminate under a park trailer or cabana.

(10) Mechanical installations not a part of the park trailer shall be in conformance with the **Oregon One and Two Family Dwelling Specialty Code**.

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

Stat. Auth.: ORS 446.185
Stats. Implemented: ORS 446.185
Hist.: BCA 30-1993, f. 12-1-93, cert. ef. 1-1-94; BCD 9-1999, f. 7-14-99, cert. ef. 9-1-99

918-530-0100
Fuel Supply

(1) All fuel gas piping systems serving park trailers and cabanas shall be designed and constructed according to applicable provisions of the **Oregon Mechanical Specialty Code**.

(2) Where fuel gas is provided, each park trailer site shall have a listed gas shut off valve installed upstream from the park trailer site gas outlet. Such valve shall not be located under any park trailer or cabana. The outlet shall be equipped with a cap or plug to prevent discharge of gas whenever the park trailer site outlet is not connected to a park trailer or cabana.

(3) Each gas supply shall be connected to the park trailer with an approved six-foot flexible gas connector.

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

Stat. Auth.: ORS 446.185
Stats. Implemented: ORS 446.185
Hist.: BCA 30-1993, f. 12-1-93, cert. ef. 1-1-94; BCD 9-1999, f. 7-14-99, cert. ef. 9-1-99

918-530-0110
Access

(1) Required egress doors on park trailers shall be accessible by steps, temporary steps or ramps or have door thresholds within eight inches of grade.

(2) Except for temporary steps, all ramps, decks, hand rails, guard rails, stairs, steps, porches and landings constructed adjacent to a park trailer to be used by the occupants of the park trailer shall be constructed in conformance with the **Oregon One and Two Family Dwelling Specialty Code**.

(3) Temporary steps may be used for up to 30 days after the installation of a park trailer or cabana. Temporary steps shall be:

(a) Constructed a minimum of 30 inches wide, a maximum of 48 inches high, with an eight-inch maximum tread rise and a minimum nine-inch tread run;

(b) Constructed and cross braced with number two or better grade lumber;

(c) Provided with a handrail on one side at a minimum of 30 inches and maximum of 34 inches above the stair tread when there are three or more risers;

(d) Substantially level, supported and braced to prevent movement;

(e) Identified "temporary" in two-inch high letters by paint, label, decal or stencil; and

(f) Constructed so the top step is not more than 8-1/2 inches below the door threshold.

(4) Installation inspections shall not be approved until temporary steps have been removed and a permanent means of access has been provided to each required exit door on the park trailer.

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

Stat. Auth.: ORS 446.185
Stats. Implemented: ORS 446.185
Hist.: BCA 30-1993, f. 12-1-93, cert. ef. 1-1-94; BCD 9-1999, f. 7-14-99, cert. ef. 9-1-99

918-530-0120
Rodent Proofing

All cuts, holes or tears in the bottom board or floor insulation, including but not limited to areas around plumbing, mechanical and heating equipment penetrations shall be adequately repaired and sealed to prevent the entrance of rodents and limit heat loss.

Stat. Auth.: ORS 446.185
Stats. Implemented: ORS 446.185
Hist.: BCA 30-1993, f. 12-1-93, cert. ef. 1-1-94; BCD 9-1999, f. 7-14-99, cert. ef. 9-1-99

918-530-0310
Recreational Vehicle Accessory Building and Structure Size, Construction and Placement

(1) Every accessory building or accessory structure shall be designed and constructed according to OAR 918-525-0040(1)(e) and these rules.

(2) Accessory buildings, accessory structures or other adjacent structures shall not obstruct required egress windows, exit doors, appliance access, exhaust vents or ducts, chimney or flue pipes, combustion air inlets, drains, sewer vents or the utility access of a recreational vehicle or any other building. No hinged exit door shall be prevented from opening a full 90 degrees.

(3) Accessory buildings, accessory structures or any other adjacent structure shall not be permanently constructed or located in a manner which obstructs the movement or relocation of any recreational vehicle.

