PARK MODEL SET-UP REQUIREMENTS

Effective December 16, 2009, Yavapai County Development Service Building Safety Unit will permit and inspect the installation of Park Models.

Definition: “TRAILER (PARK MODEL) a park trailer built on a single chassis, mounted on wheels and designed to be connected to utilities necessary for operation of installed fixtures and appliances and has a gross trailer area of not less than three hundred twenty (320) square feet and not more than four hundred (400) square feet when it is set up, and manufactured to comply with ANSI A119.5 standards, except that it does not include recreational vehicles, travel trailers, campers or fifth wheel trailers”.

Per the Yavapai County Zoning Ordinance Section 565, park model homes may be permitted as dwelling units beginning in the R1 Use District. Park Models may not be more than five (5) years old at the time of installation. Park Models must meet standards set forth in ANSI A119-5. All units must be installed per the manufacturer’s specifications.

All park models located on a parcel of land are to be serviced by an approved sewage disposal system prior to habitation. Installation of Park Models is subject to a building permit and the inspection and approval of the Chief Building Official or designee.

1. Ground under the home shall be been crowned for drainage.

2. Set up manual for the Park Model is on site and available for the inspector.

3. Connections to park model of water line, sewer line, electric conduit from the electric service location and gas line (if applicable) are installed using the appropriate connectors. Gas system, water system and waste system are tested in an approved manner.

4. Park Model shall have a data sheet located inside the structure. Data sheet may be located inside any of the cabinet doors or closet doors. The data sheet will contain the serial number, manufacturer’s code, size and design criteria. Information shall correspond with what was provided on the application/permit forms.

5. Serial number of the unit matches the number on the application/permit forms. Serial number may also be stamped on the hitch side I beam stamped into the metal on the right or left side. The RPTIA (Residential Park Trailer Industry Association, Inc.) sticker is located outside the front door (ANSI A119.5 Standards Program).

6. As Approved by The Advisory and Appeals Board, April 5, 2019
PARK MODEL SET-UP REQUIREMENTS Cont.

7. Plumbing, electrical and mechanical systems will be inspected per the International Residential Code requirements.

8. All yard lines are installed per Building Safety Unit Policy PP-2.

9. Any additions to a Park Model will require separate permits and must be self-supporting.

10. Release of temporary electric service may be done after the home has passed the set-up inspection (1316).

11. Final inspection: (IVR code 4001) Approved landing, stairs, handrails and guards are installed. Skirting is complete per the approved plans. House numbers are installed per PB-6 Premises Identification and all utilities are connected.