



City of Apache Junction

Division of Building Safety and Inspection

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Park Model Re-siding Policy

Park model recreational vehicles (“PM”) are built in factories to standards that are different from the City’s adopted codes for one- and two-family residential construction. In addition, the construction of park models is not subject to inspection by the local jurisdiction.

As such, park models are considered “engineered units.” As engineered units, any modification of the structural elements of a park model should only be made based on engineering analysis and design. The City recognizes that factors such as age of the unit, cost of engineering and park community standards affect the replacement of siding on park models.

In order to facilitate the replacement of damaged siding the Building Safety and Inspection Division of the City of Apache Junction has chosen to develop a policy regarding replacing siding on park models. The policy will explain the options or alternative methods by which the siding on a park model can be replaced. ** Please note that Arizona Registrar of Contractors rules apply and where a unit is on a leased lot a properly classified contractor is required to perform the work.

There are **two** compliance options for replacing the siding on a PM.

Option “A”- Provide a letter **from the PM unit manufacturer** with the following information:

- The model and serial number of the unit and year of manufacture.
- The siding material manufacturer’s name, ESR #, specifications, and manufacturers installation instructions.
- Proposed water-resistive barrier and manufacturers installation instructions.
- The method of bracing the exterior walls of the unit against lateral loads in all directions. (let-in bracing, wood structural panel, etc.)
- (If) Sheathing material manufacturer’s name and model/product name of the sheathing.
- The minimum fastening requirements applicable for the material- type and spacing.
- Additional notes or requirements that need to be met or “No additional requirements applicable.”
- Please refer to general requirements.

Option “B”- Is to provide a stamped letter or plan sheets from a registered engineer identifying the exterior siding material to be used and the proper connection of the material based on requirements of the **2018 International Residential Code (IRC)** or the **2018 International Building Code (IBC)**. The code (IRC or IBC) used needs to be identified in the letter or plan sheets.

- Please refer to general requirements.

GENERAL REQUIREMENTS for Option A & B

Applicant must provide plan sheets that clearly indicate the following:

- A scaled site plan with the dimensions of the park model and distance to all adjacent structures.
- The model and serial number of the unit and year of manufacture.
- The siding material manufacturer's name, ESR #, specifications, and manufacturers installation instructions.
- Proposed water-resistive barrier and manufacturers installation instructions.
- The method of bracing the exterior walls of the unit against lateral loads in all directions. (let-in bracing, wood structural panel, etc.)
- (If) Sheathing material manufacturer's name and model/product name of the sheathing.
- The minimum fastening requirements applicable for the material- type and spacing.
- Maximum wall height to be re-sided.

DEFINITION: PARK MODEL OR PARK TRAILER ("PM"): A park model recreational vehicle, also known as a "recreational park trailer" is a trailer-type RV that is designed to provide temporary, seasonal accommodation, and is not intended as a permanent dwelling unit. PM RVs are built on a single chassis, mounted on wheels and have a gross trailer area not exceeding 400 square feet in the set -up mode. They are certified by their manufacturers as complying with the current versions of ANSI A119.5 Park Model Recreational Vehicle Standard or NFPA 1192 Standard on Recreational Vehicles. PMs do not conform to the standards for MHs, or the Technical Codes.

AJCC § 7-1-11 (D)(5). PMs may not be altered from their original layout and cannot be altered, modified, or reconstructed from their original condition. Repair or replacement of service equipment like air conditioning, hot water heaters, etc. shall be with equivalent type and size, and with the same or less electrical or gas demand, as the original equipment. The installing of a water heater unit on the exterior of a PM is prohibited. The installation of a larger water heater requires a permit, and the water heater must be installed inside a permitted and approved detached accessory structure, and the installation, electric, gas and/or plumbing shall comply with the Technical Codes. PMs manufactured with duct work and intended to be connected to a package unit are acceptable. The installation of exterior plaster (stucco), stone veneer, and brick veneer to a PM is prohibited. The original PM manufacturer can alter the exterior of an existing PM model after submitting a letter for a specific site and specific PM with specifications showing the PM model will still comply to the standard under which it was built, to the division of Building Safety and Inspection.