(4) General Setbacks and Clearances. A recreational vehicle, accessory building and accessory structure, in the recreational vehicle portion of a park, shall have a minimum five-foot clearance to property lines. A recreational vehicle, accessory building and accessory structure, in the recreational vehicle portion of a park, shall have a minimum ten-foot clearance to any park building or park boundary line abutting a public street or highway.

(5) Clearances to Structures on Adjacent Lots. A recreational vehicle in the recreational vehicle portion of a park, shall be a minimum of ten feet from any recreational vehicle or manufactured dwelling on an adjacent lot. A recreational vehicle, accessory structure or accessory building in the recreational vehicle portion of a park, shall be a minimum of six feet from an accessory structure or accessory building on an adjacent lot.

(6) Clearances to Structures on Same Lot. An accessory building, accessory structure or any other structure, in the recreational vehicle portion of a park, shall not be located closer than six feet from any recreational vehicle on the same lot except as provided below:

(a) An accessory building or accessory structure may be located adjacent to or within three feet of a recreational vehicle on the same lot if the accessory building or accessory structure is a cabana, awning, carport, deck, landing, ramp or stairs and is used specifically with that recreational vehicle;

(b) An accessory building or accessory structure may be located three to six feet from a recreational vehicle on the same lot if the accessory building or accessory structure is 120 square feet or less in floor area or its wall facing the recreational vehicle is a minimum of onehour fire-resistive construction;

(c) A ramada may be located within the clearances specified in OAR 918-530-0340.

(7) In addition to the minimum setbacks described in section (6) of this rule and the size restrictions in OAR 918-525-0035, the total area of all accessory buildings and accessory structures on the same lot, in a recreation park, shall not exceed 400 square feet in area except as provided below:

(a) Where the accessory building is a cabana, the size restrictions in OAR 918-530-0320 shall apply;

(b) Where an accessory building or accessory structure has a six-foot clearance to all recreational vehicles, accessory buildings and accessory structures, the size limitations of this section shall not apply;

(c) Where an accessory building or accessory structure has a three-foot clearance and is provided with a minimum of one-hour fireresistive construction on the wall facing any recreational vehicle, accessory building or accessory structure, the size limitations of this section shall not apply;

(d) Where the accessory structure is a deck, patio or ramada, the size limitations of this section shall not apply;

(e) Factory-built porches, decks, eaves, roof overhangs and other construction that is built by the manufacturer and connected to and supported by the recreational vehicle shall not be counted within the size limitations of this section; and

(f) Where more than one accessory building or accessory structure occupies the same space (i.e., landing, ramp or stairs under an awning or carport), the area shall only be counted once within the size limitations of this section.

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

Stat. Auth.: ORS 446.155, 446.185 & 446.240
Stats. Implemented: ORS 446.185 & 446.240
Hist.: BCA 30-1993, f. 12-1-93, cert. ef. 1-1-94; BCD 24-1994, f. 10-26-94, cert. ef. 11-1-94; BCD 9-1999, f. 7-14-99, cert. ef. 9-1-99, Renumbered from 918-535-0010; BCD 10-2000(Temp), f. 6-21-00, cert. ef. 6-23-00 thru 12-19-00; BCD 29-2000, f. & cert. ef. 12-19-00

918-530-0320
Cabanas

(1) A cabana may be installed or constructed as an accessory building to a recreational vehicle according to the following restrictions:

(a) Cabanas shall not be designed or constructed to include sleeping or cooking facilities;

(b) Cabanas shall be restricted in size to a total of 240 square feet of gross floor area per recreational vehicle; and

(c) Cabanas shall not contain gas, liquid or solid fuel-burning fireplaces, fireplace stoves, room heaters or pellet-fired appliances.

(2) Cabanas shall be designed and constructed as freestanding, self-supporting structures attached to a recreational vehicle only with appropriate flashing or sealing materials to provide a weather seal.

(3) Cabanas shall be designed and constructed in conformance with the **Oregon One and Two Family Dwelling Specialty Code** (OAR 918-525-0040(1)(e)) and this rule.

(4) Cabanas constructed at an off-site location shall comply with the rules for construction of prefabricated structures as provided in OAR 918-674-0005 through 918-674-0155.

(5) Each cabana shall have an exit door opening directly to the outside without passing through the recreational vehicle.

(6) Cabanas shall have smoke alarms installed according to **Section 316** of the **Oregon One and Two Family Dwelling Specialty Code**, except that the smoke alarm in the cabana is not required to be interconnected with the smoke alarm(s) in the recreational vehicle.

(7) Cabanas do not include temporary fabric- or tent-type rooms or awnings enclosed with insect screen, lattice or similar materials that permit ventilation on at least three sides.

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

Stat. Auth.: ORS 446.185
Stats. Implemented: ORS 446.185
Hist.: BCA 30-1993, f. 12-1-93, cert. ef. 1-1-94; BCD 9-1999, f. 7-14-99, cert. ef. 9-1-99, Renumbered from 918-535-0020; BCD 10-2000(Temp), f. 6-21-00, cert. ef. 6-23-00 thru 12-19-00; BCD 29-2000, f. & cert. ef. 12-19-00

918-530-0330
Awnings and Carports

(1) A carport or awning (also known as a patio cover) shall be constructed as a freestanding, self-supporting structure in conformance with OAR 918-525-0040(1)(e) and these rules.

(2) An awning or carport shall not be enclosed with rigid or solid materials, panels or walls on more than one side according to ORS 446.003(4) and (7).

(3) An awning or carport can be enclosed with insect screen, lattice or similar materials that permit ventilation on at least three sides if provided with an egress door opening to the outside.

(4) An awning or carport shall not be enclosed with materials (i.e., tarps, canvas, plastic, glass, panels, walls or similar products) that would prevent the required ventilation or egress.

(5) Awnings or carports that are enclosed with solid materials (i.e., glass, plastic, panels, walls or similar products) shall be considered cabanas and shall be constructed to meet the requirements of OAR 918-530-0320.

(6) No loads shall be imposed on a recreational vehicle by attaching a rigid awning or carport except when factory built awnings, eaves or roof overhangs are manufactured as part of the original recreational vehicle.

(7) Rigid awnings and carports shall only be attached to a recreational vehicle with appropriate flashing and sealing material.

(8) This rule does not apply to temporary, transportable and flexible awnings and carports used with recreational vehicles.

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

Stat. Auth.: ORS 446.185
Stats. Implemented: ORS 446.185
Hist.: BCA 30-1993, f. 12-1-93, cert. ef. 1-1-94; BCD 9-1999, f. 7-14-99, cert. ef. 9-1-99, Renumbered from 918-535-0030; BCD 10-2000(Temp), f. 6-21-00, cert. ef. 6-23-00 thru 12-19-00; BCD 29-2000, f. & cert. ef. 12-19-00

918-530-0340
Ramadas

(1) A ramada shall be constructed on a recreational vehicle site only as an accessory to a recreational vehicle located on the same site.

(2) A ramada or any portion thereof shall have a clearance of not less than 36 inches in a vertical direction above the highest portion of a recreational vehicle roof and not less than 18 inches in a horizontal direction from each side of a recreational vehicle.

(3) Cross braces, architectural appurtenances, and structural ties shall not obstruct the installation or removal of any recreational vehicle.

(4) A ramada shall be designed and constructed as a freestanding, self-supporting structure in conformance with the **Oregon One and Two Family Dwelling Specialty Code** or the **Oregon Structural Specialty Code**.

(5) A ramada shall not be wholly or partially enclosed on any side or end.

(6) Ventilation openings shall be installed at the highest point in the ramada roof ten feet apart and shall have

a minimum cross-sectional area of 28 square inches for each vent.

(7) Solid fuel-burning appliances such as fireplaces, wood stoves and pellet stoves shall not be permitted in recreational vehicles located under ramadas.

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

Stat. Auth.: ORS 446.185
Stats. Implemented: ORS 446.185
Hist.: BCA 30-1993, f. 12-1-93, cert. ef. 1-1-94; BCD 9-1999, f. 7-14-99, cert. ef. 9-1-99, Renumbered from 918-535-0040